

SITE ID:	HE24093
District:	Babergh
Parish:	Acton
Site Address	Land south of Bull Lane
Approx site area (ha):	2.8
Proposed Use:	Commercial

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	A	Site is adjoining a designated Employment Site.
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 designated County Wildlife site 200m Buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 6.68% 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 Ormiston Sudbury Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Hardwicke House Group, Siam Surgery, Church Street in Lavenham, 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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:	HE24176
District:	Babergh
Parish:	Acton
Site Address	Land West of Melford Road, Melford Road, Acton, Sudbury CO10 0BB
Approx site area (ha):	3.4
Proposed Use:	Commercial, Infrastructure

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	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately Surface Water Flooding 19.83%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Ringshall 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 Needham Market Country 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Bentley

SITE ID:	HE23918
District:	Babergh
Parish:	Bentley
Site Address	Land south of A12 Junction 32b (Washbrook and Copdock) - Nearest postcode IP8 3JW
Approx site area (ha):	17.1
Proposed Use:	Commercial, Infrastructure, Green Infrastructure

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	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 and ukpn 33kv poles - towers 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	A	Site is adjoining ancient woodland.

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	R	Site is partially within County Wildlife Sites 200m Buffer
17. Heritage assets	R	There is a strong possibility of harm to designated Conservation Area
18. Flood Risk	A	4.82% 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 + Chantry Academy
21. Distance to GP surgery	A	Within 5km Pinewood Surgery, Ipswich + 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 appropriate mitigation measures were implemented.

Capel St Mary

SITE ID:	HE23981
District:	Babergh
Parish:	Capel St Mary
Site Address	Land East Of , Pound Lane, Capel St Mary, Suffolk, IP9 2JB
Approx site area (ha):	4.8
Proposed Use:	Commercial

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	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	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 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	A	1.9% surface water flood risk
19. Distance to Primary School	R	In excess of 801m from a 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 County Medical Practice and Capel St Mary Surgery
22. Strategic Transport Corridor	G	Inside transport corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Direct highways access
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	

Cockfield

SITE ID:	HE23986
District:	Babergh
Parish:	Cockfield
Site Address	Land East of A134 & North of A1141, Cockfield, IP30 0LJ
Approx site area (ha):	1.1
Proposed Use:	Commercial

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	Part Brownfield / part 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	G	Site wholly within SSSI impact risk zone but site proposal is for commercial
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 29.82% 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	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Copdock & Washbrook

SITE ID:	HE24227
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Land to South of H G Gladwell and East of London Road, Copdock
Approx site area (ha):	4.2
Proposed Use:	Commercial

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 or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to the 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	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	R	Site is within the 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	A	There is a possibility of harm to designated grade II and II* listed buildings
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Washbrook primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Chantry secondary school, Westbourne 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	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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:	HE23970
District:	Babergh
Parish:	Copdock & Washbrook
Site Address	Glebe Farm, Old London Road, Copdock, Ipswich, IP8 3JN
Approx site area (ha):	5.5
Proposed Use:	Commercial

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	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 in a Mods 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	A	Site is within 801m and 5km of Chantry and Stoke Orminston 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	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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	A	Site has indirect access to a classified road through another site which is also promoted for development. But may have access through another access point but isn't appearing on GIS
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:	HE24088
District:	Babergh
Parish:	East Bergholt
Site Address	Wheeler's Yard, Putticks Lane, CO7 6XU
Approx site area (ha):	0.9
Proposed Use:	Commercial

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	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	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	Approximately 2% 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 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 800m – 5km of Manningtree train station.
RAG for Suitability	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied but 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	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:	HE23939
District:	Babergh
Parish:	Hadleigh
Site Address	Ipswich Road, Hadleigh, IP7B 6BG
Approx site area (ha):	0.9
Proposed Use:	Commercial

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	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Brownfield
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 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	G	0.12% 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	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	A	DC/25/05471 - awaiting a decision
26. Site ownership	G	Full evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown. However, it is already in commercial use so could argue it is viable.
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	A
Comments	

SITE ID:	HE23940
District:	Babergh
Parish:	Hadleigh
Site Address	Beestons (Hadleigh) Ltd, The Coach Depot, Ipswich Road, Hadleigh, Ipswich, IP7 6BG
Approx site area (ha):	1.5
Proposed Use:	Commercial

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	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Brownfield
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 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	G	0.29% 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	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	A	DC/25/05471 - awaiting a decision
26. Site ownership	G	Full evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown. However, it is already in commercial use so could argue it is viable.
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	A
Comments	

Lavenham

SITE ID:	HE23712
District:	Babergh
Parish:	Lavenham
Site Address	Poultry Farm, Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE
Approx site area (ha):	0.3
Proposed Use:	Commercial

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	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	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	A	There is a possibility development would result in some negative issues with the neighbouring use. Adjacent to 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 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	R	58.19% Surface Water 16.5% Flood Zone 2 52.7% Flood Zone 3
19. Distance to Primary School	A	Within 800m of Lavenham Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Within 800m of Church Street Lavenham Surgery
22. Strategic Transport Corridor	A	Outside Transport Corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
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:	HE23888
District:	Babergh
Parish:	Lavenham
Site Address	Second Meadow Livery Yard, Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE
Approx site area (ha):	0.4
Proposed Use:	Commercial

