Acton

SITE ID:	HE23544
District:	Babergh
Parish:	Acton
Site Address	Acton, Land at Newmans Green The Grove, Land to East of Cuckoo Tye, Newmans Green, Acton, Suffolk CO10 0AE
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (0.3ha).
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/ Brownfield	A	Amber – Greenfield site. (Agricultural land)
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is adjoining a National Landscape Project Area.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Sudbury Academy and Thomas Gainsborough secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately (agricultural land)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23171
District:	Babergh
Parish:	Acton
Site Address	Land Opposite Old Post Office Row, Acton
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is partially located within a country wildlife site 200m buffer
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	15.7% surface water
19. Distance to Primary School	A	Site is within 401m and 800m of Acton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston Sudbury secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23167
District:	Babergh
Parish:	Acton
Site Address	Land West of Sudbury Road, Acton
Approx site area (ha):	2.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is partially located within a 200m buffer of Wildlife Site.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	17.9% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Acton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston Sudbury secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	No unimplemented permissions
26. Site ownership	A	Incomplete evidence
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23133
District:	Babergh
Parish:	Acton
Site Address	Land to the west of Melford Road, Lavenham, Sudbury, CO10 9SP
Approx site area (ha):	2.9
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to non-designated heritage assets.
18. Flood Risk	G	0.1% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Lavenham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23138
District:	Babergh
Parish:	Acton
Site Address	Land to the north west of Melford road, Lavenham CO10 9SP
Approx site area (ha):	17.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining non designated heritage assets
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Located within SSSI Impact Risk Zone
16. Local Environmental Designations	A	Partially adjoining county wildlife site 200m buffer
17. Heritage assets	A	There is a possibility of harm to non-designated heritage assets.
18. Flood Risk	A	2.1% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Lavenham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23832
District:	Babergh
Parish:	Acton
Site Address	Land North of Melford Road, Acton, Sudbury, CO10 0AT
Approx site area (ha):	0.8
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	24

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	G	Wholly Brownfield site.
9. Agricultural Land Class	A	Wholly Garde 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	R	Site is wholly located within a County Wildlife site 200m buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Acton Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of all Hardwicke House Group Practice, Siam Surgery, Great Cornard, Meadow Lane, Church Street GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

Aldham

SITE ID:	HE23074
District:	Babergh
Parish:	Aldham
Site Address	Red House Farm The Street, Aldham, Ipswich, IP7 6NL
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.1ha
2. Allocation or Permission	Potentially Suitable	part of the site is allocated for housing but there are no existing permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within flood zone 3
4. Designated land	Potentially Suitable	Site is not within flood zone 3

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is within a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision

12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	A	Part of site is allocated for housing
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a phmz and an irz boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	No impact on any heritage assets
18. Flood Risk	A	2.4% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Hadleigh Boxford group practice
22. Strategic Transport Corridor	A	Site is outside of the Transport Corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments

27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Alpheton

SITE ID:	HE23323
District:	Babergh
Parish:	Alpheton
Site Address	Land North of Old Bury Road, Alpheton
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to the built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly in Grade 2.
10. Neighbouring uses	A	Adjacent to recycling site in Alpheton Parish.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade 2 listed building.
18. Flood Risk	A	Approximately 16% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of The Long Melford Practice.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments

27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Arwarton

SITE ID:	HE23734
District:	Babergh
Parish:	Arwarton
Site Address	Land to South of The Street, Shotley, Suffolk
Approx site area (ha):	6.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shotley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site partly Grade 2 and partly Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly within National Landscape
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Shotley Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of The Harwich School
21. Distance to GP surgery	G	Site is less than 800m of Shotley Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Assington

SITE ID:	HE23933
District:	Babergh
Parish:	Assington
Site Address	The Foxes Den, Further Street, Assington, Sudbury, CO10 5LD
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site.
9. Agricultural Land Class	A	Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 Listed Building).
18. Flood Risk	A	2.65% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of The Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Great Cornard Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24009
District:	Babergh
Parish:	Assington
Site Address	Land South of Barracks Road, Assington C010 5LP
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Assington settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly within Local Landscape Sensitivity area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade II property adjacent (over the road)
18. Flood Risk	G	Site is 0% covered for surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use (horse grazing) but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23735
District:	Babergh
Parish:	Assington
Site Address	Barracks farm Barracks road Assington Sudbury Suffolk Co105lp
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Assington settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Part brownfield (25%), part greenfield (75%)
9. Agricultural Land Class	A	Site is wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site wholly within Local Landscape Sensitivity and adjacent to Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Belstead

SITE ID:	HE24115
District:	Babergh
Parish:	Belstead
Site Address	Land to the East of Glenacre, The Street, Belstead, Ipswich, IP8 3LY
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designated BMSDC National Landscapes Project Area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Protected Habitat Mitigation Zone and Sites of Special Scientific Interest risk zone.
16. Local Environmental Designations	R	Site is wholly located within a designated County Wildlife Site 200m buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.46% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stoke High and Chantry Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery and Capel St Mary Surgery GPs.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23761
District:	Babergh
Parish:	Belstead
Site Address	Street Farm, The Street, Belstead, Ipswich, IP8 3LY
Approx site area (ha):	3.6
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	A	Amber – PROW present on site causing less than significant issue.

8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	there are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining a designation - opposite ancient woodland
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	– Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within PHMZ - Stour and Orwell Estuaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence Site is within SSSI impact risk zone - Natural England Statutory Advice present
16. Local Environmental Designations	A	approx 60% site lies within 200m buffer for county wildlife site - spinney/wherstead wood
17. Heritage assets	A	Potential harm to grade two listed Blacksmiths shop and smithy, grade two listed 38 & 38A blacksmith's corner
18. Flood Risk	A	3.5% SW flood, 0% FZ2, 0% FZ3
19. Distance to Primary School	R	In excess of 801m from a primary school
20. Distance to Secondary School	A	Within 801-5km of Stoke High School
21. Distance to GP surgery	A	Within 801-5km of Capel St Mary GP surgery
22. Strategic Transport Corridor	G	Within strategic transport corridor
23. Distance to train station	A	Within 801-5km ipswich train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. DC/22/00329 - Householder Application - Erection of building for ancillary accommodation (following demolition of existing stables) - form says they have implemented this. DC/19/05855 - Outline Planning Application (A
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	direct access onto classified unnumbered road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24092
District:	Babergh
Parish:	Belstead
Site Address	Land at Belstead Village, Belstead, South of Ipswich, Babergh, Suffolk
Approx site area (ha):	231.7
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	2600

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	231.7094 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	A	Site may contribute to coalescence
7. Developable area	A	Multiple Public rights of way, a Cycle Lane and Uk power network 132kv pole/towers run through the eastern corner of the site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Predominately Grade 2 and 3 land with areas of non-agricultural to the south and southeast.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the current

		mineral extraction site adjacent to the site. Water recycling centre s adjacent, however A14 is in between.
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	A	Site is adjoining designated Ancient woodland sites.
13. National Landscapes and Special Character Areas	R	Site is wholly within a BMSDC National Landscape project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations. Local landscape sensitivity area is adjacent the A12, which is adjacent the site.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest and Protected Habitat Zone.
16. Local Environmental Designations	R	Site is partially located within a designated County Wildlife Area 200m buffer and adjacent County Wildlife Areas and Ancient Woodland.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage assets, multiple Grade II and Grade II* buildings within and adjacent site.
18. Flood Risk	A	1.72% Surface water Flooding 0.4% Flood Zone 2 0.3% Flood Zone 3
19. Distance to Primary School	A	Site is 400m to 800m from Gusford Primary school and Copdock Primary Schools.
20. Distance to Secondary School	A	Site is within 800m to 5km of Chantry Academy, Stoke High School, Holbrook Academy and Ipswich Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m to 5km of Pinewood Surgery and Capel St Mary Surgery GPs.
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Ipswich Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is vacant or could be developed immediately.

		Predominately within agricultural (arable/cultivation) use with some other mainly rural uses, including ancillary land and woodland
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area and adjacent to two current mineral extraction sites .
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

Bentley

SITE ID:	HE23344
District:	Babergh
Parish:	Bentley
Site Address	Land west of Church Road, Bentley Ipswich IP9 2BP Suffolk
Approx site area (ha):	2.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bentley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site would not impact on provision
13. National Landscapes and Special Character Areas	R	Site is wholly within Suffolk Coast & Heaths National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.3% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Bentley Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23746
District:	Babergh
Parish:	Bentley
Site Address	Three Ways, Bergholt Road, Bentley, Ipswich, IP9 2DH
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bentley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Site is greenfield
9. Agricultural Land Class	A	Site is half in Grade 2 and half in Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly within National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is less than 800m of Manningtree Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23789
District:	Babergh
Parish:	Bentley
Site Address	Land to the north of Station Road, Bentley, IP9 2BP
Approx site area (ha):	1.8249
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.8249 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There is a water recycling centre on site and a pumping station on the edge of the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby heritage assets
18. Flood Risk	G	No flooding on site
19. Distance to Primary School	G	Site is within 400m of Bentley Primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of East Bergholt High School
21. Distance to GP surgery	A	Site is within 800m and 5km of Capel St Mary Surgery and Constable Country Medical Practice
22. Strategic Transport Corridor	A	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23962
District:	Babergh
Parish:	Bentley
Site Address	Land south of Station Road, Bentley, IP9 2DL
Approx site area (ha):	3.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the historic landfill
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining an ancient woodland
13. National Landscapes and	A	Site is adjoining a national landscape zone

Special Character Areas		
14. Designations/allocations in Development Plan	A	Site is adjoining a non designated heritage asset
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a PHMZ
16. Local Environmental Designations	R	Site is mostly located within a county wildlife site 200m buffer
17. Heritage assets	A	There is a possibility of harm to non-designated heritage assets.
18. Flood Risk	A	1.81% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice and The Surgery (Capel St. Mary)
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Bildeston

SITE ID:	HE23418
District:	Babergh
Parish:	Bildeston
Site Address	Site 2: Land north of the B1078 (west) bildeston
Approx site area (ha):	7.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 2% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Bildeston primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Bildeston Health Centre GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23425
District:	Babergh
Parish:	Bildeston
Site Address	Land north of Bildeston Road, Bildeston, Ipswich, Suffolk
Approx site area (ha):	8.0999999999999996
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	68

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	R	There is a strong possibility development affected by water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining a designation or within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is within SSSI Impact Risk Zone but no need to consult Historic England
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	0.9% surface water flooding 4.5% Flood Zone 2 2.2% Flood Zone 3
19. Distance to Primary School	G	Site is within 400m of Bildeston primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or its current use can cease within 5 years.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23408
District:	Babergh
Parish:	Bildeston
Site Address	Site 1: Land south of the Wattisham Road, bildeston
Approx site area (ha):	9.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bildeston settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.9% surface water 2.8% flood zone 2 2.2% flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Bildeston primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Bildeston GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23405
District:	Babergh
Parish:	Bildeston
Site Address	Site 3: Land north of the B1078 (east)
Approx site area (ha):	13.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	68

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bildeston settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.6% surface water flooding 0.2% flood zone 2 1.4 flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Bildeson primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23424
District:	Babergh
Parish:	Bildeston
Site Address	Land north of the B1078 connecting to the land south of the Wattisham Road, Bildeston
Approx site area (ha):	29.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	213

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bildeston settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	3.3% covered surface water flooding 0.9% flood zone 2 0.7% flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Bildeston primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24106
District:	Babergh
Parish:	Bildeston
Site Address	Land at Brook Farm, Bildeston, Suffolk
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	A	There is potential harm from the water recycling centre within 400m
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	Strong possibility of harm. Site is located within Conservation area
18. Flood Risk	A	Approximately Surface Water Flooding 45.95%, Flood Zone 2 31.5%, Flood Zone 3 40%
19. Distance to Primary School	G	Site is within 400m of Bildeston Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied and does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24196
District:	Babergh
Parish:	Bildeston
Site Address	Land to the north and south of the B1078 (Ipswich Road), to the east of Bildeston
Approx site area (ha):	23.1
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	23.0620 ha
2. Allocation or Permission	Potentially Suitable	part of site has a permission that has been commenced but the rest of the site still needs to be assessed

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within any designations
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site is adjacent to a conservation area
18. Flood Risk	A	3.22% Surface Water
19. Distance to Primary School	A	Site is within 400m to 800m from Bildeston primary School
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site is within 800m of Bildeston health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Sit is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23771
District:	Babergh
Parish:	Bildeston
Site Address	Land east of High Street, Bildeston.
Approx site area (ha):	3.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	94

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	– No known issues.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	R	Red – Would result in loss of existing provision - allotments
12. Environmental designations	G	– Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	wholly within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	– site is not located wholly or partially within any designations listed.
17. Heritage assets	A	adjacent to Bildeston con area
18. Flood Risk	G	0.98% SW flood
19. Distance to Primary School	A	within 401-800m of Bildeston primary school
20. Distance to Secondary School	R	in excess of 5km of secondary school
21. Distance to GP surgery	G	within 800m of Bildeston Health Centre
22. Strategic Transport Corridor	A	Not in strategic transport corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Direct access onto B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Boxford

SITE ID:	HE23429
District:	Babergh
Parish:	Boxford
Site Address	Land South of Calais Street, Hadleigh Road, Boxford, Sudbury,
Approx site area (ha):	0.39
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grades 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining a designation or within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23067
District:	Babergh
Parish:	Boxford
Site Address	Tills Farm Cottage, Tills Farm, Hadleigh Road, Boxford, Sudbury, CO10 5JJ
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	1

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Over 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and a IRZ boundary
16. Local Environmental Designations	G	site is not within any designations
17. Heritage assets	A	Site may impact upon a listed building
18. Flood Risk	A	2.1% surface water flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site in within 800m to 5km of Hadleigh Boxford Group practice
22. Strategic Transport Corridor	A	Site is outside transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	R	Housing / Residential
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	site has direct access to a classified road

29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23513
District:	Babergh
Parish:	Boxford
Site Address	Land to the north B1068, Boxford, Sudbury, CO6 4PS
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not Within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.7% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Within 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23013
District:	Babergh
Parish:	Boxford
Site Address	Land adjacent to Hadleigh Road
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.

11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within SSSI impact risk zone & mods PHMZ
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	0.7% covered in SW floodwater
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	outside strategic transport corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct access to highway - unclassified
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23526
District:	Babergh
Parish:	Boxford
Site Address	Land to the South of Calais Street, Leavenheath, C010 5JA
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape + BMSDC National Landscape Project Areas
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	A	5.6% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23530
District:	Babergh
Parish:	Boxford
Site Address	Land to the East of Brick Kiln Lane CO10 5NY
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings (0.8421 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and does not have extant planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Wholly brownfield site.

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use. The adjacent business is a fruit/juice farm.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly located within the National Landscape.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially located within the Protected Habitats Zone of Influence and is within the National Landscape Project Area.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Nayland Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown. No viability assessment provided.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Site is wholly within safeguarding area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23485
District:	Babergh
Parish:	Boxford
Site Address	Land north of Boxford Lane, Sudbury
Approx site area (ha):	1.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within flood zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issuses
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2.6% Surface Water Risk Coverage
19. Distance to Primary School	A	Site is within 401 and 800m of Boxford Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Unknown GP Boxford
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23516
District:	Babergh
Parish:	Boxford
Site Address	Land to the East of Wash Lane, Stone Street CO10 5JE
Approx site area (ha):	1.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW on Site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	R	Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining National Landscape and BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	G	0.6% Flood Zone 3 0.1% Flood Zone 2
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23435
District:	Babergh
Parish:	Boxford
Site Address	Land east of Stone Street Road Boxford CO10 5DU
Approx site area (ha):	1.5
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Wholly within local landscape sensitivity. Part of the site is also a housing allocation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is within SSSI Impact Risk Zone but does not require Historic England consultation
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is possibility of harm to conservation area.
18. Flood Risk	R	59.1% Surface Water Flooding 49.8% Flood Zone 2 8.8% Flood Zone 3
19. Distance to Primary School	G	Site is within 400m of Boxford primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.

26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23276
District:	Babergh
Parish:	Boxford
Site Address	Land South of Daking Avenue, Swan Street Boxford CO10 5AA
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Northern part of the site has permission but the circumstances of the site require further assessment. North of the site has 6 dwellings completed under DC/22/02448

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence.
7. Developable area	G	no known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	there are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision. Neighbourhood plan policy and open space.
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area
14. Designations/allocations in Development Plan	R	site is wholly located within local landscape sensitivity and Neighbourhood Plan Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	site is partially within county wildlife 200m buffer
17. Heritage assets	G	no potential harm.
18. Flood Risk	G	0.1% covered by flood zone 2 0% covered by flood zone 3. 0% surface water flooding
19. Distance to Primary School	G	site is within 400m of Boxford primary school on southeast area of site, the rest of the is outside of this area.
20. Distance to Secondary School	R	site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	up to two expired permissions in the last 10 years.

26. Site ownership	A	no evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown.
28. Access to public highway	G	Site is adjacent to a classified road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23216
District:	Babergh
Parish:	Boxford
Site Address	Shakers Hall, Sandhill, Boxford, Sudbury, CO10 5HX
Approx site area (ha):	1.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.8 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is 14.2% in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	There is a water recycling centre close to the site
11. Formal recreation provision	G	would not result in loss of provision
12. Environmental designations	G	Site is not in any designations

13. National Landscapes and Special Character Areas	G	Site is not in any designations
14. Designations/allocations in Development Plan	R	Site is in an area of local landscape sensitivity and is adjacent to green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is in a IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site is adjacent to a conservation area
18. Flood Risk	A	23.6% Surface Water Flooding 21.8% Flood Zone 2 14.2% Flood Zone 3
19. Distance to Primary School	G	Site is within 400m of Boxford Primary
20. Distance to Secondary School	R	site is in excess of 5km of a high school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP Surgery
22. Strategic Transport Corridor	A	Site is outside of the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is located within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23430
District:	Babergh
Parish:	Boxford
Site Address	Land South of Calais Street, Hadleigh Road, Boxford, Sudbury,
Approx site area (ha):	2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Part of the site has permission, but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining National Landscape
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated Grade II listed buildings
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions on the site as a whole
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23177
District:	Babergh
Parish:	Boxford
Site Address	Land West of Butcher's Lane, Boxford
Approx site area (ha):	2.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is partially within Local Landscape Sensitivity and adjacent to Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset - Boxford Conservation Area - wholly within Con Area
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Boxford Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23531
District:	Babergh
Parish:	Boxford
Site Address	Land West of Sand Hill, Boxford CO10 5AD
Approx site area (ha):	3.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha; 3.5086 ha with 2.75 ha of developable space.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no existing permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary.
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site

9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is partially located within the Neighbourhood Plan Local Landscape Sensitivity designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within an SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Green – site is not located within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets (Boxford Conservation Area and Hillside GII Listed Building to north.)
18. Flood Risk	A	3.8% surface water 4% flood zone 2 0.9% flood zone 3
19. Distance to Primary School	G	Green – Site is within 400m of Boxford Church of England Voluntary Controlled Primary School.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site could be developed immediately (agricultural field)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	A	Amber – Site has indirect access to a classified road through third party land.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23117
District:	Babergh
Parish:	Boxford
Site Address	Lakefield, Brookhall Road Boxford CO10 5HS
Approx site area (ha):	4.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	12% Surface Water Flooding and 3% Flood Zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23144
District:	Babergh
Parish:	Boxford
Site Address	Land to the east of Sand Hill, Boxford, Suffolk
Approx site area (ha):	5.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	64

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.6 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Not within designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A Public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Would not result in loss of provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	G	Site is not in any designations
14. Designations/allocations in Development Plan	A	There is an area of greenspace next to the site

15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not in any designations
17. Heritage assets	G	No impact on heritage
18. Flood Risk	G	Less than 1% flooding. 0.5% surface water flooding
19. Distance to Primary School	A	Site is within 400m to 800m of Boxford primary School
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	R	Site is in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	There are no unimplemented permissions on site
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23459
District:	Babergh
Parish:	Boxford
Site Address	Land to the south of A1071, Boxford, Suffolk, CO10 5JT
Approx site area (ha):	7.5
Proposed Use:	Housing (C3),
Proposed dwellings (if applicable):	130

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a local landscape sensitivity zone
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	there is a possibility of harm to designated listed building and the conservation area
18. Flood Risk	A	1.4% Surface Water Flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24002
District:	Babergh
Parish:	Boxford
Site Address	Hogsmeade House, Hawthorn Lane, Boxford, Sudbury, CO10 5JQ
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford - Calais Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone and Protected Habitats Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Site is 0.04% covered surface water area flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23812
District:	Babergh
Parish:	Boxford
Site Address	Land adjacent to Calais Street Sudbury CO10 5JH
Approx site area (ha):	1.1
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford - Calais Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 16.92% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23995
District:	Babergh
Parish:	Boxford
Site Address	Land North of A1071, Hadleigh Road, Boxford, Suffolk
Approx site area (ha):	19.4
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	129

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford - Calais Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Partly Grade 2 and partly Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Partially within Protected Habitats Zone and wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.7% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23811
District:	Babergh
Parish:	Boxford
Site Address	Land adjacent to Cox Hill Boxford Sudbury CO10 5HF
Approx site area (ha):	2.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	53

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining Green Space designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Boxford Conservation Area
18. Flood Risk	A	approximately 1.06% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23992
District:	Babergh
Parish:	Boxford
Site Address	Land North of A1071, Hadleigh Road, Boxford, Suffolk
Approx site area (ha):	5.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	44

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford and Boxford - Calais Street settlement boundary's (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements - Boxford and Boxford - Calais Street
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site within Grade 2 and Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site partially within Protected Habitats Zone and wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.21% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Brantham

SITE ID:	HE23091
District:	Babergh
Parish:	Brantham
Site Address	Kettles, Rectory Lane, Brantham, Manningtree, CO11 1PZ
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the kennels.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly within National Landscape and project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II* St Michael's Church.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Within 400-800m of Brooklands primary school.
20. Distance to Secondary School	A	Within 800m - 5km of East Bergholt high school and Manningtree high school.
21. Distance to GP surgery	A	Within 800m - 5km of Constable Country GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Within 800m - 5km of Manningtree train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23346
District:	Babergh
Parish:	Brantham
Site Address	Land at Church Farm, Church Lane, Brantham, CO11 1QA
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Brantham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site wholly located within Suffolk Coast & Heaths
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	R	Wholly within wildlife site 200m buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.3% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Brooklands Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Manningtree High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied / in use, but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE22977
District:	Babergh
Parish:	Brantham
Site Address	Land to the South of Brooklands Road, Brantham, Suffolk
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	suitable - not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site
9. Agricultural Land Class	A	Amber – Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.

11. Formal recreation provision	G	Green – site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'
14. Designations/allocations in Development Plan	G	Not allocated for alternative use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is partially or wholly located within SSSI impact risk zone. website said consult natural england
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	1.75% of site affected by surface water flooding
19. Distance to Primary School	G	Green – Site is within 400m of Brooklands primary school
20. Distance to Secondary School	A	Amber – Site is within 5km of Manningtree secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of CONSTABLE COUNTRY RURAL MEDICAL PRACTICE
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is likely approx. 800m from Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Form states site available 0-5yrs. Not evidenced.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. Existing planning application ref DC/25/01039 pending decision.
26. Site ownership	A	Form states known owner, however, no documentation to evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	No viability assessment submitted. UKPN & BT openreach estimates sourced.
28. Access to public highway	G	Green – Site has direct highways access to Brooklands Road, an unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	less than 25% of site within Mineral Consultation Area advised
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23458
District:	Babergh
Parish:	Brantham
Site Address	Land off Brantham Hill, Brantham CO11 1SD
Approx site area (ha):	18.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	368

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grades 2 or 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site adjoins National Landscape and is within project area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located protected habitats mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	A	Site is partially located within a designation. 200m County Wildlife Sites Buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.8% Surface Water Flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Brooklands primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Manningtree and East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice and The Surgery Capel St Mary.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Development is marginal or unknown.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24213
District:	Babergh
Parish:	Brantham
Site Address	Land north of B1070 Bergholt Road, Bergholt Road, Brantham, Manningtree, Essex, CO11 1QT
Approx site area (ha):	0.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is within National Landscape
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	R	Site is within 200m buffer of county wildlife site
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school and Manningtree secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country (East Bergholt) GP and Capel St Mary GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24014
District:	Babergh
Parish:	Brantham
Site Address	Slough Road Brantham Manningtree CO11 1NS
Approx site area (ha):	11.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is mainly within Suffolk Coast and Heaths and adjacent to National Landscape Dedham Vale
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	R	Site is partially within County Wildlife Sites 200m Buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.23% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Brooklands Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Manningtree High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23967
District:	Babergh
Parish:	Brantham
Site Address	Land to the east of Brantham Hill Road Brantham Suffolk CO11 1RX
Approx site area (ha):	6.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a National Landscape Zone.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ Zone
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	3.85% surface water covered
19. Distance to Primary School	G	Site is within 400m of Brooklands primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Manningtree and East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Coutry Rural Medical Practice and The Surgery (Capel St. Mary)
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24060
District:	Babergh
Parish:	Brantham
Site Address	Land South of Ipswich Road, Brantham, CO11 1PA
Approx site area (ha):	7.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Site is adjoining Suffolk Coast & Heaths national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	A	Site is partially located within a designation. 200m county wildlife site
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 2% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Brooklands primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of both Manningtree and East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice and The Surgery Capel GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23966
District:	Babergh
Parish:	Brantham
Site Address	Land to the north of Slough Road Brantham Colchester CO11 1PR
Approx site area (ha):	10.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Partly Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a green space area.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a PHMZ Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.83% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt and Manningtree secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice and The Surgery (Capel St. Mary)
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Brent Eleigh

SITE ID:	HE23426
District:	Babergh
Parish:	Brent Eleigh
Site Address	Hedgerows Farm, Monks Eleigh Road, Brent Eleigh, Sudbury, CO10 9NU
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a designation.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2.5% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Church Street, Lavenham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Bures St Mary

SITE ID:	HE23685
District:	Babergh
Parish:	Bures St Mary
Site Address	Garages off claypits avenue
Approx site area (ha):	0.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary or significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public Right of Way through the site which causes less than significant issues
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	no known issues

11. Formal recreation provision	G	no loss of provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to conservation area
18. Flood Risk	A	Surface Water 14.8%
19. Distance to Primary School	G	Within 400m of Bures Primary School
20. Distance to Secondary School	R	In excess of 5km from a secondary school
21. Distance to GP surgery	G	Within 800m of Church Square Surgery
22. Strategic Transport Corridor	A	Outside of Transport Corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Within minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Capel St Mary

SITE ID:	HE23041
District:	Babergh
Parish:	Capel St Mary
Site Address	The Bungalow, Capel Grove, Capel St. Mary, Ipswich, IP9 2JS
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	32

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is 1.7
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in flood zone 3
4. Designated land	Potentially Suitable	Site not in a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	site adjoins a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	There are PROWs on the edge of the site
8. Greenfield/Brownfield	G	Mixture of brown and greenfield land
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	No impact from neighbouring uses
11. Formal recreation provision	G	Will not impact on any sites
12. Environmental designations	G	site is not within any designations
13. National Landscapes and	G	site is not within a national landscape

Special Character Areas		
14. Designations/allocations in Development Plan	G	site adjoins a settlement boundary. not protected for other use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within a designation
16. Local Environmental Designations	G	site is not within a designation
17. Heritage assets	A	site could impact on 2 listed buildings to the south
18. Flood Risk	A	7% surface water flood risk
19. Distance to Primary School	G	site is within 400m of Capel St Mary primary
20. Distance to Secondary School	A	site is within 5km of East Bergholt High school
21. Distance to GP surgery	G	site is within 800m of Capel St Mary surgery
22. Strategic Transport Corridor	G	site is within the transport corridor
23. Distance to train station	R	site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Land is currently used for Residential and agricultural
25. Unimplemented planning permissions	A	DC/21/03954 outline permission for 521 dwellings and approx. 5,200sq.m employment space- no further applications made
26. Site ownership	A	no proof of ownership provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	A	site would have indirect access via Red sleeve and/or Little grove

29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site adjoins a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23551
District:	Babergh
Parish:	Capel St Mary
Site Address	Land at Paddock on the East Side of Pound Lane, Capel St Mary, IP9 2JB
Approx site area (ha):	2.3
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (2.3184 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. (agricultural land)

9. Agricultural Land Class	A	Amber – Wholly Grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Constable Country Rural Medical Practice and The Surgery, Capel St Mary GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Any equestrian paraphernalia could be easily removed.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown- no viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is partially within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23078
District:	Babergh
Parish:	Capel St Mary
Site Address	Capel Organic Mushrooms, Mill Hill, Capel St. Mary, Ipswich, IP9 2LA
Approx site area (ha):	2.8
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	56

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.8049 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	5.5% of the site is in Flood Zone 3
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	Site will not impact on provision

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact on any heritage sites
18. Flood Risk	A	30.5% Surface Water Flooding 5.2% Flood Zone 2 5.5% Flood Zone 3
19. Distance to Primary School	A	Site is within 400m and 800m of Capel St Mary primary
20. Distance to Secondary School	A	Site is within 800m and 5km of East Bergholt High School
21. Distance to GP surgery	R	Site is within 800m to 5km of Capel St Ary Surgery and Constable County Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Horticulture, Mushroom growing
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23550
District:	Babergh
Parish:	Capel St Mary
Site Address	Land west of Bentley Road and south of the A12, Capel St Mary
Approx site area (ha):	240.1
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	3000

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	A	Public rights of way and UK power network 33kv towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2, 3 and 4

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the historic landfills
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining ancient woodland
13. National Landscapes and Special Character Areas	R	Site is partially within National Landscape
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Wholly located within a protected habitat mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	R	Small part of the site is within the 200m buffer of the county wildlife site
17. Heritage assets	R	There is a strong possibility of harm to designated grade II* and II listed buildings
18. Flood Risk	A	3.4% surface water flooding, 0.1% flood zone 2 and 1.8% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable (East Bergholt) GP and Capel GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

SITE ID:	HE23835
District:	Babergh
Parish:	Capel St Mary
Site Address	Land on the west side of Days Road, Capel St Mary, Ipswich
Approx site area (ha):	0.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	21

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings - 0.7ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber- grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Capel St Mary primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Constable Country Rural Medical Practice and The Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.

26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23837
District:	Babergh
Parish:	Capel St Mary
Site Address	Land to the south of Days Road / Brook Lane, Capel St Mary, Ipswich, IP9 2LA
Approx site area (ha):	2.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 2.2ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber- Grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues but note the mushroom farm to the south.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 6.63% surface water flood risk, 5.5% flood zone 2 and 2.7% flood zone 3.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Constable Country Rural Medical Practice and The Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23897
District:	Babergh
Parish:	Capel St Mary
Site Address	Land to North of Longfield Road, Capel St Mary, Suffolk
Approx site area (ha):	21.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	3.26 Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Capel St Mary Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Within 5km East Bergholt High School
21. Distance to GP surgery	G	Site is less than 800m of The Surgery, Capel St. Mary
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24146
District:	Babergh
Parish:	Capel St Mary
Site Address	Land at Capel Grove, Red Lane, Capel St Mary
Approx site area (ha):	25.4
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	450

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site 99% Brownfield site 1%

9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a Several Green Spaces and a Community Facility
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone, SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 13.74%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Capel St Mary Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School
21. Distance to GP surgery	G	Site is less than 800m of The Surgery, Capel St. Mary
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is partly located within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24086
District:	Babergh
Parish:	Capel St Mary
Site Address	Land to the east of Pound Lane, Capel St Mary, IP9 2JB
Approx site area (ha):	3.8
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	55

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Capel St Mary Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Practice and The Surgery Capel GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23842
District:	Babergh
Parish:	Capel St Mary
Site Address	Land on the west side of Pound lane Capel St Mary. The site can be further identified under part title number SK342211.
Approx site area (ha):	4.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings - 4.6ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site.

9. Agricultural Land Class	A	Amber- grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the SSSI Impact Risk Zone and Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence
16. Local Environmental Designations	R	Red- Site is within the County Wildlife Sites 200m Buffer for Springhill Meadows.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset to the west of the site.
18. Flood Risk	A	Amber-1.22% surface water flood risk.
19. Distance to Primary School	A	Amber – Site is within 800m of Capel St Mary CoE primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of East Bergholt High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Constable Country and The Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24016
District:	Babergh
Parish:	Capel St Mary
Site Address	Land North of Little Tufts Capel St. Mary Ipswich IP9 2UD
Approx site area (ha):	5.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Capel St Mary settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site within approximately 26.76% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Capel St Mary Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School
21. Distance to GP surgery	G	Site is less than 800m of The Surgery, Capel St Mary GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to an unclassified road through another site
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is partially within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Chattisham

SITE ID:	HE23963
District:	Babergh
Parish:	Chattisham
Site Address	Land adjacent to Chattisham Lane
Approx site area (ha):	2.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to Chattisham with some gap
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a PHMZ
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	No potential harm. Chattisham Hall is located on other side of the road and may be affected.
18. Flood Risk	A	5.21% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery and The Surgery (Capel St. Mary)
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. Missing location plan
RAG for Availability	G	

Achievability

Criteria	Score	Comments

27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Chelmondiston

SITE ID:	HE23468
District:	Babergh
Parish:	Chelmondiston
Site Address	Land south of Main Road, Chelmondiston
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.5 % surface water covered
19. Distance to Primary School	G	Site is within 400m of Chelmondiston primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Shotley Surgery and The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23141
District:	Babergh
Parish:	Chelmondiston
Site Address	Land to South of Shotley Road, Chelmondiston
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (1.17 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is adjoining the National Landscape and is within the national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within all designations.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	6.3% surface water flood risk
19. Distance to Primary School	A	Amber – Site is within 800m of Chelmondiston Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Holbrook Academy secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of The Holbrook and Shotley Practice and Shotley Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23162
District:	Babergh
Parish:	Chelmondiston
Site Address	Land North of Main Road, Chelmondiston, Suffolk, IP9 1HP
Approx site area (ha):	2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.9ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There is an inline pumping station and a water recycling centre close to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	R	Site is within a national landscape and a project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a phmz and an IRZ boundary
16. Local Environmental Designations	G	Site is not in any designations
17. Heritage assets	A	Site may impact on the setting of two nearby heritage assets
18. Flood Risk	G	2.4% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Chelmondiston Primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Holbrook Academy and Ipswich academy
21. Distance to GP surgery	A	Site is within 800m to 5km of the Shotley surgery and the Holbrook and Shotley practice
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23403
District:	Babergh
Parish:	Chelmondiston
Site Address	Land to the South of Mian Road, Chelmondiston
Approx site area (ha):	3.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Chelmondiston settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	R	Site is partially or wholly located within Suffolk Coast & Heaths Special Landscape Character Areas
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within PHZ and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.3% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Chelmondiston C of E primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy.
21. Distance to GP surgery	A	Site is within 800m – 5km of Holbrook and Shotley GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23764
District:	Babergh
Parish:	Chelmondiston
Site Address	Land to the south of Main Road (B1456) and west of Ling's Lane, Chelmondiston, Nearest postcode - IP9 1DS
Approx site area (ha):	12.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	approx 10% of site lies within settlement boundary, rest is adjacent, but outside, it
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PROW along site boundary, causing less than significant problem
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	would not impact provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Site is adjoining a designation or within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence
16. Local Environmental Designations	G	Green – Site is not within these designations.
17. Heritage assets	G	no potential harm
18. Flood Risk	A	3.88% SW flood
19. Distance to Primary School	G	within 400m of chelmondiston primary school
20. Distance to Secondary School	A	within 5km of holbrook high school
21. Distance to GP surgery	A	within 5km of holbrook GP
22. Strategic Transport Corridor	A	not within strategic transport corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	direct access onto Highway - B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Chelsworth

SITE ID:	HE24075
District:	Babergh
Parish:	Chelsworth
Site Address	Land at Haywards Farm, Chelsworth, Suffolk, IP7 7HU
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Chelsworth Conservation area.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Chilton

SITE ID:	HE23367
District:	Babergh
Parish:	Chilton
Site Address	The Hollies, Chilton Corner, Great Waldingfield, Sudbury, CO10 0RG
Approx site area (ha):	4.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.

6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Partly brownfield.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is partially or wholly adjoining a Waldingfield Airfield.
17. Heritage assets	A	There is a possibility of harm to Grade 2 listed buildings.
18. Flood Risk	A	Approximately 6% covered in surface water flooding only.
19. Distance to Primary School	A	Site is within 401m and 800m of Great Waldingfield primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of both Ormiston Sudbury and Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lan Surgery GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is partially within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23524
District:	Babergh
Parish:	Chilton
Site Address	Land off Waldingfield Road, Great Waldingfield
Approx site area (ha):	5.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	7.5% Surface Water Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Great Waldingfield Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Within 5km of Ormiston Sudbury Academy + Thomas Gainsborough School
21. Distance to GP surgery	A	Within 5km of Siam Surgery + Hardwicke House Group Practice + Meadow Lane Surgery + Great Cornard Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23532
District:	Babergh
Parish:	Chilton
Site Address	Land North of Church Field Road, Sudbury, Suffolk, CO10 2YA
Approx site area (ha):	11.7
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	170

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha; 11.6511 ha with 5.455 ha of developable space.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – the site benefits from consent for works to trees with a Tree Preservation Order, DC/25/01279.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	A	Amber – Constraint present on site causing less than significant issue. (UK Power Network poles

		in north-west corner. Public Right of Way crossing south end of site.)
8. Greenfield/Brownfield	A	Amber – Greenfield site. (Agricultural land)
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within an SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets. Grade I Listed Church of St Mary Chilton to the south. Grade II Listed Garden Wall east of Chilton Hall to the north-east. Chilton Hall is Grade II Listed.
18. Flood Risk	A	1.62% Surface Water Flood coverage.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Sudbury Academy secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m from Sudbury Community Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is in use but its current use does not require relocation (agricultural land)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24205
District:	Babergh
Parish:	Chilton
Site Address	Land North of Newton Road, Chilton, Sudbury
Approx site area (ha):	6.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and Uk power network 33kv pole towers present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) secondary school and Thomas Gainsborough (Great Cornard) secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Meadow Lane GP and Great Cornard GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Cockfield

SITE ID:	HE23909
District:	Babergh
Parish:	Cockfield
Site Address	High Meadows Farm, Felsham Road, Cockfield, Bury St. Edmunds, IP30 0HW
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Not located within National Landscape or Character areas
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	5.75% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23769
District:	Babergh
Parish:	Cockfield
Site Address	Capel Farm, Cockfield, Bury St. Edmunds, IP30 0HP
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% in FZ3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 3

10. Neighbouring uses	A	approx. 75% of site lies within water recycling centre buffer
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Wholly within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential impact
18. Flood Risk	G	0.05% SW flood
19. Distance to Primary School	R	in excess of 800m of primary school
20. Distance to Secondary School	R	in excess of 5km of secondary school
21. Distance to GP surgery	R	in excess of 5km of GP
22. Strategic Transport Corridor	A	Not in strategic transport corridor
23. Distance to train station	R	In excess of 5km of train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Direct access onto classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24232
District:	Babergh
Parish:	Cockfield
Site Address	The Old Station Yard, Howe Lane, Cockfield, Suffolk, IP30 OHU
Approx site area (ha):	1.0723
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	1

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use
11. Formal recreation provision	G	Would result in loss of existing provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Partially within 200m buffer of county wildlife site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	7.98% surface water flooding, 8.8% flood zone 2 and 0% flood zone 3
19. Distance to Primary School	G	Site is within 400m of Cockfield primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Safeguarding Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24233
District:	Babergh
Parish:	Cockfield
Site Address	The Old Station Yard, Howe Lane, Cockfield, Suffolk, IP30 0HU
Approx site area (ha):	1.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use

11. Formal recreation provision	R	Would result in loss of existing provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Partially within 200m buffer of county wildlife site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	7.98% surface water flooding, 8.8% flood zone 2 and 3.4% flood zone 3
19. Distance to Primary School	G	Site is within 400m of Cockfield primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Safeguarding Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23730
District:	Babergh
Parish:	Cockfield
Site Address	Green Farm, Great Green, Cockfield, Bury St. Edmunds, IP30 0HJ
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within the SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is less than 800m of [name] train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24018
District:	Babergh
Parish:	Cockfield
Site Address	Land West of A1141, Windsor Green, Cockfield
Approx site area (ha):	2.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre (adjacent).
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site within approximately 24.70% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Cockfield Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24015
District:	Babergh
Parish:	Cockfield
Site Address	Land East of Old Hall Lane, Cross Green, Cockfield, IP30 0LQ
Approx site area (ha):	2.4
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Cockfield Cross Green settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site mainly within Grade 2 and partially in Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.85% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Cockfield Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24017
District:	Babergh
Parish:	Cockfield
Site Address	Land East of A1141, Cross Green, Cockfield
Approx site area (ha):	2.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site is within approximately 10.18% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Cockfield CofE primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23728
District:	Babergh
Parish:	Cockfield
Site Address	Great Green Cockfield
Approx site area (ha):	3.0
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Cockfield Great Green settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3 agricultural land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.77% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown

28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23768
District:	Babergh
Parish:	Cockfield
Site Address	Capel Farm, Cockfield, Bury St. Edmunds, IP30 0HP
Approx site area (ha):	4.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	wholly greenfield

9. Agricultural Land Class	A	predominantly grade 2, some grade 3
10. Neighbouring uses	A	wholly within water recycling centre
11. Formal recreation provision	G	does not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	wholly within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential impact
18. Flood Risk	A	24.96% SW flood,
19. Distance to Primary School	R	In excess of 800m of primary school
20. Distance to Secondary School	R	In excess of 5km of secondary school
21. Distance to GP surgery	R	In excess of 5km of GP
22. Strategic Transport Corridor	A	Not in strategic transport corridor
23. Distance to train station	R	In excess of 5km of train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	agricultural use -0-5 yrs owing to land registry conveyancing
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Not evidenced
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	direct access onto a classified unnumbered road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site lies within mineral consultation area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24219
District:	Babergh
Parish:	Cockfield
Site Address	Land east and west of Chapel Road, Parsonage Green, Cockfield
Approx site area (ha):	4.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	8.95% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24019
District:	Babergh
Parish:	Cockfield
Site Address	Land South of A1141, opp. Old Stone Pit Way and Mackenzie Place, Cockfield
Approx site area (ha):	6.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Cockfield Crowbrook (Mackenzie Place) settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.94% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Church Street, Lavenham GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Copdock & Washbrook

SITE ID:	HE23355
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land Adjacent White House, Copdock IP8 3JH.
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Former brownfield site
9. Agricultural Land Class	A	Wholly within Grade 2 agri land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	A	Site is partially within county wildlife 200m buffer zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 28.3% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St Mary
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown

28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23316
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land off Old London Road & Folly Lane Copdock
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Wholly within Protected Habitat Mitigation zone and Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 7.7% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood and Capel St Mary GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions. DC/19/03388-refused
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23046
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land at Junction of Old London Road and Church Lane, Copdock.
Approx site area (ha):	0.9
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	23

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.92ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary
6. Coalescence	G	some contribution that results in a reduction of green space between settlements
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	No neighbouring use issues
11. Formal recreation provision	G	Site would impact on local landscape sensitivity
12. Environmental designations	G	Site is not within a designation
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	R	site is within a designation Local Landscape Sensitivity in Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within a designation
16. Local Environmental Designations	G	site is not within designation
17. Heritage assets	A	There is a possibility of harm to listed buildings
18. Flood Risk	G	0% flooding
19. Distance to Primary School	G	Site is within 400m of a Primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of chantry academy and stoke high school
21. Distance to GP surgery	A	Site is within 800m to 5km of Capel St Mary and Pinewood Surgeries
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	G	site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral's consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23213
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land South West of London Road Copdock
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary and Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23327
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land south of White House Old London Road Copdock
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and or SSSI impact risk zones - Consult NE.
16. Local Environmental Designations	A	Site is wholly adjacent to Bentley Long Wood County Wildlife site. Within 200m buffer.
17. Heritage assets	G	No potential harm - A12 dividing.
18. Flood Risk	A	Approximately 11% Surface water flooding only.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery Capel St Mary and Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23031
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Site at Red House, Old London Road, Copdock, Suffolk, IP8 3JW
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	28

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Not allocated and no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in flood zone 3
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to Copdock and Washbrook settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	no issues that would affect developable area
8. Greenfield/Brownfield	G	Majority brownfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations
13. National Landscapes and Special Character Areas	G	Site is not within or adjoining a designation
14. Designations/allocations in Development Plan	G	Site is not within designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within a PMHZ
16. Local Environmental Designations	A	Adjoins the 200m county wildlife buffer
17. Heritage assets	A	Adjacent to Conservation Area and potential harm to grade 2 listed buildings
18. Flood Risk	A	2.5% surface water flood risk
19. Distance to Primary School	R	Over 800m from primary school
20. Distance to Secondary School	A	Within 5km for Chantry academy
21. Distance to GP surgery	A	Within 5km of Capel St Mary and Pinewood surgeries
22. Strategic Transport Corridor	G	Inside corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site seems to be part in use and part not
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is marginal or unknown
28. Access to public highway	G	Has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within an Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23157
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Maycroft, Old London Road, Copdock, Ipswich, IP8 3JF
Approx site area (ha):	4.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	G	60% Brownfield
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining an Employment Site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	A	5.8% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Within 5km of Chantry Academy
21. Distance to GP surgery	A	The Surgery, Capel St. Mary + Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23239
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land east and west of London Road, Copdock, Ipswich
Approx site area (ha):	8.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	240

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the In Line PS Water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining an Employment site designated within a neighbourhood plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	A	One half of the site is located within county wildlife sites 200m buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flood - 7.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary & Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation - 1 year notice of a Farm Business Tenancy
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway, C Road - London Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	one half of the site is wholly located within the mineral consultation area, while the other polygon is only partly located within the mineral consultation area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23251
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land to the rear of Copdock Hotel
Approx site area (ha):	9.7
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining an Employment Site and Viewpoint designated within a Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.3%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Copdock Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary and Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23058
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land at North West of Old London Road, Copdock & Washbrook, IP8 3EY
Approx site area (ha):	10.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	120

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	6ha
2. Allocation or Permission	Potentially Suitable	Part of site contains Ipswich hotel

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Mixture of brown and greenfield
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	site will not impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	A	Part of the site is an employment area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ
16. Local Environmental Designations	G	site is not within any designations
17. Heritage assets	A	site may impact on listed buildings
18. Flood Risk	A	2.3% surface water flooding
19. Distance to Primary School	A	site is within 800m of a primary school
20. Distance to Secondary School	A	site is within 800m and 5km of Chantry academy
21. Distance to GP surgery	A	Site is within 800m and 5km of Capel St Mary and Pinewood Surgery
22. Strategic Transport Corridor	G	site is within the transport corridor
23. Distance to train station	R	site in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Employment - Hotel & Agricultural
25. Unimplemented planning permissions	G	site has no unimplemented permissions
26. Site ownership	G	evidence has been provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	A	Site has access to the highway through another site

29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is partly within a minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24218
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land between London Road and Swan Lane, Washbrook
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is within local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	3.41% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Copdock primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry secondary school, Stoke secondary school and Westbourne secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Capel St Mary GP and Pinewood GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24220
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land between London Road and Swan Lane, Washbrook
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is within the local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitat mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	A	Site is within 401m and 800m of Copdock primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry secondary school, Stoke secondary school and Westbourne secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood GP and Capel St Mary GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24057
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land at Back Lane, Washbrook, Babergh
Approx site area (ha):	2.8
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	R	Site is wholly located within local landscape sensitivity (C&W7).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Copdock primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of both Chantry Academy and Stoke High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both The Surgery Capel and Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23865
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land at Copdock, London Road
Approx site area (ha):	33.6
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	1000

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 33.8ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Amber – Public rights of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is adjoining a National Landscape
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- Site is within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence; and within the SSSI Impact Risk Zone.
16. Local Environmental Designations	R	Red- the site is within the County Wildlife Sites 200m Buffer for Brockley Wood.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 14.70% surface water flood risk on the site.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Chantry Academy secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of The Surgery, Capel St Mary and Pinewood Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence provided.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24207
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land at London Road and Elm Lane, Copdock
Approx site area (ha):	9.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	170

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	R	Would result in loss of existing provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly within local landscape sensitivity and community facility (allotment)
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Copdock primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry secondary school and Stoke secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Capel GP and Pinewood GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

East Bergholt

SITE ID:	HE23478
District:	Babergh
Parish:	East Bergholt
Site Address	Land North of Wheelers Yard, Putticks Lane, East Bergholt, Suffolk CO7 6XU
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly with Grade 2 Agricultural Land
10. Neighbouring uses	A	Potentially an Industrial use adjacent the site

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately under 1% Surface Water Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of East Bergholt High School
21. Distance to GP surgery	G	Site is less than 800m of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 5km of Manningtree Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23990
District:	Babergh
Parish:	East Bergholt
Site Address	Manor Farm House, East End, East Bergholt, Colchester, CO7 6XA
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Manningtree High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	A	Outside of Strategic Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Insufficient evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24221
District:	Babergh
Parish:	East Bergholt
Site Address	Land north of Moores Lane, Moores Lane, East Bergholt
Approx site area (ha):	1.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	39

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitat mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable County (East Bergholt) GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23718
District:	Babergh
Parish:	East Bergholt
Site Address	Land to the east of Constable Country Medical Centre, Heath Road, East Bergholt, Colchester, CO7 6RT
Approx site area (ha):	10.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	24

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	10.1100 ha
2. Allocation or Permission	Potentially Suitable	this site has permission for few dwellings

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent toa settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Brownfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	A	Site is adjacent to a national landscape and project area

14. Designations/allocations in Development Plan	G	Site is not within any designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a IRZ Boundary and a PHMZ
16. Local Environmental Designations	G	Site may impact upon listed buildings
17. Heritage assets	A	Sie may impact upon nearby listed buildings
18. Flood Risk	A	2.45% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	G	Site is within 800m of a East Bergholt High school
21. Distance to GP surgery	G	Site is within 800m of Constable County Rural medical practice
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Manningtree station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Likely viable. assessments undertaken on PP
28. Access to public highway	G	Sie has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a conservation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23750
District:	Babergh
Parish:	East Bergholt
Site Address	Formerly part of: Woodgates Farm, Woodgates Road, East Bergholt, Colchester, CO7 6RE
Approx site area (ha):	3.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to East Bergholt settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 4.26% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of East Bergholt Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	G	Site is within 800m of East Bergholt High School
21. Distance to GP surgery	G	Site is less than 800m of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24216
District:	Babergh
Parish:	East Bergholt
Site Address	Land east of B1070, Hadleigh Road, East Bergholt, Suffolk, CO7 6FU.
Approx site area (ha):	4.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	94

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Viewpoint on and overlooking site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitat mitigation zone and SSSI impact risk assessment
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.45% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of East Bergholt primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of East Bergholt GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Edwardstone

SITE ID:	HE23186
District:	Babergh
Parish:	Edwardstone
Site Address	Land on the south side of Sherbourne Street Edwardstone CO10 5PD
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity (EDW8).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23959
District:	Babergh
Parish:	Edwardstone
Site Address	Mill Green, Edwardstone, Sudbury, CO10 5PX
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to a designated heritage assets.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Elmsett

SITE ID:	HE22981
District:	Babergh
Parish:	Elmsett
Site Address	Mill Farm, Hadleigh Road, Elmsett, Ipswich, IP7 6ND
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – within settlement boundary buffer, Immediately adjacent to a settlement boundary

		(as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	A	Amber – PROW adjacent to site western boundary causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within SSSI impact zone and PHMZ
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 401 and 800m of Elmsett CofE primary school.
20. Distance to Secondary School	A	Amber – Site is within 801 and 5km of Hadleigh secondary school
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Hadleigh Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. DC/23/01271 refused, DC/22/01564 withdrawn.
26. Site ownership	A	joint owner with sister, but no documented evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. no evidence, form states immediate availability
28. Access to public highway	G	Green – Site has direct highways access onto Hadleigh Road, an unclassified road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23139
District:	Babergh
Parish:	Elmsett
Site Address	Land North of The Street, Elmsett IP7 6PA
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	44

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Viewpoint overlooking site and adjoining green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within protected habitat mitigation zone and SSSI Impact Risk Zone
16. Local Environmental Designations	R	Located within the 200m county wildlife site buffer
17. Heritage assets	A	There is a possibility of harm to grade I and II designated assets.
18. Flood Risk	A	11.3% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Elmsett primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23098
District:	Babergh
Parish:	Elmsett
Site Address	Land adjoining Elmsett
Approx site area (ha):	3.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Elmsett and Aldham NHP Policies Viewpoint overlooking the site. Adjacent to open space.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within Protected Habitat Mitigation Zone and SSSI Impact Risk Zone.
16. Local Environmental Designations	A	Site is partially adjoining a county wildlife zone buffer.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings.
18. Flood Risk	A	2.7% Surface Water Flooding.
19. Distance to Primary School	G	Site is within 400m of Elmsett primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh high school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23410
District:	Babergh
Parish:	Elmsett
Site Address	Land to the south of Whatfield Road, Elmsett, IP7 6LX
Approx site area (ha):	5.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Elmsett settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	UKPN 33kv poles present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	R	Site wholly located within a designation. Elmsett and Aldham NHP policeis view point.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI Risk Impact Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II listed heritage asset
18. Flood Risk	A	Approximately 3.5% covered
19. Distance to Primary School	A	Site is within 401m and 800m of Elmsett C of E primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23721
District:	Babergh
Parish:	Elmsett
Site Address	Whatfield road, Elmsett,
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25h
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Elmsett settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.71% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23852
District:	Babergh
Parish:	Elmsett
Site Address	Land east of Hadleigh Road, Elmsett, Suffolk IP7 6ND
Approx site area (ha):	2.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings - 2.2ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public Right of Way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Elmsett Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hadleigh High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hadleigh Boxford Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23758
District:	Babergh
Parish:	Elmsett
Site Address	Elmsett Village, Suffolk
Approx site area (ha):	23.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	greater than 0.25Ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% in FZ3
4. Designated land	Potentially Suitable	site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	A	UKPN 33kv poles across site. PROWs across site causing less than significant issue.
8. Greenfield/Brownfield	A	wholly greenfield - agricultural land
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Adjacent to ancient woodland - corn hatches grove

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations. On opposite side of road is NDP allocated housing site.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site within PMHZ - Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence site within SSSI impact risk zone. You should consult Natural England on the propos
16. Local Environmental Designations	A	Within 200m buffer of county wildlife site - ancient woodland - corn hatches grove
17. Heritage assets	G	no potential harm
18. Flood Risk	A	2.62% SW flood, 0% FZ 2& 3
19. Distance to Primary School	A	within 401-800m from ELmsett primary school
20. Distance to Secondary School	A	Within 801-5km of Hadleigh High School
21. Distance to GP surgery	A	Within 801-5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Not within strategic transport corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is agricultural and could be developed immediately
25. Unimplemented planning permissions	G	None
26. Site ownership	A	not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	Direct access onto unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Glemsford

SITE ID:	HE23252
District:	Babergh
Parish:	Glemsford
Site Address	Brookfield Place, Low Street, Glemsford, Sudbury, CO10 7QF
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield Site
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23215
District:	Babergh
Parish:	Glemsford
Site Address	LAND EAST OF BROOK STREET GLEMSFORD
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage assets.
18. Flood Risk	A	18.8% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Glemsford primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23220
District:	Babergh
Parish:	Glemsford
Site Address	Land West of Low Street
Approx site area (ha):	1.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	PRoW resent on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Site is wholly located within a National Landscape project area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located within any designations listed.
17. Heritage assets	A	There is a possibility of harm to the conservation area
18. Flood Risk	G	Approximately 1.8% Surface water flooding covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Glemsford primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Glemford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access - B 1065 Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23009
District:	Babergh
Parish:	Glemsford
Site Address	Mill Hill Farm, Glemsford Sudbury Suffolk CO10 7PU
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to settlement boundary and other significant built form
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	50/50 grade 2/3
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the neighbouring use - water recycling centre buffer covers approx. 25%
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Wholly within SSSI impact risk zone, however at less than 100 dwellings, You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Adjacent to conservation area and several listed buildings
18. Flood Risk	A	4.3% of site SW flood risk
19. Distance to Primary School	A	Amber – Site is within 401m and 800m of Glemsford primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Green – Site is less than 800m of Glemsford GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - agricultural
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	sole owner- Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct access to highway - unclassified
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23389
District:	Babergh
Parish:	Glemsford
Site Address	Land West of Park Lane, Glemsford
Approx site area (ha):	11.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	225

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	R	wholly located within Dedham Vale and Stour Valley National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Assessment Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401 and 800m of Glemsford Primary Academy.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Mendlesham Medical Group
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23770
District:	Babergh
Parish:	Glemsford
Site Address	Freehold Land Shepherds Lane, Glemsford, Sudbury, CO10
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	A	PROW along northern boundary, causing less than significant issue

8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area' - Dedham Vale & Stour Valley
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	wholly within SSSI impact risk zone. You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential harm
18. Flood Risk	G	0% flood
19. Distance to Primary School	R	greater than 800m of a primary school
20. Distance to Secondary School	R	greater than 5km of a secondary school
21. Distance to GP surgery	G	Within 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Not in strategic transport corridor
23. Distance to train station	R	greater than 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions - B/0070/77/OUT refused
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	direct access onto unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23983
District:	Babergh
Parish:	Glemsford
Site Address	Land to the East side of Park Lane, Glemsford, Sudbury, CO10 7QE
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Glemsford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 1.03% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Glemsford Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23851
District:	Babergh
Parish:	Glemsford
Site Address	Brookfield Place, Low Street CO10 7QF
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.18ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Minor equestrian built form.

9. Agricultural Land Class	A	Amber- Grade 2.
10. Neighbouring uses	R	Red- There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the south-east.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Glemsford Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.

26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24206
District:	Babergh
Parish:	Glemsford
Site Address	Low Street, Glemsford, CO10 7FH
Approx site area (ha):	11.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	133

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Within a national landscape 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated grade I, II and II* listed buildings, as well as the conservation area
18. Flood Risk	A	2.36% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Glemsford primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Glemsford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	A	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23984
District:	Babergh
Parish:	Glemsford
Site Address	Land on East Side of Park Lane, Glemsford, Sudbury, CO10 7QE
Approx site area (ha):	3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Glemsford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 1.64% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Glemsford Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23991
District:	Babergh
Parish:	Glemsford
Site Address	Land to the North side of Cavendish Lane, Glemsford, Sudbury, CO10 7RE
Approx site area (ha):	6.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	115

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Glemsford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is within Dedham Vale & Stour Valley
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Glemsford Conservation Area
18. Flood Risk	A	approximately 1.6% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Glemsford Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24192
District:	Babergh
Parish:	Glemsford
Site Address	Land West of Duffs Hill Glemsford CO10 7PP
Approx site area (ha):	9
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	8.9627 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public rights of way are on the edge of the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and3 land
10. Neighbouring uses	A	There is a water recycling centre near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in an IRz Boundary
16. Local Environmental Designations	G	Site is not in any designations
17. Heritage assets	A	Site may impact on nearby listed buildings and conservation area
18. Flood Risk	A	2.21% Surface water Flooding
19. Distance to Primary School	A	Site is 400 to 800m from Glemsford primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	G	Site is within 800m of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Ful evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Great Cornard

SITE ID:	HE23507
District:	Babergh
Parish:	Great Cornard
Site Address	Chestnuts, Cats Lane Kings Hill, Great Cornard, Sudbury, CO10 0EH
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	G	80% Greenfield and 20% Brownfield
9. Agricultural Land Class	G	Urban
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	6.1% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Pot Kiln Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy + Thomas Gainsborough School
21. Distance to GP surgery	G	Site is less than 800m of Great Cornard Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Sudbury (Suffolk) Rail Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE23247
District:	Babergh
Parish:	Great Cornard
Site Address	The Chestnuts Site Kings Hill Great Cornard Sudbury CO10 0EH
Approx site area (ha):	0.7
Proposed Use:	Supported and special needs housing
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within the settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	G	Urban.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not located within SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is wholly located within a country wildlife 200m buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding - 5.3%
19. Distance to Primary School	G	Site is within 400m Pot Kiln Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	G	Site is less than 800m of Great Cornard Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Sudbury (Suffolk) Rail Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway- B Road, Kings Hill
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23150
District:	Babergh
Parish:	Great Cornard
Site Address	Land South of Davidson Close, Great Cornard, Sudbury
Approx site area (ha):	10
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	6 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is not located in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public rights of way go through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Would not result in loss of provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	A	Site is partly within a project area

14. Designations/allocations in Development Plan	G	Site is not in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in an IRZ Boundary
16. Local Environmental Designations	G	site is not in any designations
17. Heritage assets	A	Site may impact on nearby listed buildings
18. Flood Risk	A	5.4% Surface water Flooding
19. Distance to Primary School	A	Site is within 800m of Thomas Gainsbourgh School
20. Distance to Secondary School	G	Site is within 800m of Thomas Gainsbourgh School
21. Distance to GP surgery	A	Site is within 800m to 5km of Hardwicke House Group practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Sudbury Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23123
District:	Babergh
Parish:	Great Cornard
Site Address	Land lying to the east of Sheepshead Hill, Cornard Tye, Great Cornard, Sudbury
Approx site area (ha):	21.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	180

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	A	Site is partially adjoining the County Wildlife Site 200m buffer.
17. Heritage assets	A	There is a possibility of harm to designated grade I listed building.
18. Flood Risk	A	1.2% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) secondary school and Thomas Gainsborough (Great Cornard) secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Great Cornard GP, Siam (Sudbury) GP, Meadow Lane (Sudbury) GP and Hardwicke House (Sudbury) GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23356
District:	Babergh
Parish:	Great Cornard
Site Address	Land at Tye Farm, Great Cornard, Sudbury
Approx site area (ha):	54.2
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	950

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and UK Power Network 33kv towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grades 2, 3 and Urban
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Partially adjoins local nature reserve
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.7% surface water covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Pot Kiln (Great Cornard) primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough (Great Cornard) secondary school and Ormiston (Sudbury) secondary school
21. Distance to GP surgery	G	Site is less than 800m of Great Cornard GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24184
District:	Babergh
Parish:	Great Cornard
Site Address	Land South of Rotten Row and west of Thatch Cottage Sackers Green
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately Surface Water Flooding 1.23%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24217
District:	Babergh
Parish:	Great Cornard
Site Address	Land at Cats Lane, Great Cornard
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	G	Urban
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Partially within 200m of county wildlife site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	3.68% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Pot Kiln (Great Cornard) primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) secondary school and Thomas Gainsborough (Great Cornard) secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Meadow Lane GP and Great Cornard GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Sudbury train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24142
District:	Babergh
Parish:	Great Cornard
Site Address	Land at Tye Farm, Great Cornard, Sudbury
Approx site area (ha):	54.1
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	950

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	National Grid 33kv Towers present on site causing less than significant issue

8. Greenfield/Brownfield	A	Greenfeild Site 80% Brownfield Site 20%
9. Agricultural Land Class	A	Partly Grades 2 and 3 and Urban
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a Local Nature Reserve
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.57%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Pot Kiln Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	G	Site is less than 800m of Great Cornard Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Great Waldingfield

SITE ID:	HE23040
District:	Babergh
Parish:	Great Waldingfield
Site Address	Land at the junction of Tentree Road and The Heath, Great Waldingfield
Approx site area (ha):	2.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is 2.3Ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site adjoins a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	wholly greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	No neighbouring use issues
11. Formal recreation provision	G	There is an area of open space next to the site
12. Environmental designations	G	site has no designations
13. National Landscapes and Special Character Areas	G	Site is not within a national Landscape

14. Designations/allocations in Development Plan	G	site adjoins a settlement boundary. not protected for other use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	site is not within a designation
16. Local Environmental Designations	A	Site is close to a county wildlife site
17. Heritage assets	A	Site could impact on several nearby non-designated heritage assets
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	G	site is within 400m of Great Waldringfield primary
20. Distance to Secondary School	A	Site is within 5km of Thomas Gainsborough and Ormiston academy Sudbury
21. Distance to GP surgery	A	Site is within 5km of Hardwick House, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	site is outside the transport corridor
23. Distance to train station	A	site is within 800m to 5km of Sudbury Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no Unimplemented Permissions
26. Site ownership	A	No details of the owner provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site is within a Mineral consultation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23313
District:	Babergh
Parish:	Great Waldingfield
Site Address	Land at Great Waldingfield (Folly Road), Sudbury, Suffolk
Approx site area (ha):	13.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Constraint present on site causing less than significant issue. UK Power Network-33kv pole-towers to north edge and east edge of site.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset, Grade II listed building to southwest corner.
18. Flood Risk	A	Approximately 13.5% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Great Waldingfield primary school. Northwest of site is within the buffer, southeast of site is just outside.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Siam Surgery, Great Cornard, Meadow Lane and Hardwicke GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided, no title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23934
District:	Babergh
Parish:	Great Waldingfield
Site Address	Land at Ardley House Great Waldingfield CO10 0SF
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Conservation area adjoining the site)
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston Sudbury and Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP, Siam Surgery, Great Cornard Surgery, Meadow Lane Surgery and Church Street Lavenham.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24226
District:	Babergh
Parish:	Great Waldingfield
Site Address	Land North of Waldingfield Road (B1115), Great Waldingfield
Approx site area (ha):	7.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations.
16. Local Environmental Designations	R	Site is within a county wildlife site 200m buffer
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	5.29% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Great Waldingfield primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) and Thomas Gainsborough (Great Cornard) secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Meadow Lane and Great Cornard GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24228
District:	Babergh
Parish:	Great Waldingfield
Site Address	Land to NE of Great Waldingfield (east of The Heath B1115)
Approx site area (ha):	8.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site adjoins green space, non-designated heritage assets and community facility
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to the conservation in which the site is within. Also adjoins non-designated heritage assets
18. Flood Risk	A	9.98% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Great Waldingfield primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) and Thomas Gainsborough (Great Cornard) secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Meadow Lane GP and Great Cornard GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided

RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Great Wenham

SITE ID:	HE23038
District:	Babergh
Parish:	Great Wenham
Site Address	Babergh District Council Depot, Wenham Road, Great Wenham, Colchester, CO7 6PS
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.3532 ha
2. Allocation or Permission	Potentially Suitable	Not allocated and no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within the built form of Great Wenham
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Wholly brownfield site - currently used as a Council depot
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	Site is near to a water recycling centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	site is not within any designations

13. National Landscapes and Special Character Areas	G	site is not within any designations
14. Designations/allocations in Development Plan	G	no designations or allocations on site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within a designation
16. Local Environmental Designations	G	Site is not within a designation
17. Heritage assets	A	Site is near to three listed buildings
18. Flood Risk	R	63% surface water flood risk
19. Distance to Primary School	R	site is in excess of 800m from a primary school
20. Distance to Secondary School	A	site is within 5km of East Bergholt high School
21. Distance to GP surgery	A	Site is within 5km of Capel St Amry Surgery and Constable country Rural medical practice
22. Strategic Transport Corridor	G	site is within transport corridor
23. Distance to train station	R	site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	R	Site is currently used by The Council as a depot which will need to be relocated, applicant has estimated 5-10 years before it is available
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	no proof of ownership provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown

28. Access to public highway	G	site has direct access to road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Groton

SITE ID:	HE24269
District:	Babergh
Parish:	Groton
Site Address	Groton Street, Groton, Sudbury, CO10 5EE
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	A	Site is directly adjacent to large public house and electricity distribution site. some potential neighboring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade II listed Public house opposite site
18. Flood Risk	G	0% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	R	Site is in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unlikely
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23368
District:	Babergh
Parish:	Groton
Site Address	Land West of Butchers Lane, Groton, Sudbury, Suffolk CO10 5NX
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Boxford Green Space (BOX14).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Boxford Conservation Area.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Boxofrd primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23363
District:	Babergh
Parish:	Groton
Site Address	Land Northeast of Partridge Close, Groton, Sudbury, Suffolk CO10 5NX
Approx site area (ha):	2.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right of Way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Boxford Green Space (BOX14).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within Protected Habitats Zone of Influence and is unlikely to have a harmful effect on Sites of Special Scientific Interest (SSSIs). No need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Boxford Chruch of England primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hadleigh

SITE ID:	HE23155
District:	Babergh
Parish:	Hadleigh
Site Address	Calais Street Depot Hadleigh IP7 5ER
Approx site area (ha):	0.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site has capacity to accommodate at least five dwellings but below 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 2
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield Site
9. Agricultural Land Class	G	Urban
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	A	Site is adjoining Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to conservation area
18. Flood Risk	G	No Flood Risk
19. Distance to Primary School	A	Site is within 401m and 800m of Hadleigh Community Primary School + St Mary's Church of England Primary School, Hadleigh + Beaumont Community Primary School
20. Distance to Secondary School	A	Within 5km of Hadleigh High School
21. Distance to GP surgery	G	Within 800m of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No relevant unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23380
District:	Babergh
Parish:	Hadleigh
Site Address	Land to the south of Hook Lane, Hook Lane, Hadleigh, Suffolk, IP7 5Jp
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.2710 ha 1.2 developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% flooding (according to spreadsheet)
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Grade 4 or Urban
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Site directly adjacent to Hadleigh Railway Walk - potential impact
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity Area and adjacent to Green Space area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Risk Zone and Mods PHMZ
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m buffer zone, Local Nature Reserve, and adjacent to Local Nature Reserve and County Wildlife site
17. Heritage assets	A	There is a possibility of harm to non-designated heritage assets
18. Flood Risk	A	6.1% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Hadleigh High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use as residential equestrian but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23374
District:	Babergh
Parish:	Hadleigh
Site Address	Land off Lady Lane/Aldham Road, Hadleigh IP7 6AF
Approx site area (ha):	1.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	45

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.4312 ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Green – Within Hadleigh settlement boundary
6. Coalescence	G	Green – No contribution to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	G	Green – Wholly brownfield site
9. Agricultural Land Class	G	Green – Grade 4 or Urban
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the industrial neighbouring use adjacent to the site

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially or wholly located within the JLP Part 1 and Lady Lane, Hadleigh strategic employment designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a SSSI impact risk zones designation
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm
18. Flood Risk	A	12% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Beaumont Community Primary School
20. Distance to Secondary School	G	Site is within 800m of Hadleigh High secondary school.
21. Distance to GP surgery	A	Site is within 5k buffer zone of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown - no viability assessment completed
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23324
District:	Babergh
Parish:	Hadleigh
Site Address	Land Northwest of Priory Place, Benton Street, Hadleigh, Ipswich, Suffolk
Approx site area (ha):	2.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	17

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right Of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	G	Urban.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Hadleigh Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m buffer.
17. Heritage assets	A	There is a possibility of harm to both designated and non-designated heritage assets. Adjacent to conservation area.
18. Flood Risk	A	Surface flooding = 17% Flood Zone 2 = 17% Flood Zone 3 = 12%
19. Distance to Primary School	A	Site is within 401 and 800m of Hadleigh Community primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Practice.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable - viability assessment provided.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23022
District:	Babergh
Parish:	Hadleigh
Site Address	Field Off Red Hill Road, Hadleigh, Suffolk, IP7
Approx site area (ha):	2.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility of harm. site is a historic landfill
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation. (green space)
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1% surface water flood risk
19. Distance to Primary School	G	Site is within 400m of Beaumont Community primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23372
District:	Babergh
Parish:	Hadleigh
Site Address	Land North of Pond Hall Road, Pond Hall Road, Hadleigh, Ipswich, Suffolk IP7 5SA
Approx site area (ha):	3.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Non-Designated Heritage Asset (HAD6) and National Local Landscape Sensitivity (HAD2).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to non-designated heritage asset (HAD6).
18. Flood Risk	A	Approximately 6% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	G	Site is within 800m of Hadleigh High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23235
District:	Babergh
Parish:	Hadleigh
Site Address	Land east of Frog Hall Lane and west of French's Farm, Hadleigh
Approx site area (ha):	11.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Largely grade 3, small section covering urban
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a JLP Saved Policy CS6 Hadleigh
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Potential harm to 3 non designated heritage assets surrounding the site.
18. Flood Risk	A	Surface Water Flooding -1.2
19. Distance to Primary School	A	Site is within 401m and 800m of St Mary's Church of England Primary School, Hadleigh
20. Distance to Secondary School	G	Site is within 800m of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	A	site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23196
District:	Babergh
Parish:	Hadleigh
Site Address	Land South of Hadleigh Bypass, Hadleigh
Approx site area (ha):	18.7
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	320

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 8ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – multiple public rights of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is within an Area of Local Landscape Sensitivity as designated by policy HAD2 of Hadleigh Neighbourhood Plan.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is located within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence; and the SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – there is a possibility of harm to a non-designated heritage asset- pill box on northern boundary of site.
18. Flood Risk	A	Amber – approximately 1% - 49% covered - 6.2% surface water flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hadleigh High School secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hadleigh Boxford Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is likely viable. assessment carried out
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23476
District:	Babergh
Parish:	Hadleigh
Site Address	Land South of Pond Hall Road, Hadleigh IP7 5PH
Approx site area (ha):	24.6
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	285

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3 - Not In Flood Zone 3
4. Designated land	Potentially Suitable	Not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Present on site causing less than significant issue - PROW on edge of site and National Grid Power Line
8. Greenfield/Brownfield	A	Greenfield - Agricultural
9. Agricultural Land Class	A	Wholly within Grade 3 - Tiny part of the site is with Grade 4 Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity Area Hadleigh
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PMHZ Zone
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m Buffer
17. Heritage assets	A	Potential Impact on Non-Designated Heritage Asset - Railway Bridge Identified in Neighbourhood Planning Policies
18. Flood Risk	A	Approximately 0.57% Surface Water Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Partially within 800m of Hadleigh High School
21. Distance to GP surgery	A	Within 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is outside of 5km of a Train Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Evidence Provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23893
District:	Babergh
Parish:	Hadleigh
Site Address	Land to South of Hook Lane, Hadleigh, Suffolk
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 4 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.56% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of Hadleigh High School
21. Distance to GP surgery	A	Within 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23968
District:	Babergh
Parish:	Hadleigh
Site Address	Benton End Farm, Benton End, Hadleigh, Ipswich, IP7 5JR
Approx site area (ha):	2.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is within settlement boundary boundary and close to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision. Could slightly impact a small area of open space/green space
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a local landscape sensitivity zone and is adjoining a non-designated heritage asset.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in a PHMZ Zone
16. Local Environmental Designations	R	Site is partially located within a county wildlife site
17. Heritage assets	A	There is a possibility of harm to a non-designated heritage asset.
18. Flood Risk	A	3.5% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided, missing the land registry map.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24178
District:	Babergh
Parish:	Hadleigh
Site Address	Land East of Froghall Lane and east of Core Strategy allocation CS6 IP7 6LA
Approx site area (ha):	3
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	112

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.80%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24157
District:	Babergh
Parish:	Hadleigh
Site Address	Land South of Pond Hall Road, Hadleigh, Suffolk, IP7 5PH
Approx site area (ha):	24.6
Proposed Use:	Housing, Commercial, Green Infrastructure, Other - please specify
Proposed dwellings (if applicable):	460

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	24.5857 ha
2. Allocation or Permission	Potentially Suitable	Sie is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	A water recycling centre is near to the site
11. Formal recreation provision	G	would not result in loss of provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	R	Site is in an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ and an IRZ boundary
16. Local Environmental Designations	A	Site is within the 200m buffer of a County Wildlife Site
17. Heritage assets	A	Site may impact upon nearby non-designated heritage assets
18. Flood Risk	A	1.55% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	G	Site is within 800m of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Hadleigh Boxford Group
22. Strategic Transport Corridor	A	Site is not in the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24229
District:	Babergh
Parish:	Hadleigh
Site Address	Durrants Farm, Hadleigh, Ipswich, Suffolk, IP7 6LA
Approx site area (ha):	26.4
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	445

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Part of site has permission but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and UK Power Network 33kv towers present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially located within JLP Part 1 saved policy. CS6 Hadleigh
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to non-designated heritage asset
18. Flood Risk	A	1.82% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Hadleigh secondary school
21. Distance to GP surgery	A	Site is within 800m - 5km of Hadleigh GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24230
District:	Babergh
Parish:	Hadleigh
Site Address	Durrants Farm, Hadleigh, Ipswich, Suffolk, IP7 6LA
Approx site area (ha):	31
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	565

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Part of site has permission, but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and UK Power Network 33kv towers present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially located within JLP Part 1 saved policy. CS6 Hadleigh
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to non-designated heritage asset
18. Flood Risk	A	2.31% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Hadleigh secondary school
21. Distance to GP surgery	A	Site is within 800m - 5km of Hadleigh GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Harkstead

SITE ID:	HE23894
District:	Babergh
Parish:	Harkstead
Site Address	Land to South of The Street, Harkstead, Suffolk
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of Holbrook Academy
21. Distance to GP surgery	A	Within 5km of The Holbrook And Shotley Practice + Shotley Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hartest

SITE ID:	HE23060
District:	Babergh
Parish:	Hartest
Site Address	LAND SOUTH OF BELL HOUSE, THE ROW, HARTEST.
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.29ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Site is a mixture of grade 2 and 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and Special Character Areas	A	Site adjoins a project area

14. Designations/allocations in Development Plan	G	Site is not in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site adjoins a National Landscape project area
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site adjoins a conservation Area
18. Flood Risk	A	1.1% Surface Water flooding
19. Distance to Primary School	G	Site is 400m of within of Hartest primary school
20. Distance to Secondary School	R	site is in excess of 5km of a high school
21. Distance to GP surgery	A	Site is within 800m and 5km of Glemsford surgery
22. Strategic Transport Corridor	A	site in outside the transport corridor
23. Distance to train station	R	site in in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence Submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	Site has direct access to a highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23725
District:	Babergh
Parish:	Hartest
Site Address	Nursery Bungalow, Cross Green, Hartest, Bury St. Edmunds, IP29 4ED
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to Hartest Conservation Area
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Hartest Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hintlesham

SITE ID:	HE23044
District:	Babergh
Parish:	Hintlesham
Site Address	Land North of Kingsfield Priory Road Hintlesham IP8 3NX
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.3ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and there are permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	The site is not in Flood Zone 3
4. Designated land	Potentially Suitable	The site is not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not within or adjoining a National Landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located wholly within a designation
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	There is a possibility of harm to a Grade 2 listed building
18. Flood Risk	A	There is 5.5% Surface water Coverage
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Amenity Land
25. Unimplemented planning permissions	G	There are no unimplemented permissions on site
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments

27. Economic viability	A	unknown
28. Access to public highway	G	site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a designation
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23315
District:	Babergh
Parish:	Hintlesham
Site Address	The Old Barn, Chattisham Lane, Hintlesham, Ipswich, IP8 3PU
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use of a Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within designated Protected Habitat Mitigation zone and a Site of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 6.2% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Hintlesham and Chattisham primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood and Capel St Mary GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23256
District:	Babergh
Parish:	Hintlesham
Site Address	Land West of Red House Farm
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	R	Local High-pressure Gas Pipeline present on site causing significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 1.3%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23260
District:	Babergh
Parish:	Hintlesham
Site Address	Land North of George Street, Hintlesham, Ipswich, IP8 3NH
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	R	Would result in loss of existing provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone, SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets Rose Cottage, Hadleigh Road
18. Flood Risk	A	Approximately Surface Water Flooding 1.7%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Hintlesham and Chattisham Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is partly within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23335
District:	Babergh
Parish:	Hintlesham
Site Address	Land South of Timperleys, Hintlesham, Ipswich, IP8 3PS
Approx site area (ha):	4.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 8% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Hintlesham and Chattisham Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery and Capel Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23303
District:	Babergh
Parish:	Hintlesham
Site Address	Land South of Duke Street, Hintlesham, Ipswich, IP8 3PP
Approx site area (ha):	11.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue. Public right of way to south-west and north-western edges of site.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the

		neighbouring use. Site wholly in Water Recycling Centre zone.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone and Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 5.9% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Hintlesham and Chattisham primary school. Area of the south-west of site is outside of this area.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh Academy secondary school. North-Eastern and South-Eastern area of site are outside of this area.
21. Distance to GP surgery	A	Site is within 800m – 5km of Capel St Mary and Pinewood GPs. Area in the north of the site is outside of these areas.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23534
District:	Babergh
Parish:	Hintlesham
Site Address	Land off A1071, Hadleigh Hintlesham, Ipswich IP8 3PB
Approx site area (ha):	108.2
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	1500

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	A	Public rights of way present and UK power network 33kv tower on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining Site of Specific Scientific Interest and Ancient Woodland
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Wholly located within SSSI impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	A	Site is adjoining ancient woodland
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	6.7% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Small section of the site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

SITE ID:	HE23878
District:	Babergh
Parish:	Hintlesham
Site Address	Birch Farm, Silver Hill, Hintlesham, Ipswich, IP8 3NJ
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 20 dwellings proposed.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	G	Green – Site is within 400m of Hintlesham and Chattisham Church of England primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24041
District:	Babergh
Parish:	Hintlesham
Site Address	Land opposite Cobbler's Corner north of Pond Hall Road
Approx site area (ha):	3.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	R	Local High Pressure Gas pipe present on site causing significant issue.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 7% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23907
District:	Babergh
Parish:	Hintlesham
Site Address	Land North of Priory Farm, Hintlesham, Ipswich, IP8 3NY
Approx site area (ha):	3.7
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings and The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW present on site causing less than significant issue

8. Greenfield/Brownfield	A	97% Greenfield Site - 3% Brownfield
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	15.25% Surface Water Coverage 0.2% Flood Zone 2 Coverage 0.4% Flood Zone 3 Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24144
District:	Babergh
Parish:	Hintlesham
Site Address	Land off the A1071, Old House Farm, Hintlesham, Ipswich, IP8 3PB
Approx site area (ha):	136.5
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	2500

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	136.4669 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is adjacent to ancient woodland and an SSSi

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Site has multiple public rights of way and electricity poles running through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring us issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	A	Site is adjacent to Ancient Woodland
13. National Landscapes and	G	Site is not in a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not with in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	A	Site is adjacent to Ancient Woodland
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	6.41% Surface water flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of a settlement boundary
21. Distance to GP surgery	A	Site is within 800m to 5km of Hadleigh Boxford group practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

SITE ID:	HE24171
District:	Babergh
Parish:	Hintlesham
Site Address	Land South of A1071
Approx site area (ha):	8.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	National Grid Towers present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield Site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a Protect Habitat Mitigation Zone, SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Hintlesham and Chattisham Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary and Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hitcham

SITE ID:	HE23483
District:	Babergh
Parish:	Hitcham
Site Address	Land West of The Causeway (B1115) and south of Town Cottage, Hitcham
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site Isn't within flood zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated grade 2 heritage assets
18. Flood Risk	A	Surface Water Risk 21.5%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23482
District:	Babergh
Parish:	Hitcham
Site Address	Land North of Brettenham Road, Hitcham
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site isn't within Flood Zone 3
4. Designated land	Potentially Suitable	Site not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land
10. Neighbouring uses	G	No Neighbouring Use Issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets grade 2
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Full Evidence not provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23007
District:	Babergh
Parish:	Hitcham
Site Address	Land South Of The Walnuts Cross Green, Hitcham, Ipswich, IP7 7LL
Approx site area (ha):	0.8
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Wholly within SSSI impact zones - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated grade two listed Hillcrest (adjacent to the north) heritage assets.
18. Flood Risk	A	0.3% site covered in SW flooding
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Within 5KM of Bildeston GP
22. Strategic Transport Corridor	A	not within transport corridoor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - meadowland
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway - B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23484
District:	Babergh
Parish:	Hitcham
Site Address	Land West of The Causeway (B1115), Hitcham
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues, PROW on edge of site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	G	0% Covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23152
District:	Babergh
Parish:	Hitcham
Site Address	Land adjoining The Elms, The Causeway, Hitcham IP7 7LJ
Approx site area (ha):	3.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	65

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage assets.
18. Flood Risk	A	1.5% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23930
District:	Babergh
Parish:	Hitcham
Site Address	Spring View, Water Run, Hitcham, Ipswich, IP7 7LN
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 Listed Building)
18. Flood Risk	A	6.56% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23978
District:	Babergh
Parish:	Hitcham
Site Address	Mill House, Water Run, Hitcham, Ipswich, IP7 7LN
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage asset.
18. Flood Risk	A	6.61% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site does not have direct or indirect highways access. However, has a track road that leads to the site.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23767
District:	Babergh
Parish:	Hitcham
Site Address	Mill Hill Cottage, Finborough Road, Hitcham, Ipswich, IP7 7LS
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	13% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	wholly greenfield

9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	– Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential harm
18. Flood Risk	A	7.32% SW flood, 3.6 FZ2, 13% FZ3
19. Distance to Primary School	R	In excess of 800m from primary school
20. Distance to Secondary School	R	in excess of 5km from secondary school
21. Distance to GP surgery	R	in excess of 5km from gp
22. Strategic Transport Corridor	A	not in strategic transport corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	not evidences
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	Direct access on highway - b road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24170
District:	Babergh
Parish:	Hitcham
Site Address	Land West of The Causeway (B1115) and south of Town Cottage, Hitcham
Approx site area (ha):	1.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.1516 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	G	Site is not in a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	6.38% Surface water
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km of Bildeston health centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24169
District:	Babergh
Parish:	Hitcham
Site Address	Land west of Causeway and south Brettenham Road
Approx site area (ha):	5.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	101

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.1791 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	G	Site is not in a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	0.12% Surface Water
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km of Bildeston health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24165
District:	Babergh
Parish:	Hitcham
Site Address	Land East of Causeway
Approx site area (ha):	5.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	101

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.2496 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a Settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site ay impact upon nearby listed buildings
18. Flood Risk	A	0.88% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km of Bildeston health Cnetre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Site is not in any designations
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Holbrook

SITE ID:	HE23145
District:	Babergh
Parish:	Holbrook
Site Address	Land South of Honeysuckle Cottage, Holbrook
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.39ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Holbrook Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is wholly located within a designated area of Local Landscape Sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within the designations: Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence Suffolk Coast & Heaths National Landscape Proj
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Holbrook primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Holbrook Academy secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of The Holbrook and Shotley Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural/woodland.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23131
District:	Babergh
Parish:	Holbrook
Site Address	Land to North of Harkstead Road, Lower Holbrook, Ipswich, Suffolk
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Partially grade 3 with grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Adjoins National Landscape and within the project area
14. Designations/allocations in Development Plan	A	Within local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitats mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	A	Site is partially within 200m county wildlife site buffer
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Holbrook and Shotley GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23450
District:	Babergh
Parish:	Holbrook
Site Address	Hyams Lane, Holbrook, Ipswich, IP9 2QF
Approx site area (ha):	2.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Adjoining National Landscape and within project area
14. Designations/allocations in Development Plan	R	Site is wholly located within local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Holbrook primary school.
20. Distance to Secondary School	G	Site is within 800m of Holbrook secondary school.
21. Distance to GP surgery	G	Site is less than 800m of The Holbrook and Shotley GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23106
District:	Babergh
Parish:	Holbrook
Site Address	Land East of Ipswich Road, Holbrook
Approx site area (ha):	6.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	59

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Small part to the West has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	Would not contribute to coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 2 and 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly within national landscape and project area
14. Designations/allocations in Development Plan	R	Site is within local landscape sensitivity and adjoining woodland.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is adjacent county wildlife site
17. Heritage assets	A	There is a possibility of harm to designated to grade II listed building.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Holbrook primary school
20. Distance to Secondary School	G	Site is within 800m of Holbrook secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Holbrook GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	G	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Complete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23892
District:	Babergh
Parish:	Holbrook
Site Address	Land to North of Holbrook Road, Lower Holbrook, Suffolk
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within BMSDC National Landscape Project Areas
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Protected Habitats Zone of Influence and/or SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% Flood Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of Holbrook Academy
21. Distance to GP surgery	A	Within 5km of The Holbrook And Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23887
District:	Babergh
Parish:	Holbrook
Site Address	field on fishponds hill
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape and BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	A	There is a possibility of harm to heritage assets
18. Flood Risk	G	0% Flood Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Holbrook Primary School
20. Distance to Secondary School	A	Within 5km of Holbrook Academy
21. Distance to GP surgery	G	Within 800m of The Holbrook And Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23792
District:	Babergh
Parish:	Holbrook
Site Address	Land west of B1080 and north of Woodlands Road (nearest postcode IP9 2PS)
Approx site area (ha):	2.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.5215 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a project area

14. Designations/allocations in Development Plan	A	Site is within an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and a IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	2.77% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400m to 800m of Holbrook primary
20. Distance to Secondary School	G	Site is within 800m of Holbrook academy
21. Distance to GP surgery	A	Site is within 800m and 5km of The Holbrook and Shotley practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23793
District:	Babergh
Parish:	Holbrook
Site Address	Land to the east of B1080, Holbrook (nearest postcode IP9 2FF)
Approx site area (ha):	6.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	6.7679 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	A	Public rights of way run through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	no neighbouring use issues
11. Formal recreation provision	G	no impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a project area and adjacent to a national landscape

14. Designations/allocations in Development Plan	A	Site is in an area of Local Landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ and IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon a nearby listed building
18. Flood Risk	A	2.22% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m Holbrook Primary school
20. Distance to Secondary School	G	Site is within 800m of Holbrook Academy
21. Distance to GP surgery	G	Site is wihtin 800m of Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	no viability assessment provided
28. Access to public highway	A	Site has indirect access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Holton St Mary

SITE ID:	HE23381
District:	Babergh
Parish:	Holton St Mary
Site Address	Land at Holmleigh, Hadleigh Road, Holton St Mary. CO7 6NS
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.4087 ha Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Holton St Mary settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grades 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Risk Zone and Mods PHMZ
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% flooding on spreadsheet and mapping
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Manningtree secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Group GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant / residential garden use
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23413
District:	Babergh
Parish:	Holton St Mary
Site Address	Land North of Hadleigh Road, Holton St Mary, CO7 6NN
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitats mitigation zone and SSSI impact risk assessment
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of East Bergholt GP and Capel St Mary GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23409
District:	Babergh
Parish:	Holton St Mary
Site Address	Land at Roger's Field, Hadleigh Road, Holton St Mary CO7 6NS
Approx site area (ha):	1.6000000000000001
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Holton St Mary settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Berghold secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23916
District:	Babergh
Parish:	Holton St Mary
Site Address	Land South of Bacons Green
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No Potential Harm
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of East Bergholt High School
21. Distance to GP surgery	A	Within 5km of The Surgery, Capel St. Mary + Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24130
District:	Babergh
Parish:	Holton St Mary
Site Address	Land west of Stubbins Lane, Holton St Mary, Suffolk
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone and Protected Habitats Zone of Influence.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 10.52% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Rural medical practice and Capel St Mary Surgery GPs.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23913
District:	Babergh
Parish:	Holton St Mary
Site Address	Land North of Raydon Road
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Pumping Station
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	R	51.69% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of East Bergholt High School
21. Distance to GP surgery	A	Within 5km of Constable Country Rural Medical Practice + The Surgery, Capel St. Mary
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23914
District:	Babergh
Parish:	Holton St Mary
Site Address	Land North east of Bacons Green
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of East Bergholt High School
21. Distance to GP surgery	A	Within 5km of Constable Country Rural Medical Practice + The Surgery, Capel St. Mary
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23912
District:	Babergh
Parish:	Holton St Mary
Site Address	Land West of Bacons Green
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of East Bergholt High School
21. Distance to GP surgery	A	Within 5km of The Surgery, Capel St. Mary + Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23910
District:	Babergh
Parish:	Holton St Mary
Site Address	Land East of B1070
Approx site area (ha):	2.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	R	Local High Pressure Gas present on site causing significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	1.99% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery, Capel St. Mary + Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Kersey

SITE ID:	HE24128
District:	Babergh
Parish:	Kersey
Site Address	The Row, Kersey, Ipswich, Suffolk, IP7 6DU
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence .
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use of a Water Recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset, western end of the site is within a Conservation Area.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Kersey primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Surgery and Hadleigh Health Centre GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No detailed title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24127
District:	Babergh
Parish:	Kersey
Site Address	Water Lane, Kersey, Ipswich, Suffolk, IP7 6EJ
Approx site area (ha):	1.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grades 2.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Kersey primary school. Northeast of site is just outside of this area.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No Clear title map.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24126
District:	Babergh
Parish:	Kersey
Site Address	Vale Lane, Kersey, Ipswich, Suffolk, IP7 6EH
Approx site area (ha):	4.7
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	28

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on the north of the site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Site wholly grade 2.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use of a Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm, site is adjacent a Conservation area.
18. Flood Risk	G	0.04% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Kersey primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No clear title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Lavenham

SITE ID:	HE23002
District:	Babergh
Parish:	Lavenham
Site Address	Second Meadow Livery Yard, Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE
Approx site area (ha):	0.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	less than 0.25 hectares, 12 dwellings proposed
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	greenfield

9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the neighbouring use - Within water recycling buffer zone
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone, but You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no harm-
18. Flood Risk	A	12.8% SW flood, 20.9% FZ2, 6% FZ3
19. Distance to Primary School	A	Amber – Site is within 401m and 800m of lavenham primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	within 88m of church street lavenham
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use as livery yard but its current use does not require relocation
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Sole owner - not evidenced
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Direct access onto A road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	50 % site lies within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23081
District:	Babergh
Parish:	Lavenham
Site Address	Land West of Bury Road Lavenham
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within SSSI impact risk zone
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding - 6.42%
19. Distance to Primary School	A	Site is within 800m of Lavenham community primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Lavenham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23227
District:	Babergh
Parish:	Lavenham
Site Address	Land at Melford Road, Lavenham
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	SW- 0.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Church Street Lavenham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway - C Road, Melford Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23232
District:	Babergh
Parish:	Lavenham
Site Address	Land between Melford Road and Bridge Street Road, Lavenham, CO10 9SD
Approx site area (ha):	6.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding - 1.7%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Church Street, Lavenham
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation 5 - 10 years
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway - C Road Bridge Street Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23284
District:	Babergh
Parish:	Lavenham
Site Address	Land west of Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE
Approx site area (ha):	12.5
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring

		use. Part of the east corner of the site is within a Water Recycling Centre zone.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated a heritage assets. Grade II listed building adjacent the sites southwest corner.
18. Flood Risk	A	Approximately 3% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Lavenham primary school, although south end of site is outside of this area.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Lavenham Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24020
District:	Babergh
Parish:	Lavenham
Site Address	Church Street Lavenham Sudbury CO10 9SA
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within Lavenham settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Would result in loss of existing Amenity Green Space
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset - site wholly within Lavenham Conservation Area
18. Flood Risk	A	Site is approximately 16.23% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Lavenham Community primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Church Street GP, Lavenham
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24190
District:	Babergh
Parish:	Lavenham
Site Address	Land East of Sudbury Road - Twitchetts
Approx site area (ha):	9.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	248

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	9.6197 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	There is a water recycling centre near to the site
11. Formal recreation provision	G	Site will not impact upon provision
12. Environmental designations	G	Site will noy impact upon provision
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon a nearby conservation area and listed buildings
18. Flood Risk	A	0.52% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400m to 800m of Lavenham Primary School
20. Distance to Secondary School	R	Site is in excess of 5km from a School
21. Distance to GP surgery	G	Site is within 800m of Lavenham surgery
22. Strategic Transport Corridor	A	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Sitte has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24193
District:	Babergh
Parish:	Lavenham
Site Address	Land East of Melford Road and west of Lavenham Wood
Approx site area (ha):	18.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	430

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	18.0963 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in Flood Zone 3

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	There is an inline pumping station adjacent to the site
11. Formal recreation provision	G	would not impact provision
12. Environmental designations	A	Site is adjacent to ancient woodland
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	A	Site is adjacent to an area of green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	A	Site is adjacent to a county wildlife site
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	3.83% Surface Water
19. Distance to Primary School	R	Site is in excess of 800m of a school
20. Distance to Secondary School	R	Site is in excess of 5km of a school
21. Distance to GP surgery	G	Site is within 800m of Lavenham Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24191
District:	Babergh
Parish:	Lavenham
Site Address	Land west of Sudbury Road and east of Lavenham Wood
Approx site area (ha):	18.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	430

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	18.7164 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is adjacent to ancient woodland

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	G	There are neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	A	Site is adjacent to ancient woodland
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	A	Site is adjacent toa county wildlife site and ancient woodland
17. Heritage assets	A	Site may impact upon a listed building
18. Flood Risk	A	7.62% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	G	Site is within 800m of Lavenham Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5k from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24202
District:	Babergh
Parish:	Lavenham
Site Address	Land west of Melford Road and south of Bridge Street Road Lavenham
Approx site area (ha):	26.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	500

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations
16. Local Environmental Designations	A	Site is adjoining the 200m buffer of a county wildlife site
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings and the conservation area
18. Flood Risk	A	3.56% surface water flooding, 1.7% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Lavenham GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Lawshall

SITE ID:	HE23286
District:	Babergh
Parish:	Lawshall
Site Address	The Limes, Hibbs Green, Lawshall, Bury St. Edmunds, IP29 4QG
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it has permission on part of the site but the circumstances of the site require further assessment. DC/25/02356 - Full application

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.4% surface water flooding covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE22982
District:	Babergh
Parish:	Lawshall
Site Address	Land opposite Corders Shed, Bury Road, Lawshall, Bury St. Edmunds, IP29 4PJ
Approx site area (ha):	1.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form

6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	In line PS opposite site. There are no neighbouring use issues.
11. Formal recreation provision	R	Site is wholly identified as green space in neighbourhood plan policy 10-11. Grassland area between Bury Road and Golden Wood (south of The Foundry)
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Red – Site is wholly located within a green space of neighbourhood plan.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed
17. Heritage assets	G	Green – No potential harm. Intervening buildings.
18. Flood Risk	A	14% surface water flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	DC/18/02099 refused. Green – No unimplemented permissions
26. Site ownership	A	Amber – siblings own land - incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct highways access onto Bury Road, a classified unnumbered road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Layham

SITE ID:	HE23882
District:	Babergh
Parish:	Layham
Site Address	Land Adjacent Raworth Park, Layham, Hadleigh, Suffolk, IP7 5JU
Approx site area (ha):	0.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	Less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Within 5km of Hadleigh High School
21. Distance to GP surgery	A	Within 5km of Hadleigh Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23883
District:	Babergh
Parish:	Layham
Site Address	Land Adjacent Raworth Park, Layham, Hadleigh, Suffolk, IP7 5JU
Approx site area (ha):	0.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	G	Grade 4

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	Less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Within 5km of Hadleigh High School
21. Distance to GP surgery	A	Within 5km of Hadleigh Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23824
District:	Babergh
Parish:	Layham
Site Address	Layham Quarry Rands Road Layham Hadleigh Ipswich IP7 5RW
Approx site area (ha):	4.1
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.1113 ha
2. Allocation or Permission	Potentially Suitable	Site has no permissions and is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Power lines run through site with pylons on edge of site
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	R	Site is a current mineral extraction site
11. Formal recreation provision	G	No impact upon provision

12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	A	Site is within the 200m buffer of a County Wildlife site
17. Heritage assets	A	Site may impact upon a nearby listed building
18. Flood Risk	A	9.64% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m and 5km of Hadleigh Boxford Group practice
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Site is wholly within safeguarding area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Leavenheath

SITE ID:	HE23493
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the North of Cock Street, Leavenheath, C06 4PJ
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape and BMSDC National Landscape Project Areas
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and/or SSSI Impact Risk Zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	No Flood Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23515
District:	Babergh
Parish:	Leavenheath
Site Address	Land at Daltons Farm Plough Lane, C06 4PL
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	G	Brownfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape and BMSDC National Landscape Project Areas
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.2% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23487
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the South of Cock Street. Leavenheath, C06 4PJ
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	No within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	Site Includes a PROW
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly with Grade 2 Agricultural Land.
10. Neighbouring uses	G	No Known Issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape Area and BMSDC National Landscape Project
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI Impact Risk Zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Surface Water Coverage 0.2%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23517
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the East of Honey Lane, Leavenheath, C06 4NY
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Within 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23518
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the South of Honey Lane CO6 4NY
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining National Landscape + BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and/or SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	G	No Flood Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23510
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the west of Edies Lane, Leavenheath, Suffolk, CO6 4PA
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW on two sides of the Site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Church Square Surgery + Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23488
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the South of Harrow Street, Leavenheath, C06 4PW
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have a relevant extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	PROW on Edge of Site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly in Grade 2 and 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	5.3% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No relevant unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23490
District:	Babergh
Parish:	Leavenheath
Site Address	Land to the East of A134, Leavenheath, Suffolk, C06 4PL
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have a relevant extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly with Grade 2 and 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partly in Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.7% Surface Water Coverage 0.3% Flood Zone 2
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No relevant unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23291
District:	Babergh
Parish:	Leavenheath
Site Address	Agricultural Land, Plough Lane, Leavenheath CO6 4PH
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23503
District:	Babergh
Parish:	Leavenheath
Site Address	Land to E of St Matthew's Church, Leavenheath CO6 4PW
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use. Pumping Station

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly located within Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.5% Surface Water 0.8% Flood Zone 2 2.3% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Access to classified road via unknown road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23236
District:	Babergh
Parish:	Leavenheath
Site Address	Eastern parcel of land south of High Road, Leavenheath
Approx site area (ha):	2.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding -1.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway A Road A134, U Road High Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23222
District:	Babergh
Parish:	Leavenheath
Site Address	Western parcel of land south of High Road, Leavenheath
Approx site area (ha):	2.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Mitigation Zone.
16. Local Environmental Designations	G	Site is not located within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Outline Planning Application (Access to be considered all other matters reserved)
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access via U Road High Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23048
District:	Babergh
Parish:	Leavenheath
Site Address	Land on the east side of Edies Lane, Leavenheath, Colchester
Approx site area (ha):	12.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	12.6ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site adjoins a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	There is a public right of way on the edge of the site that would cause less than significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	A	Site adjoins a national Landscape

Special Character Areas		
14. Designations/allocations in Development Plan	G	site is not within a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within a designation
16. Local Environmental Designations	G	Site is not within a designation
17. Heritage assets	A	Site may impact on listed buildings
18. Flood Risk	A	4.6% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site is 800m to km from Nayland and Church Square Surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	G	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	likely viable due to existing planning permissions
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within Mineral Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Lindsey

SITE ID:	HE23686
District:	Babergh
Parish:	Lindsey
Site Address	Land to the south of the corner with Drinkstone Lane, IP7 6PP
Approx site area (ha):	0.37
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (1.05 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the buffer zone for Lindsey Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber – Approximately 1% - 49% covered-surface water flooding.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural field.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23319
District:	Babergh
Parish:	Lindsey
Site Address	Land to the west of The Tye, Lindsey, IP7 6PP
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use. Wholly within Water Recycling Centre buffer zone.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	A	Potential harm to grade 2 listed buildings adjacent to the site
18. Flood Risk	G	0.1% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23958
District:	Babergh
Parish:	Lindsey
Site Address	Church Road, Lindsey, Ipswich, IP7 6PS
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary. Lindsey not considered signifcant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm. (Church nearby)
18. Flood Risk	A	1.17% surface water flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Little Cornard

SITE ID:	HE23915
District:	Babergh
Parish:	Little Cornard
Site Address	Land West of Bures Road Sudbury CO10 0NN
Approx site area (ha):	1.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is wholly located within BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	9.82% Surface Water Coverage 9.0% Flood Zone 2 42.4% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Thomas Gainsborough School
21. Distance to GP surgery	A	Within 5km of Great Cornard Surgery + Meadow Lane Surgery + Hardwicke House Group Practice + Siam Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23964
District:	Babergh
Parish:	Little Cornard
Site Address	Blackhouse Farm, Blackhouse Lane, Little Cornard, Sudbury, CO10 0NL
Approx site area (ha):	7.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form and is located within a settlement boundary buffer
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision. But is adjacent an area of open space and opposite a recreation ground
12. Environmental designations	A	Site is adjoining a specific scientific interest zone.
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	9.75% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Wells Hall primary school.
20. Distance to Secondary School	G	Site is within 800m of Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Little Waldingfield

SITE ID:	HE23016
District:	Babergh
Parish:	Little Waldingfield
Site Address	Land North of Church Road. The Stables, Church Road, Little Waldingfield CO10 0SP
Approx site area (ha):	3.6
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	72

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments

5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	does not contribute to coalescence.
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	wholly greenfeld - agricultural/equestrian
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Adjacent to Little Waldringfield Conservation Area
18. Flood Risk	A	13.1% of site covered in SW flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site in excess of 5KM of secondary school
21. Distance to GP surgery	A	within 801-5km of Siam Surgery
22. Strategic Transport Corridor	A	not in strategic transport corridor
23. Distance to train station	R	In excess of 5km from railway station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Not evidenced
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Direct access to highway - classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

Long Melford

SITE ID:	HE23375
District:	Babergh
Parish:	Long Melford
Site Address	Land north of St. Catherines Road, Long Melford
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is 0.2719 ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within the Long Melford settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present adjacent to northern boundary of site causing less than significant issue.
8. Greenfield/Brownfield	G	Wholly within brownfield site
9. Agricultural Land Class	A	Wholly within Grade 3(a/b)
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	R	Site is located within Dedham Vale & Stour Valley national landscape project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. The site is partially within the Long Melford Conservation Area to the rear of several Grade II properties
18. Flood Risk	A	38.3% for surface water flooding
19. Distance to Primary School	G	Site is within 400m of Long Melford Church of England Primary School
20. Distance to Secondary School	A	Site is within 801 and 5km of Ormiston Sudbury Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately (0-5 years put on app form)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23876
District:	Babergh
Parish:	Long Melford
Site Address	Land off Springlands Way (Chilton Woods), Sudbury
Approx site area (ha):	45.1
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	750

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings - 45.2ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as the eastern half has enacted permission but the western half is available. (DC/22/05231)

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
6. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.

30. Coalescence	G	Green – No contribution to Coalescence
31. Developable area	A	Amber – Constraint present on site causing less than significant issue. Pylons and a public right of way.
32. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
33. Agricultural Land Class	A	Amber – Wholly Grades 2 and 3.
34. Neighbouring uses	G	Green – There are no neighbouring use issues.
35. Formal recreation provision	G	Green – Site would not impact on provision.
36. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
37. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
38. Designations/allocations in Development Plan	R	Red – Site is partially located within Chilton Fields- designated under saved policy CS4 of BDC Core Strategy Policies.
39. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is located within the National Landscape Project Area.
40. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
41. Heritage assets	G	Green – No potential harm.
42. Flood Risk	A	1% surface water flooding
43. Distance to Primary School	A	Amber – Site is within 800m of Woodhall primary school.
44. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Sudbury Academy secondary school.
45. Distance to GP surgery	A	Amber – Site is within 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery GPs.
46. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
47. Distance to train station	A	Amber – Site is within 5km of Sudbury train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments

48. Current use	G	Green – Site is vacant or could be developed immediately - agricultural land.
49. Unimplemented planning permissions	G	Green –No unimplemented permissions.
50. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
51. Economic viability	A	Amber – Development is marginal or unknown. No evidence provided.
52. Access to public highway	G	Green – Site has direct access to highway
53. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23128
District:	Babergh
Parish:	Long Melford
Site Address	land to the north of windmill hill, long melford, CO10 9AE
Approx site area (ha):	4.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	within a national landscape ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Viability is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23137
District:	Babergh
Parish:	Long Melford
Site Address	Land to the South of Mills Lane, Long Melford, Sudbury, CO10 0EQ
Approx site area (ha):	5.3
Proposed Use:	Housing (C3),
Proposed dwellings (if applicable):	90

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston secondary school and Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Meadow Lane GP and Great Cornard GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23536
District:	Babergh
Parish:	Long Melford
Site Address	Land off Station Road, Long Melford CO10 9HW
Approx site area (ha):	11.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	222

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (11ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no existing permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Potentially Suitable – site is not in Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary and significant built form.
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	A	Amber – UKPN apparatus on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. The site is an agricultural field.

9. Agricultural Land Class	A	Amber - Partly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Red – Site is located with the National Landscape.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – site is not within this designation.
16. Local Environmental Designations	A	Amber – Site is within 200m of a County Wildlife Site- Long Melford Disused Railway Line.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Long Melford CoE primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Sudbury Academy secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hardwicke House Sudbury GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. It is an agricultural field.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	A	Amber – Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23132
District:	Babergh
Parish:	Long Melford
Site Address	land to the west of kings lane, long melford sudbury CO10 0BG
Approx site area (ha):	15.8
Proposed Use:	Housing (C3),
Proposed dwellings (if applicable):	260

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	R	Located adjoining the county wildlife site and the 200m buffer
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	G	0.1% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Long Melford primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP and Meadow Lane GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23118
District:	Babergh
Parish:	Long Melford
Site Address	Land a High Street Farm, long melford, CO10 9BD
Approx site area (ha):	29.1
Proposed Use:	Housing (C3), Other - please specify
Proposed dwellings (if applicable):	525

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public rights of present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Largely grade 2 with small part of grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated listed buildings and the conservation area.
18. Flood Risk	A	2.4% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston (Sudbury) secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford GP, Lavenham GP and Siam (Sudbury) GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23359
District:	Babergh
Parish:	Long Melford
Site Address	Land off Springlands Way, Sudbury
Approx site area (ha):	45.2
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	903

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is below 0.25ha and does not have capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and UK Power Network 33kv towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grades 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	R	Site is partially within a Joint Local Plan Part 1 Saved Policy CS4 Chilton Fields
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building and a scheduled monument
18. Flood Risk	G	0.9% Surface Water Flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Woodhall (Sudbury) primary school.
20. Distance to Secondary School	G	Site is within 800m of Ormiston secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke GP, Siam GP, Great Cornard GP and Meadow Lane GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Milden

SITE ID:	HE23891
District:	Babergh
Parish:	Milden
Site Address	Land to South of Church Road Milden Suffolk
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	1.02% Surface Water Flood Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Church Street, Lavenham + Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Monks Eleigh

SITE ID:	HE23065
District:	Babergh
Parish:	Monks Eleigh
Site Address	Land to North of The Street, Monks Eleigh
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.9261 ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site adjoins a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A PROW runs through the site
8. Greenfield/Brownfield	A	Greenfeld site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site adjoins an area of open space
12. Environmental designations	G	Site is not within an designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within a IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	R	Site is within a conservation area and is in close proximity to several listed buildings
18. Flood Risk	G	0% flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site is within 800m to 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Part agricultural, part privately owned modern orchard
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23384
District:	Babergh
Parish:	Monks Eleigh
Site Address	Land South of Brent Eleigh Road
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Monks Eleigh settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3(a/b)
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within SSSI Impact Risk Zone
16. Local Environmental Designations	R	partially located within Monks Eleigh Wet meadow 200m buffer Wildlife site
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	0% surface water 5.9% flood zone 2 15.1% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23197
District:	Babergh
Parish:	Monks Eleigh
Site Address	Highland Farm, Land Adjoining the North of Monks Eleigh, Babergh
Approx site area (ha):	2.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.1% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area. Southern end of site is within this buffer zone, the rest of the site is outside of it.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23743
District:	Babergh
Parish:	Monks Eleigh
Site Address	Bridge Farm Barns, Hadleigh Road, Monks Eleigh, Hadleigh, Suffolk. IP7 7AY
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within Brent Eleigh settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Part brownfield, part greenfield
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre adjacent.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset - Brent Eleigh Conservation Area
18. Flood Risk	A	approximately 2.17% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve. (18 months for current tenants to leave)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23744
District:	Babergh
Parish:	Monks Eleigh
Site Address	Land to the South of Hadleigh Road, opposite 'The Rise', Hadleigh Road. Monks Eleigh, Hadleigh, Suffolk.
Approx site area (ha):	13.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	140

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Brent Eleigh settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is partly Grade 3 and partly Grade 2 agricultural land
10. Neighbouring uses	G	here are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Monks Eleigh Conservation Area
18. Flood Risk	A	approximately 3.14% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Nayland with Wissington

SITE ID:	HE23278
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Site adjacent Meadow Cottages, Wiston Road, Nayland, Suffolk. CO6 4LT.
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	no known site-specific issues.
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	wholly Grades 2 and 3
10. Neighbouring uses	G	there are no neighbouring use issues

11. Formal recreation provision	G	site would not impact on provision
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	site is wholly located within National Landscape and BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is wholly located within protected habitats mitigation zone and Sites of Special Scientific Interest area.
16. Local Environmental Designations	A	Site is partially within the county wildlife site buffer
17. Heritage assets	G	no potential harm
18. Flood Risk	A	1.9% surface water flooding
19. Distance to Primary School	A	site is within 401m and 800m Nayland primary school
20. Distance to Secondary School	R	site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Nayland GP Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	up to two expired permissions in the last 10 years. DC/21/00369 -outline
26. Site ownership	G	full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a Minerals Consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23446
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Land Northeast of Harpers Hill Nayland, Sudbury
Approx site area (ha):	6.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	55

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Partly brownfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designation.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is within county wildlife site buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 1% - 49% covered.
19. Distance to Primary School	G	Site is within 400m of Nayland primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Nayland GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23731
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Land on the South West Gravel Hill, Nayland, Suffolk, CO6 4JB
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Nayland settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site wholly within National Landscape and National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm as site located within Nayland Conservation Area
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Nayland Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23868
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Paddock Grove, Nayland, Colchester, CO6 4FU
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.7ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site- agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Red – Site is wholly located within a National Landscape.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is within the National Landscape Project Area and Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence.
16. Local Environmental Designations	R	Red- Site is located within the County Wildlife Sites 200m Buffer for Harpers Hill Grassland.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Nayland primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m from Nayland Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23742
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Land Adjacent Meadow Cottages, Wiston Road, Nayland. Nr Colchester. CO6 4FR.
Approx site area (ha):	2.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Nayland settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site partly in Grade 2 and partly in Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape and National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 1.77% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Nayland Primary School.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24129
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Land East of Heycroft Way, Nayland, Colchester
Approx site area (ha):	2.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	R	Would result in partial loss of existing provision of Accessible Natural Green Space known as Harpers Grove.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designated National Landscape area and BMSDC National Landscape project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest area and a Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Conservation Area adjoining the east of the site.
18. Flood Risk	A	Approximately 2.98% is covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Nayland primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Nayland Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23741
District:	Babergh
Parish:	Nayland-with-Wissington
Site Address	Land At Little Bulmer Farm, Wiston Road, Nayland, Colchester, CO6 4LT
Approx site area (ha):	6.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Nayland settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site partly Grade 3 and part Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape and National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 6.33% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Nayland Primary School
20. Distance to Secondary School	R	in excess of 5km from a secondary school
21. Distance to GP surgery	G	within 800m of Nayland Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Nedging with Naughton

SITE ID:	HE23420
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land North of Ipswich Road Nedging Tye
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha (developable 0.1ha)
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	A	Site partially in buffer or adjacent
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	Grade II property adjoining the site
18. Flood Risk	A	Approximately 4.6% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23419
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land South of Ipswich Road Nedging Tye
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	R	Site entirely in the buffer zone for Water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.9% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23000
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land Off Crowcroft Road NedgingTye IP77HR
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	wholly greenfield.
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI risk zone, You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	2.4% SW flooding
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Within 5km of Bildeston GP surgery
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	sole owner, no evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	R	Red – Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23421
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land North of Nedging Road
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Nedging settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3.5% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24134
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land north of Ipswich Road, Nedging
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within these designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2% surface water flooding
19. Distance to Primary School	R	in excess of 800m from a primary school
20. Distance to Secondary School	R	in excess of 5km from a secondary school
21. Distance to GP surgery	A	Within 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Outside Transport Corridor
23. Distance to train station	R	In excess of 5km to a Train Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence submittmed
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24135
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land south of Nedging Road, Nedging
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset. Grade 2 listed Old Mill House north of the site
18. Flood Risk	A	1.2% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Outside of transport corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24136
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land north of Nedging Road, Nedging
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. Grade 2 The Old Mill House
18. Flood Risk	A	2.3% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Outside of Transport Corridor
23. Distance to train station	R	In excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24133
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land at Whatfield Road, Nedging
Approx site area (ha):	2.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to nearby conservation area and listed buildings.
18. Flood Risk	A	1.5% surface water flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Outside of Transport Corridor
23. Distance to train station	R	In excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24179
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land south of Ipswich Road Extended
Approx site area (ha):	6.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 4.97%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is in use but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24181
District:	Babergh
Parish:	Nedging with Naughton
Site Address	Land North of Ipswich Road Nedging Tye Extended
Approx site area (ha):	9.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations I

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Oil Pipeline Abandoned present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site Buffer
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 4.43%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions

26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Newton

SITE ID:	HE23174
District:	Babergh
Parish:	Newton
Site Address	Site adjacent Gothic House, Sudbury Road, Newton, Suffolk. CO10 0QJ.
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield but looking at the satellite was unsure but appears to be lawn area.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	R	Would result in loss of existing provision (Greenland)
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a designation. (Green space)
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is partially located within 200m County Wildlife sites
17. Heritage assets	A	there is a possibility of harm to designated heritage assets.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough and Orminston Sudbury secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23279
District:	Babergh
Parish:	Newton
Site Address	Site behind Gothic House and adjacent to Redhouse Close, Sudbury Road, Newton, Sudbury Suffolk.
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	site is not at all located within the designation.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence.
7. Developable area	G	no known site-specific issues.
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	wholly Grade 2
10. Neighbouring uses	G	there are no neighbouring use issues

11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision. Newton Neighbourhood Plan Green space polices.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area'.
14. Designations/allocations in Development Plan	R	site is wholly located within Newton Neighbourhood Plan Green space polices.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is within a designation county wildlife site 200m buffer. North area of site is outside of this area.
17. Heritage assets	G	no potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston and Thomas Gainsborough secondary schools.
21. Distance to GP surgery	A	site is within 800m – 5km of Siam Surgery, Great Cornard, Meadow Lane Surgery, Hardwicke House Group Practice GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	G	full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23147
District:	Babergh
Parish:	Newton
Site Address	Site adjacent Blacksmiths Close, Sudbury Road, Newton. CO10 0XW
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings.- 0.8ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Part of the site has been built on but the remainder of the site requires further assessment. DC/21/00483: Full Planning Application - Erection of 1No. bungalow (amended scheme to replace plots 8 and 9

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	R	Red – Would result in loss of existing provision- Green Space designated by Newton Neighbourhood Plan policy NEWT3.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red- Site is Green Space designated by Newton Neighbourhood Plan policy NEWT3.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	A	Amber – Site is within 200m of Newton Green County Wildlife Site
17. Heritage assets	A	Amber – there is a possibility of harm to designated Grade II Gothic House to the south-east.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Sudbury Academy and Thomas Gainsborough secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor

23. Distance to train station	A	Amber – Site is within 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23160
District:	Babergh
Parish:	Newton
Site Address	Site adjacent Assington Road, Newton, Sudbury. Suffolk. CO10 0QX.
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	44

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.1% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough School + Ormiston Sudbury Academy
21. Distance to GP surgery	A	Within 5km of Great Cornard Surgery + Meadow Lane Surgery + Siam Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23462
District:	Babergh
Parish:	Newton
Site Address	Land to the north of Land to the north of Assington Road, Newton, CO10 0QX
Approx site area (ha):	17.7
Proposed Use:	Housing (C3), Other - please specify
Proposed dwellings (if applicable):	320

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is partially adjoining a 200m buffer of a county wildlife site
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	12.7% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Great Cornard, Siam and Meadow Lane Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24185
District:	Babergh
Parish:	Newton
Site Address	Land South of Rotten Row and east of Thatch Cottage Sackers Green
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 2.37%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23711
District:	Babergh
Parish:	Newton
Site Address	Site adjacent Red House Close, Sudbury Road, Newton, Sudbury, CO10 0TY
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Would result in loss of existing provision (Neighbourhood Plan Green Space)
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a designation. Neighbourhood Plan Green Space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	R	Site is partially located within a designation - 200m Buffer County Wildlife Sites
17. Heritage assets	A	there is a possibility of harm to designated heritage asset. Grade 2 listed buildings on Sudbury Road
18. Flood Risk	G	No flood risk
19. Distance to Primary School	R	Site is over 800m from a Primary School
20. Distance to Secondary School	A	Site is within 5km of Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	A	Within 5km of Hardwicke House, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Outside of Transport Corridor
23. Distance to train station	A	Within 5km of Sudbury Train Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24186
District:	Babergh
Parish:	Newton
Site Address	Land east of Rectory Road
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	37

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site

9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.57%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23736
District:	Babergh
Parish:	Newton
Site Address	Land South of Newton Leys, Newton, Sudbury, CO10 0QE
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 3.33% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is within 801m and 5km of Ormiston Sudbury Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23976
District:	Babergh
Parish:	Newton
Site Address	Land North of Sudbury Road, Newton CO10 0QH
Approx site area (ha):	4.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage asset.
18. Flood Risk	G	less than 1% flooding risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston Sudbury and Thomas Gainsborough secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Meadow Lane, Siam Surgery, Great Cornard Surgery and Hardwicke House GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Polstead

SITE ID:	HE23134
District:	Babergh
Parish:	Polstead
Site Address	Land East of Heath Road, CO6 5BG
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Polstead settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining ancient woodland designation

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within PHZ and SSSI impact risk zone
16. Local Environmental Designations	R	Site is wholly located within County Wildlife sites 200m buffer zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.4% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23867
District:	Babergh
Parish:	Polstead
Site Address	Bradshaws, Alverstoke Farm, White Street Green, Polstead, Colchester, CO6 5DW
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.75ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)

6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Red- site is within the National Landscape.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence.
16. Local Environmental Designations	R	Red- Site within County Wildlife Sites 200m Buffer- Broom Hill Wood.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Nayland Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23982
District:	Babergh
Parish:	Polstead
Site Address	Land to the North of Hadleigh Road, Calais Street, Boxford
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Boxford - Calais Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 3.23% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24199
District:	Babergh
Parish:	Polstead
Site Address	Land south of Hadleigh Road, Calais Street, Boxford
Approx site area (ha):	2.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone, SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.29%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23739
District:	Babergh
Parish:	Polstead
Site Address	Land at Bower House Tye CO6 5BZ
Approx site area (ha):	3.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	120

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade 2 heritage assets adjacent
18. Flood Risk	A	0.50% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Preston St Mary

SITE ID:	HE23932
District:	Babergh
Parish:	Preston St Mary
Site Address	Land at Parsonage Farm, The Street, Preston St Mary, CO19 9NQ
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Church Street Lavenham and Bildeston Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Refused application DC/22/05582.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Raydon

SITE ID:	HE23168
District:	Babergh
Parish:	Raydon
Site Address	Land East of Brett Vale Gold Club and South of The Gardens, Raydon IP7 5LR
Approx site area (ha):	8.1
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use,
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	A	3.2 % surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt and Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of The Surgery (Capel St Mary) and Constable Country Rural Medical Practice.
22. Strategic Transport Corridor	G	Site is partly within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23917
District:	Babergh
Parish:	Raydon
Site Address	Land East of Noakes Road
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
6. Existing built form	A	Site is adjacent to existing built form or settlement boundary
30. Coalescence	G	No Coalescence
31. Developable area	G	No known issues
32. Greenfield/Brownfield	A	Greenfield Site
33. Agricultural Land Class	A	Within Grade 2 Agricultural Land
34. Neighbouring uses	G	There are no neighbouring use issues
35. Formal recreation provision	G	Site would not impact on provision

36. Environmental designations	G	Site is not located within or adjoining any designations listed
37. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
38. Designations/allocations in Development Plan	G	Site is not within any designations
39. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and SSSI impact risk zones
40. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
41. Heritage assets	G	No potential harm
42. Flood Risk	G	No Flood Risk Coverage
43. Distance to Primary School	R	Site is in excess of 801m of primary school
44. Distance to Secondary School	A	Within 5km of East Bergholt High School + East Bergholt High School
45. Distance to GP surgery	A	Within 5km of The Surgery, Capel St. Mary + Constable Country Rural Medical Practice
46. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
47. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
48. Current use	G	Site is vacant or could be developed immediately
49. Unimplemented planning permissions	G	No unimplemented permissions
50. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
51. Economic viability	A	Development is marginal or unknown
52. Access to public highway	G	Site has direct access to highway
53. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23911
District:	Babergh
Parish:	Raydon
Site Address	Land West of Noakes Road
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	8.08% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School + Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country Rural Medical Practice + The Surgery, Capel St. Mary + Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23840
District:	Babergh
Parish:	Raydon
Site Address	Land on the south side of Woodlands Road, Raydon.
Approx site area (ha):	3.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings - 3.5ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber- grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within the SSSI Impact Risk Zone and the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the south-west.
18. Flood Risk	A	Amber- 2.88% surface water flood risk.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hadleigh High and East Bergholt secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of Constable Country, Hadleigh Boxford Group Practice and The Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Semer

SITE ID:	HE23283
District:	Babergh
Parish:	Semer
Site Address	Cosford Rise, Semer, Ipswich, IP7 6HL
Approx site area (ha):	3.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	part of the site has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Partly brownfield site. 50% greenfield 50%brownfield
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.9% surface water flooding covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Health Centre and Bildeston Health Centre GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Shimpling

SITE ID:	HE23328
District:	Babergh
Parish:	Shimpling
Site Address	Land East of Shimpling Street
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Rights of Way (PRoW) present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 5% Surface Water Flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23334
District:	Babergh
Parish:	Shimpling
Site Address	Land South of Barnfield, Shimpling
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within Protected Habitats Zone of Influence and is unlikely to have a harmful effect on Sites of Special Scientific Interest (SSSIs). No need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23337
District:	Babergh
Parish:	Shimpling
Site Address	Land South of Slough Hill, Shimpling
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Grade 2 listed building 'Athe Cottage'.
18. Flood Risk	A	Approximately 2% surface water flooding only.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23330
District:	Babergh
Parish:	Shimpling
Site Address	Land South of Gents Lane, Shimpling
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly in Grades 2.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within Protected Habitats Zone of Influence and is unlikely to have a harmful effect on Sites of Special Scientific Interest (SSSIs). No need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24000
District:	Babergh
Parish:	Shimpling
Site Address	Maltings Farm, The Street, Shimpling, Bury St. Edmunds, IP29 4HS
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shimpling Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II heritage asset adjacent
18. Flood Risk	A	Site area is approximately 2.11% covered by surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant (residential garden)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23996
District:	Babergh
Parish:	Shimpling
Site Address	Slough Hill, Shimpling, Bury St. Edmunds, IP29 4HN
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site wholly not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shimpling Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Site partially in Grade 2 and partially in Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade 2 listed heritage asset opposite
18. Flood Risk	A	approximately 9.67% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23904
District:	Babergh
Parish:	Shimpling
Site Address	Slough Hill, Shimpling, Bury St. Edmunds, IP29 4HN
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	25.26% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23723
District:	Babergh
Parish:	Shimpling
Site Address	land fronting North-east side of Gents Lane, Gents Lane, Shimpling, Bury St Edmunds, Suffolk IP29 4HP
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shimpling Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.43% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23905
District:	Babergh
Parish:	Shimpling
Site Address	Slough Hill, Shimpling, Bury St. Edmunds, IP29 4HN
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	12.17% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23901
District:	Babergh
Parish:	Shimpling
Site Address	Shimpling Place, The Street, Shimpling, Bury St. Edmunds, IP29 4HS
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	PROW on edge of Site, No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	7.69% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23752
District:	Babergh
Parish:	Shimpling
Site Address	Place Farm The Street Shimpling Bury St Edmunds IP29 4HS
Approx site area (ha):	0.7
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shimpling Street settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Partly brownfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade 2 heritage asset adjacent
18. Flood Risk	A	approximately 5.97% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23839
District:	Babergh
Parish:	Shimpling
Site Address	Land East of Shimpling Street
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.9ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber- grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the west of the site.
18. Flood Risk	A	Amber- 14.38% surface water flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately

25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Shotley

SITE ID:	HE23396
District:	Babergh
Parish:	Shotley
Site Address	King Edward VII Drive, Shotley Marina, Shotley Suffolk. IP7 1QR
Approx site area (ha):	0.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site has capacity for at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Shotley Gate settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Wholly brownfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	R	Would result in loss of existing provision - open space designation
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining a designation or within a national landscape 'project area' - Suffolk Coastal and Heaths
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Habitat Protection Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to Shotley Gate Conservation Area
18. Flood Risk	A	0% Surface Water 6.7% flood zone 2 24.7% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of The Harwich School secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Shotley Surgery GP
22. Strategic Transport Corridor	A	Site is outside of Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23460
District:	Babergh
Parish:	Shotley
Site Address	Land south of The Street, Shotley Street, Shotley, Ipswich
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	G	0.2% covered.
19. Distance to Primary School	G	Site is within 400m of Shotley primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of The Harwich secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Shotley Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. (internal appraisal taken place)
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23297
District:	Babergh
Parish:	Shotley
Site Address	Land to the east of The Street B1456, Shotley
Approx site area (ha):	6.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grades 2 (small area of southwest corner is grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designation, National Landscape and BMSDC National Landscapes project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation, Sites of Special Scientific Interest impact risk zone and a Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Top northwest corner of site is within 401 and 800m of Shotley primary school; the rest is outside of this zone.
20. Distance to Secondary School	A	Site is within 801m and 5km of The Harwich School and Felixstowe secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Shotley Surgery GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided. No title map
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE22989
District:	Babergh
Parish:	Shotley
Site Address	Land to North of The Street, Shotley
Approx site area (ha):	7.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues. UKPN 33KV poles adjacent to northern site boundary

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade two
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision. Adjacent to green space 2025 - allotments
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Amber – Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within SSSI impact risk zone.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	A	Amber – Approx. 50% of site is within 401m and 800m of Shotley primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school, although shotley pupils already lie within catchment and bus route for Holbrook academy.
21. Distance to GP surgery	G	Green – Site is less than 800m of shotley GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use (agricultural cropped land) but its current use does not require relocation
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Sole owner - incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct highways access onto The Street, a B road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23776
District:	Babergh
Parish:	Shotley
Site Address	Land off the B1456, south of Nether Hall and close to Rose Farm, Shotley, Ipswich, Suffolk, IP9 1PH
Approx site area (ha):	0.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% in flood zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary.
6. Coalescence	G	does not contribute to coalescence
7. Developable area	A	PROW along site boundary causing less than significant issue.
8. Greenfield/Brownfield	A	greenfield - application form states brownfield, but looks greenfield
9. Agricultural Land Class	A	Wholly grade 2
10. Neighbouring uses	A	amber - within water recycling centre buffer zone

11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Adjacent to national landscape and within project area - suffolk coast and heaths
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located withinstour and orwell esturaries special protection zone & SSSI impact risk zone - Natural England's statutory advice on these potential impacts is set out below: Further information required - recreational pressure impact
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Site is within 800m buffer of shotley primary school
20. Distance to Secondary School	A	Within 801m-5km of Harwich High School. It is outside 5km from Holbrook High school, but within their catchment and I believe on their bus route.
21. Distance to GP surgery	A	Within 801-5km of shotley GP
22. Strategic Transport Corridor	A	Outside strategic transport corridor
23. Distance to train station	R	More than 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. DC/23/01930 withdrawn
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	– Development is marginal or unknown.
28. Access to public highway	G	Direct access onto highway - B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Wholly lies within minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23890
District:	Babergh
Parish:	Shotley
Site Address	8 East View Terrace, Shotley Gate, Ipswich, Suffolk IP9 1NT
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	70% Greenfield + 30% Brownfield
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is partially in National Landscape and wholly located within a BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No Potential Harm
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of The Harwich School + SET Felix Primary School
21. Distance to GP surgery	A	Within 5km of Shotley Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23774
District:	Babergh
Parish:	Shotley
Site Address	Land to the east of The Street B1456, Shotley
Approx site area (ha):	3
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	71

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PROW traverses the site, causing less than significant issue.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Does not impact on provision. adjacent to shotley village hall
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Whooly lies within project area - Suffolk Coast & Heaths
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly lies within PHMZ zone - Stour and Orwell Estuaries Special Protection Area
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Green – Potential to affect Rose Farmhouse, grade two listed & immediately adjacent.
18. Flood Risk	A	1.98% SW Flood
19. Distance to Primary School	G	Within 400m of SHotley Primary School
20. Distance to Secondary School	A	Within 801-5km of Harwich High school. Although in excess of 5km from Holbrook High School, I believe it lies close to the bus route for Holbrook High.
21. Distance to GP surgery	G	Within 800m of Shotley GP
22. Strategic Transport Corridor	A	Not within strategic transport corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	DC/22/06397 - withdrawn - No unimplemented permissions.
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Direct access onto highway - B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23775
District:	Babergh
Parish:	Shotley
Site Address	Kingsland, Shotley, Ipswich, IP9 1NB
Approx site area (ha):	4.6
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% in FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to settlement boundary and significant built form
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	A	PROWS along two site boundaries, causing less than significant issue.
8. Greenfield/Brownfield	A	wholly greenfield

9. Agricultural Land Class	A	Wholly grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Adjacent to national landscape area, wholly within project area - suffolk coast & Heaths
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHMZ (Stour and Orwell Estuaries special protection area) and SSSI impact risk zone - you should consult Natural England on the proposed development at this location.
16. Local Environmental Designations	A	Adjacent to 200m buffer for county wildlife site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	6.13% SW flood
19. Distance to Primary School	A	Within 400-800m of shotley primary school
20. Distance to Secondary School	A	Within 801-5km of harwich high school, although outside 5km from Holbrook high school, it lies within their catchment and very close to bus stop on school bus route.
21. Distance to GP surgery	G	Within 800m of shotley GP
22. Strategic Transport Corridor	A	outside strategic transport corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Not evidenced

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Direct highway access - unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Wholly lies within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Sproughton

SITE ID:	HE23056
District:	Babergh
Parish:	Sproughton
Site Address	Land to the Rear of Chantry View, Hadleigh Road, Ipswich, IP2 0BT
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.5910 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site has4.5% in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site is adjacent to a settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	Site is located directly on a historic landfill
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	A	There are non-designated heritage assets adjacent to the site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ
16. Local Environmental Designations	A	Site is adjacent to a county wildlife site
17. Heritage assets	A	There are non-designated heritage assets and an area of parks and gardens adjacent to the site
18. Flood Risk	A	2.4% surface Water Flooding 1.2% Flood zone 2 4.5% Flood Zone 3
19. Distance to Primary School	R	site is in excess of 801m of a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Ormiston Endeavour Academy, Chantry Academy, Stoke High School, Northgate High School and Westbourne Academy
21. Distance to GP surgery	A	site is within 800m to 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	site is within the transport corridor
23. Distance to train station	G	Site is within 800m and 5km of Ipswich Train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	site has no unimplemented permissions
26. Site ownership	G	Full Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a mineral's consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23296
District:	Babergh
Parish:	Sproughton
Site Address	Land to North of London Road, Ipswich, IP2 0SS
Approx site area (ha):	1.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Wholly brownfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	ite is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Protected Habitat Mitigation Zone and Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	R	Site is wholly located within a designation, County Wildlife site 200m buffer and adjacent to a County Wildlife Site.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Site adjoins Chantry Park, a designated Parks and Gardens site.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Sprites, Ipswich and The Oaks, Ipswich, primary schools.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry, Westborne, Ormiston Endeavour Academy and Stoke High School secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Pinewood Surgery GP, North east of site is just outside this zone
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	G	Full evidence provided

RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23326
District:	Babergh
Parish:	Sproughton
Site Address	Land adjacent Sprouqhton House, Sprouqhton IP8 3AP
Approx site area (ha):	4.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly within Local Landscape Sensitivity area and adjacent to non-Designated Heritage Asset.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zone - NE should be consulted.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to non-designated heritage asset and Garde 2 listed building.
18. Flood Risk	A	2% Surface water flooding only.
19. Distance to Primary School	G	Site is within 400m of Sproughton Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of 4 secondary schools: Ormiston Endeavour Academy, Chantry Academy, Westbourne Academy and Stoke High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23361
District:	Babergh
Parish:	Sproughton
Site Address	Land to South of Hadleigh Road A1071 (Beagle Roundabout) at Swan Hill
Approx site area (ha):	4.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.5% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry, Stoke and Westbourne secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is likely viable and assessment has been carried out but there is no evidence.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23461
District:	Babergh
Parish:	Sproughton
Site Address	Land off Church Lane, Sproughton, Ipswich, Suffolk
Approx site area (ha):	7.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.

10. Neighbouring uses	R	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially located within a Local Landscape Sensitivity Zone
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within protected habitats mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.46% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Sproughton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston, Stoke, Chantry and Westbourne secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24118
District:	Babergh
Parish:	Sproughton
Site Address	Geest House, Hadleigh Road, Sproughton, IP2 0DH
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Wholly brownfield site
9. Agricultural Land Class	G	Urban.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within a protected habitat mitigation zone.
16. Local Environmental Designations	R	Site is wholly located within a designated County Wildlife Sites 200m buffer.
17. Heritage assets	A	There is a possibility of harm to designated Parks and Gardens -Chantry Park is opposite the site.
18. Flood Risk	G	0% flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Ranelagh primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km Ormiston Endeavour Academy, Chantry Academy, Stoke High School, Northgate High School, Westbourne secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	R	Three or more expired permissions. Current applications are; B/16/01469 -Granted DC/18/01181 - Granted

		DC/19/00999 -Granted DC/22/02023 -Granted DC/23/01745 - Refused
26. Site ownership	G	Full evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23791
District:	Babergh
Parish:	Sproughton
Site Address	Land off Church Road, Sproughton
Approx site area (ha):	3.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.2490 ha
2. Allocation or Permission	Potentially Suitable	site is allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	37.0% in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade3 land
10. Neighbouring uses	A	There is a water recycling centre on site and historic landfill near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any designations
18. Flood Risk	R	50.77% Surface Water 50.0% Flood Zone 2 37.0% Flood Zone 3
19. Distance to Primary School	G	Site is within 400m of Sproughton primary
20. Distance to Secondary School	A	Site is within 800m to 5km of Ormiston endeavour academy, Chantry Academy, Stoke high school and Westbourne academy
21. Distance to GP surgery	A	Site is within 800m to 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Ipswich Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23798
District:	Babergh
Parish:	Sproughton
Site Address	Land East of Bramford Road, West of Sproughton Hall, IP8 3AA
Approx site area (ha):	3.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Sproughton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	R	132kv poles towers present on site causing significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a Special Character Area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade 2 buildings adjacent and non-designated heritage assets adjacent
18. Flood Risk	G	0.01% covered in surface water flooding
19. Distance to Primary School	G	Site is within 400m of Sproughton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24194
District:	Babergh
Parish:	Sproughton
Site Address	Land west of Loraine Way, Sproughton
Approx site area (ha):	4.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.3594 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not in any desigantions

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	partly brownfield
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	no issues
11. Formal recreation provision	G	would not result in loss of provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	A	Site is adjacent to an area of green space and a special character area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	potential harm to nearby non designated heritage assets
18. Flood Risk	A	2.43% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400m to 800m of Sproughton primary
20. Distance to Secondary School	A	Site is within 800m to 5km of Westbourne Academy, Claydon High School, Ormiston Endeavour Academy, Chantry Academy and Stoke High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied but the relocation would not take a significant time to achieve
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Stanstead

SITE ID:	HE23223
District:	Babergh
Parish:	Stanstead
Site Address	Land East of Upper Street, Stanstead
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is below 0.25ha and does not have capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	Surface Water Flooding- 3.4%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access. - C Upper Street
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23318
District:	Babergh
Parish:	Stanstead
Site Address	Land South of Alston Crescent
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use, terminal Power Station partially in the east of the site.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designation, BMSDC national landscapes project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	14.4% surface water 0.3% covered by Flood zone 2 0% covered by flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Glemsford GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23836
District:	Babergh
Parish:	Stanstead
Site Address	Land East of Upper Street, Stanstead CO10 9AU
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.74ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site.

9. Agricultural Land Class	A	Amber- grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the north and west.
18. Flood Risk	A	Amber- 2.25% surface water flood risk.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Glemsford Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Stoke by Nayland

SITE ID:	HE23083
District:	Babergh
Parish:	Stoke by Nayland
Site Address	Land West of Sudbury Road, Stoke by Nayland
Approx site area (ha):	0.9
Proposed Use:	Housing (C3), Other - please specify
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield.
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	R	Site is wholly located within the National Landscape and Project Area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within protected habitats zone and SSSI impact risk zone.
16. Local Environmental Designations	A	Site is partially adjoining a country wildlife site and roadside nature recovery.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	11% surface water flood risk
19. Distance to Primary School	A	Site is within 800m of Stoke-by-Nayland primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Nayland GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	A	Has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23533
District:	Babergh
Parish:	Stoke by Nayland
Site Address	Land to the west of Calves Lane, Stoke by Nayland, Suffolk, CO6 4RR
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site does not have existing planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Red – Site is wholly located within the National Landscape.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within the Protected Habitats Zone of Influence.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	6.2% surface water
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Nayland GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its current use does not require relocation. (Agricultural field.)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23085
District:	Babergh
Parish:	Stoke by Nayland
Site Address	Land South of Butt Road, Stoke by Nayland
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly located within a National Landscape and project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within the Protected Habitats Zone of Influence and SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located within any designations listed.
17. Heritage assets	R	Located within a conservation area and there is a possibility of harm to the setting of a listed building.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Stoke-by-Nayland primary school.
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Nayland GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a minerals consultation area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23282
District:	Babergh
Parish:	Stoke by Nayland
Site Address	Land north of Sudbury Road, Stoke By Nayland, CO6 4RH
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designation national landscape area and BMSDC national landscape project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation Sites of Special Scientific Interest impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	A	Site is partially adjoining a designated county wildlife site 200m buffer..
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.9% covered by surface water flooding
19. Distance to Primary School	G	Site is within 400m of Stoke by Nayland primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Nayland GP surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23055
District:	Babergh
Parish:	Stoke by Nayland
Site Address	Land North of the B1068, Stoke by Nayland
Approx site area (ha):	2.9
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.9016 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a National Landscape and a project area

14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ
16. Local Environmental Designations	G	site is not within any designations
17. Heritage assets	R	site is partly within a conservation area, and a listed building is located adjacent to the site
18. Flood Risk	G	0% flooding
19. Distance to Primary School	G	Site is within 400m of Stoke by Nayland primary school
20. Distance to Secondary School	R	site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site is within 801m and 5km of nayland surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Marginal or unknown
28. Access to public highway	G	site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Stratford St Mary

SITE ID:	HE23073
District:	Babergh
Parish:	Stratford St Mary
Site Address	Yewtree House, Higham Road, Stratford St. Mary, CO7 6JU
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.8ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Potential loss of 'tennis court' on site
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	R	Site is located within a national landscape and project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	No impact on any Heritage assets
18. Flood Risk	A	21.8% Surface water Flooding
19. Distance to Primary School	G	Site is within 400m of Stratford St mary primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of East Bergholt High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Constable Country Rural Medical Practice
22. Strategic Transport Corridor	G	Site is within the Transport Corridor
23. Distance to train station	A	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24203
District:	Babergh
Parish:	Stratford St Mary
Site Address	Land north of Church Road, Stratford St Mary, CO7 6LZ
Approx site area (ha):	5.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is within National Landscape
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within protected habitat mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to conservation area
18. Flood Risk	G	0% covered
19. Distance to Primary School	A	Site is within 401m and 800m of Stratford St Mary primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Country (East Bergholt) GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Manningtree train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Stutton

SITE ID:	HE23254
District:	Babergh
Parish:	Stutton
Site Address	Land to the south of B1080 Manningtree Road, Stutton, IP9 2FE
Approx site area (ha):	5.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is partially or wholly located within both National Landscape and the National Landscape Project Area
14. Designations/allocations in Development Plan	A	Site is adjoining a Viewpoint designated within the neighbourhood plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.3%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Stutton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23369
District:	Babergh
Parish:	Stutton
Site Address	Stutton House Farm, Stutton, Ipswich IP9 2SD
Approx site area (ha):	19.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly located within Suffolk Coast & Heaths National Landscape.
14. Designations/allocations in Development Plan	A	Site is adjoining a Stutton viewpoint of significance.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones. Need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 1% surface water flooding only.
19. Distance to Primary School	A	Site is within 401m and 800m of Stutton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of the Holbrook and Shotley Practice GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24182
District:	Babergh
Parish:	Stutton
Site Address	Land North of Church Field Road, Stutton, IP9 2SD
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site

9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is partially or wholly located within a National Landscape and the National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 7.7%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided

RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23908
District:	Babergh
Parish:	Stutton
Site Address	The Stables Woodfield Lane Stutton IP9 2ST
Approx site area (ha):	0.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a BMSDC National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	No potential harm
18. Flood Risk	A	2.01% Surface Water Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Stutton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Within 5km of The Holbrook And Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23825
District:	Babergh
Parish:	Stutton
Site Address	Grange House, Manningtree Road, Stutton, IP9 2SW
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.8965 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not allocated and has no permissions
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is within a settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Mostly greenfield but there is an existing dwelling on site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	R	Site is within a national landscape and a project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact on nearby heritage assets
18. Flood Risk	G	0% flooding
19. Distance to Primary School	A	Site is within 400m to 800m of Sutton primary School
20. Distance to Secondary School	A	Site is within 800m to 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m and 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23787
District:	Babergh
Parish:	Stutton
Site Address	Land to the south of B1080 Manningtree Road, Stutton, IP9 2FE
Approx site area (ha):	1.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.1076 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has the access for one permission on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	R	Site is within a national landscape and a project area

Special Character Areas		
14. Designations/allocations in Development Plan	A	Site is next to serval non-designated heritage assets
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ
16. Local Environmental Designations	G	Site is not in any designation
17. Heritage assets	A	Site may impact upon several nearby heritage assets
18. Flood Risk	A	1.19% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400m and 800m of Sutton Primary
20. Distance to Secondary School	A	Site is within 800m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m and 5km of Holbrook and Shotley practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24029
District:	Babergh
Parish:	Stutton
Site Address	Land East of Ambermere Alton Hall Lane Stutton
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Stutton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 2 agri land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within Suffolk Coasts and Heath
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Stutton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23786
District:	Babergh
Parish:	Stutton
Site Address	Land to the north of B1080 Holbrook Road, Stutton, IP9 2RY
Approx site area (ha):	10.6
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	10.6435 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There is a pumping station near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and	R	Site is in a project area and adjacent to a national landscape area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PHMZ
16. Local Environmental Designations	A	Site is within the 200m buffer of a County Wildlife Site
17. Heritage assets	A	Site may impact upon nearby heritage assets
18. Flood Risk	A	0.97% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Stutton primary school
20. Distance to Secondary School	A	Site is within 800m and 5km from Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m and 5km of the Holbrook and Shotley practice
22. Strategic Transport Corridor	A	Site is not in the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence has been provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24076
District:	Babergh
Parish:	Stutton
Site Address	Land North of Holbrook Road, Stutton, IP9 2NY
Approx site area (ha):	2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is wholly located within National Landscape Project Area Suffolk Coast and Heaths.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Stutton Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Holbrook and Shotley Practice GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23998
District:	Babergh
Parish:	Stutton
Site Address	Post Office Farm, Church Road, Stutton, IP9 2SJ
Approx site area (ha):	2.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Sutton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	G	partly brownfield
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly within AONB Suffolk Coastal & Heaths and National Landscape Project Area
14. Designations/allocations in Development Plan	A	Site is adjoining a non-designated heritage asset
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to non-designated heritage assets adjacent
18. Flood Risk	G	0.72% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Stutton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Sudbury

SITE ID:	HE23338
District:	Babergh
Parish:	Sudbury
Site Address	Catchpole Court Care Home Walnut Tree Lane Sudbury CO10 1BD
Approx site area (ha):	0.6
Proposed Use:	Supported and special needs housing
Proposed dwellings (if applicable):	0

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site.
9. Agricultural Land Class	A	Partly Grade 3 and smaller part Urban.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	A	Site is adjoining a national landscape ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within Protected Habitats Zone of Influence and is unlikely to have a harmful effect on Sites of Special Scientific Interest (SSSIs). No need to consult NE.
16. Local Environmental Designations	A	Site is wholly adjoining a County Wildlife Site 'Sudbury Common Lands'.
17. Heritage assets	A	There is a possibility of harm to surrounding Grade 2 and 2* listed buildings and site is within Sudbury Conservation Area.
18. Flood Risk	A	Approximately 40% covered in surface water flooding only.
19. Distance to Primary School	G	Site is within 400m of 2 primary schools - St Gregory Church of England and St Josephs Roman Catholic Primary School.
20. Distance to Secondary School	A	Site is within 801m and 5km of 2 secondary schools - Ormiston Sudbury Academy and Thomas Gainsborough School.
21. Distance to GP surgery	G	Site is less than 800m of 2 GPs - Hardwicke House Group Practice and Meadow Lane Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	G	Site is less than 800m of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23343
District:	Babergh
Parish:	Sudbury
Site Address	Land at Highbank Cottage, Melford Road
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Sudbury settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Part Greenfield / part Brownfield
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	R	Site is wholly located within Dedham Vale & Stour Valley National Landscape Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwick House Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23237
District:	Babergh
Parish:	Sudbury
Site Address	Land at St Bartholomews Priory, St Bartholomews Lane, Sudbury
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Largely grades 3, small section in urban
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets, Grade 2 Barn at St Bartholomews Priory Farm, St Bartholomews Lane, Sudbury
18. Flood Risk	A	Surface Water Flooding - 1.5%
19. Distance to Primary School	A	Site is within 401m and 800m of Tudor Church of England Primary School, Sudbury and Woodhall Primary School
20. Distance to Secondary School	G	Site is within 800m of Ormiston Sudbury Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery & Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway, U Road, Clermont Avenue and U Road,
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23221
District:	Babergh
Parish:	Sudbury
Site Address	Land east Ballingdon Hill, Ballingdon Hill/Lime Grove, Sudbury
Approx site area (ha):	1.8
Proposed Use:	Supported and special needs housing, Mixed use,
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	90% Greenfield 10% Brownfield
9. Agricultural Land Class	A	Wholly Grades 3

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the historic land fill site
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is partially located within an National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially located within an National Landscape Project Area and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding - 6.6%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy and Thomas Gainsborough School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP and Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access A Road -A131, U Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23234
District:	Babergh
Parish:	Sudbury
Site Address	Land West of Ballingdon Hill
Approx site area (ha):	3.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 3.
10. Neighbouring uses	A	Potential harm from adjacent historic landfill site

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within both SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of St Gregory Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Sudbury Academy &Thomas Gainsborough School
21. Distance to GP surgery	A	Site is within 800m – 5km Hardwicke House Group Practice, Siam Surgery, Great Cornard Surgery & Meadow Lane Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury (Suffolk) Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation 5 - 10 years
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway - A Road A131, C Road Sandy Lane
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24101
District:	Babergh
Parish:	Sudbury
Site Address	Land east Pinecroft Rise, Sudbury
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Public right of way running through western corner of site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by large area of the site being historic landfill.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is partially located within a designated BMSDC national landscapes project area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is at least partially within a designated BMSDC national landscapes project area.
16. Local Environmental Designations	R	Site is partially located within a designated County Wildlife site 200m buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	approximately 0.36% covered
19. Distance to Primary School	A	Site is within 401m and 800m of St Gregory Church of England Voluntary controlled primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough and Ormiston Sudbury Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group, Siam Surgery, Great Cornard Surgery and Meadow Lane Surgery GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24100
District:	Babergh
Parish:	Sudbury
Site Address	Land at Ballingdon Hill, Sudbury Ballingdon Hill/Lime Grove Sudbury
Approx site area (ha):	1.6
Proposed Use:	Housing, Commercial, Other - please specify
Proposed dwellings (if applicable):	32

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings or The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	10% Brownfield 90% Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the site being predominately historic landfill.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	R	Site is partially located within a designated BMSDC National Landscape Project Area.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a designated BMSDC National Landscape Project Area.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, Grade II* listed building adjacent site.
18. Flood Risk	A	approximately 7.05% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school. Site is adjacent buffer.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Gainsborough and Ormiston Sudbury Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Sima Surgery, Hardwicke House Group Practice, Great Cornard Surgery and Meadow Lane Surgery GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24033
District:	Babergh
Parish:	Sudbury
Site Address	Land west of Ballingdon Hill, Sudbury, Suffolk
Approx site area (ha):	10.8
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	10.8394 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	Site adjacent to a historic landfill
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is in project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	A	Site is near to county wildlife sites
17. Heritage assets	A	Site is near toa conservation area
18. Flood Risk	A	1.56% Surace Water
19. Distance to Primary School	R	Site is in excess of 800m from a settlement boundary
20. Distance to Secondary School	A	Site is within 800m to 5km from Thomas Gainsborough School and Ormiston Academy
21. Distance to GP surgery	A	Site is within 800m to 5km of Hardwicke House group practice, Siam Surgery, Great Cornard Surgery and Meadow lane surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is within 800m to 5km of Sudbury station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23980
District:	Babergh
Parish:	Sudbury
Site Address	Land off Park Road Sudbury
Approx site area (ha):	5.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission. But it is within SP05 allocation.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	G	Urban
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is partially located within a Strategic Employment Zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	46.92% surface water
19. Distance to Primary School	A	Site is within 401m and 800m of Pot Kiln primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Orminston Sudbury and Thomas Gainsborough secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Siam Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24031
District:	Babergh
Parish:	Sudbury
Site Address	Land to north of Kitchen Hill, Sudbury, Suffolk
Approx site area (ha):	7.4
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	49

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Sudbury settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site mainly in Grade 3, small area in Grade 2
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	wholly located within Dedham Vale & Stour Valley
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	A	Site is adjoining 200m County wildlife buffer zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 1.09% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Academy Sudbury
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Sudbury train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Tattingstone

SITE ID:	HE24027
District:	Babergh
Parish:	Tattingstone
Site Address	The Hollies, The Heath, Tattingstone, IP9 2LX
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Stutton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Partly brownfield / partly greenfield
9. Agricultural Land Class	G	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within Suffolk Coast & Heaths
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	20.1% surface water flooding covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of East Bergholt High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Constable Rural Medical GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23778
District:	Babergh
Parish:	Tattingstone
Site Address	Land to the west of A137 and south of Station Road, Tattingstone, IP9 2NY
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a designation. BMSDC National Landscapes Project Area.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Protected Habitat Mitigation Zone and Sites of Special Scientific Interest Impact risk zone
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.8% covered by surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook and East Bergholt secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Capel St Mary GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	A	incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23716
District:	Babergh
Parish:	Tattingstone
Site Address	Land west of Chedworth Place, Tattingstone
Approx site area (ha):	0.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	within a national landscape ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Mitigation Zone
16. Local Environmental Designations	R	Site is wholly within 200m buffer zone for County Wildlife sites
17. Heritage assets	A	Potential harm to grade 2 listed building adjacent to the site. St Marys Hospital
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	G	Site is within 400m of Tattingstone Primary School
20. Distance to Secondary School	A	Site is within 5km of Holbrook Academy
21. Distance to GP surgery	A	Site is within 5km of Holbrook Surgery and Capel St Mary Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	R	Site does not have direct or indirect access to the public highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Thorpe Morieux

SITE ID:	HE23729
District:	Babergh
Parish:	Thorpe Morieux
Site Address	Briar Barn, Bury Road, Thorpe Morieux, IP30 0NT
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is less than 75% within Flood Zone 3.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Grade 3 agricultural land
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Whatfield

SITE ID:	HE23432
District:	Babergh
Parish:	Whatfield
Site Address	Wheatfields, whatfield Ipswich, Suffolk, IP7 6RB
Approx site area (ha):	1.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is within SSSI Impact Risk Zone but do not need to consult Historic England
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Whatfield primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23376
District:	Babergh
Parish:	Whatfield
Site Address	Land to the south of Whatfield Road, Whatfield, IP7 6QW
Approx site area (ha):	2.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is 2.6545 ha with 3 ha being developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to Whatfield settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Site is entirely Greenfield
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	A	Within Whatfield Recycling Centre zone
11. Formal recreation provision	G	Would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	4.4 % Surface Water Flood
19. Distance to Primary School	A	Site between 401m and 800m of Whatfield Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Within 5k of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	viability assessment completed
28. Access to public highway	A	indirect highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23035
District:	Babergh
Parish:	Whatfield
Site Address	21 Wheatfields, Whatfield, Ipswich, IP7 6RB
Approx site area (ha):	4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.9535 ha
2. Allocation or Permission	Potentially Suitable	no permission or allocation

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in Flood Zone 3
4. Designated land	Potentially Suitable	no issues

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to Settlement boundary
6. Coalescence	G	no coalescence
7. Developable area	A	PROWs around site
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	Water recycling centre next to site
11. Formal recreation provision	G	No Impact
12. Environmental designations	G	None
13. National Landscapes and Special Character Areas	G	not within National Landscape or project area

14. Designations/allocations in Development Plan	G	adjoins the settlement boundary. not protected for other use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	No PHZ or IRZ present
16. Local Environmental Designations	G	Not within designations
17. Heritage assets	A	several listed buildings near to site
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	G	Within 400m of Whatfield primary
20. Distance to Secondary School	A	within 5km of Hadleigh high
21. Distance to GP surgery	A	Within 5km of Hadleigh and Bildeston surgeries
22. Strategic Transport Corridor	A	outside transport corridor
23. Distance to train station	R	In excess of 5km
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	None
26. Site ownership	A	No ownership documents provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Direct access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	none present
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24025
District:	Babergh
Parish:	Whatfield
Site Address	Rectory Ln Whatfield Ipswich IP7 6QU
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Whatfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity area and adjacent to green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	R	Site is wholly within County Wildlife Sites 200m buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Whatfield Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23854
District:	Babergh
Parish:	Whatfield
Site Address	Land south of Whatfield Road Adj to Church Farm
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings - 1.4ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Potentially Suitable – site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- grade 3.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber 11.75% surface water flood risk coverage.
19. Distance to Primary School	A	Amber – Site is within 800m of Whatfield Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hadleigh High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hadleigh Boxford Group Practice and Bildeston Health Centre GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Green – Site is vacant or could be developed immediately. Agricultural land.

25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence provided.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23853
District:	Babergh
Parish:	Whatfield
Site Address	Land south of Naughton Road, Whatfield Ipswich, IP7 6LL
Approx site area (ha):	1.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.8ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- grade 3.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 0.38% surface water flood risk coverage.
19. Distance to Primary School	A	Amber – Site is within 800m of Whatfield Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hadleigh High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Hadleigh Boxford Group Practice and Bildeston Health Centre GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23720
District:	Babergh
Parish:	Whatfield
Site Address	Wheatfields Whatfield, Ipswich,
Approx site area (ha):	5.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Whatfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining Local Landscaping Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Whatfield Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Wherstead

SITE ID:	HE24153
District:	Babergh
Parish:	Wherstead
Site Address	Land east of the A137, south of the A14 and west of the B1456 at Wherstead.
Approx site area (ha):	195.7
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	4300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	195.6655 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is adjacent to Ancient Woodland, special protection area and an SSSI and RAMSAR

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	There are public rights of way running through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	There is a water recycling centre and a Hazardous installation near to the site and mineral extraction site as well
11. Formal recreation provision	G	No impact upon provision

12. Environmental designations	A	Site is adjacent to Ancient Woodland, special protection area and an SSSI and RAMSAR
13. National Landscapes and Special Character Areas	R	Site is within a national landscape and a project area
14. Designations/allocations in Development Plan	G	Site is not in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a phmz and an RZ boundary
16. Local Environmental Designations	A	Site is adjacent to ancient woodland and near to several county wildlife sites
17. Heritage assets	A	Site may impact on nearby listed buildings
18. Flood Risk	A	1.47% Surface Water 0.8% Flood zone 2
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km from Chantry Academy, Stoke High School, Copleston High School, Holbrook academy and Ipswich Academy
21. Distance to GP surgery	A	Site is within 800m to 5km from Holbrook and Shotley practice and Pinewood Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Ipswich Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within the transport corridor
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

SITE ID:	HE23831
District:	Babergh
Parish:	Wherstead
Site Address	Brickyard Paddock, Land West of Bourne Hill, Wherstead
Approx site area (ha):	2.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is adjoining the National Landscape and a BMSDC national landscape project area, Bourne Hill road is inbetween.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation, Sites of Special Scientific Interest impact risk zone, Protected habitat mitigation zone and BMSDC national landscape 'project area'.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	Potential harm to Non Designated Heritage Assets and Grade 2 listed building adjacent to the site. Bourne Hill road is inbetween.
18. Flood Risk	G	0.4% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook, Ipswich academy, Stoke, Chantry and Copleston secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24147
District:	Babergh
Parish:	Wherstead
Site Address	Land west of Wherstead Park The Street Ipswich IP9 2AH
Approx site area (ha):	3.3
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site is wholly located within a National Landscape Project Area
14. Designations/allocations in Development Plan	R	Site is wholly located within a Non Designated Heritage Asset designated within a Neighbourhood Plan, Site is adjoining a Employment Site designated within a Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone, SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to designated heritage and non-designated heritage asset.
18. Flood Risk	G	Approximately Surface Water Flooding 0.24%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry Academy, Stoke High School - Ormiston Academy, Holbrook Academy and Ipswich Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook And Shotley Practice and Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich Rail Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24152
District:	Babergh
Parish:	Wherstead
Site Address	Land west of Vicarage Lane, Wherstead, IP9 2AE
Approx site area (ha):	5.4
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	51

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.4183 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions'

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Site is not within significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way Runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There is a water recycling centre and a mineral extraction site near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a project area and adjacent toa national landscape

14. Designations/allocations in Development Plan	G	Site is not in any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and a IRZ boundary
16. Local Environmental Designations	A	Site is near to several county wildlife sites
17. Heritage assets	A	Site may impact upon several nearby listed buildings
18. Flood Risk	A	0.94% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of Chantry Academy, Stoke High School, Holbrook Academy and Ipswich Academy
21. Distance to GP surgery	A	Site is within 800m to 5km of Pinewood Surgery and Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Ipswich Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct to access to a classified rad
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Woolverstone

SITE ID:	HE23707
District:	Babergh
Parish:	Woolverstone
Site Address	Land north of Glebe Lane and west of Main Road, Woolverstone
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 2.2ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grades 1 and 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Amber – Site is adjoining the National Landscape and is within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within: Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence BMSDC National Landscape Project Areas Impact Risk Zones for S
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	Red – There is a strong possibility of harm to the Conservation Area which the site occupies.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Holbrook Academy and Ipswich Academy secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of the Holbrook and Shotley Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23733
District:	Babergh
Parish:	Woolverstone
Site Address	Land to South, Main Road, Woolverstone, Suffolk
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Woolverstone settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	R	Site wholly within National Landscape Project Area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 46.58% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stoke High School - Ormiston Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23948
District:	Babergh
Parish:	Woolverstone
Site Address	Dairy Farm Woolverstone Ipswich IP9 1AY
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	R	Site is wholly located within a Nation Landscape.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a PHMZ Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset. (Conservation Area and Grade 2 Listed Buildings adjoining).
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Holbrook and Ipswich Academy.
21. Distance to GP surgery	A	Site is within 800m – 5km of The Holbrook and Shotley Practice.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23790
District:	Babergh
Parish:	Woolverstone
Site Address	Land fronting B1456 Main Road, Woolverstone, IP9 1AJ
Approx site area (ha):	1.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.0907 ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There is an inline pumping station near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	R	Site is within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	R	Site is within a conservation area and has listed buildings nearby
18. Flood Risk	G	0% Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of Stoke High School, Holbrook Academy and Ipswich Academy
21. Distance to GP surgery	A	Site is within 800m and 5km of the Holbrook and Shotley practice
22. Strategic Transport Corridor	A	site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.