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	58.5% 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 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 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	R	33.38% Surface Water Coverage 20.5% Flood Zone 2 58.5% Flood Zone 3
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	Within 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	A
Comments	

SITE ID:	HE23889
District:	Babergh
Parish:	Lavenham
Site Address	Second Meadow Livery Yard, Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE
Approx site area (ha):	0.5333999999999999
Proposed Use:	Commercial, Other - please specify

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	61.3% 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 Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	G	Brownfield 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 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	R	44.39% Surface Water Coverage 22.0% Flood Zone 2 61.3% Flood Zone 3
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	Within 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

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

Sproughton

SITE ID:	HE23834
District:	Babergh
Parish:	Sproughton
Site Address	Land to the south of Hadleigh Road A1071 (Beagle Roundabout) at Swan Hill (near postcode IP8 3AR).
Approx site area (ha):	4.8
Proposed Use:	Commercial

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	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	A	Site is adjoining 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	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.53% 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 secondary school, Chantry secondary school, Stoke secondary school and 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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:	HE24143
District:	Babergh
Parish:	Sproughton
Site Address	Land north of Sproughton Road
Approx site area (ha):	45.6325
Proposed Use:	Commercial, Infrastructure, Green Infrastructure

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	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 an 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	A	Site is adjoining a Special Character Area
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	A	Site is partially adjoining an Ancient Woodland and County Wildlife Site
17.Heritage assets	A	There is a possibility of harm to a designated and non-designated heritage asset
18.Flood Risk	A	6% surface water 2% flood zone 2 0% flood zone 3
19.Distance to Primary School	A	Site is within 401m and 800m of Sproughton Church of England Primary School
20.Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy, Chantry Academy Stoke High School - Ormiston Academy, Westbourne Academy and Claydon High School
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 Rail Station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Stratford St Mary

SITE ID:	HE24189
District:	Babergh
Parish:	Stratford St Mary
Site Address	Land east of Dedham Road, Stratford St Mary, Colchester, Suffolk, CO7 6FH
Approx site area (ha):	2.8
Proposed Use:	Commercial, Green Infrastructure

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha 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% in 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 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	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 Habitat 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 the adjacent conservation area and listed buildings
18. Flood Risk	A	1.9% Surface Water Flooding
19. Distance to Primary School	R	in excess of 800m from a 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
22. Strategic Transport Corridor	G	Site is located within the Transport Corridor
23. Distance to train station	A	Site is within 5km of Manningtree Train Station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 submitted
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:	HE23838
District:	Babergh
Parish:	Tattingstone
Site Address	Land off Cox Hall Road Cox Hall Road Tattingstone Ipswich Suffolk IP9 2NS
Approx site area (ha):	12.6
Proposed Use:	Commercial

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; The site allows for above 500sqm of employment floor space
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)
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	G	Green- Grade 4
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 located 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 within an SSSI Impact Risk Zone, National Landscape Project Area and Stour and Orwell Estuaries 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 a County Wildlife Sites 200m Buffer- Alton Water
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 Holbrook Academy secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of 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	G	As this site is not proposed for residential use the criteria for distance

		to schools and GP surgery have not influenced the suitability score.
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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	R	Red – Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – 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 appropriate mitigation measures were implemented.

SITE ID:	HE23816
District:	Babergh
Parish:	Tattingstone
Site Address	Buildings and Land at Folly Farmyard, A137, Tattingstone, IP9 2NY
Approx site area (ha):	4.8
Proposed Use:	Commercial

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.8140 ha
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 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 and 4 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 not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	1.53% 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 and 5km of East Bergholt high School, Manningtree High School and Holbrook Academy
21. Distance to GP surgery	A	Site is within 800m to 5km of Capel St mary Surgery, Constable Country Medical Practice and Holbrook and shotley Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is 800m to 5km of Manningtree Station
RAG for Suitability	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	A	Employment
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	G	Likely viable. assessment undertaken
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 consultation area
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

Wherstead

SITE ID:	HE24081
District:	Babergh
Parish:	Wherstead
Site Address	Pannington Hall Farm Wherstead Ipswich IP9 2AR
Approx site area (ha):	16.6
Proposed Use:	Commercial

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	R	Not within settlement boundary or any 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	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	R	Site is wholly located 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 located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	A	Site is partially adjoining 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 a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of name Chantry Academy, Stoke High, Holbrook Academy and Ipswich Academy high school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Holbrook and Shotley Practice and 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 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:	HE24072
District:	Babergh
Parish:	Wherstead
Site Address	Land North of Junction 56, A14, Wherstead
Approx site area (ha):	17.4
Proposed Use:	Commercial

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	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	132kv power pole and 33kv power pole 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 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. Need to consult NE.
16. Local Environmental Designations	A	Site is partially adjoining a Braky Wood County Wildlife Site.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% 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 Chantry Academy, Stoke High School, Holbrook Academy and Ipswich Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Holbrook and Shotley Practice and Pinewood 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 Ipswich train station.

RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.
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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:	HE24070
District:	Babergh
Parish:	Wherstead
Site Address	Land at Cliffe Quay Port of Ipswich
Approx site area (ha):	2.6
Proposed Use:	Commercial, Infrastructure

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 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).
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	R	There is a strong possibility of harm from historic landfill and Cliff Quay Power Station
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining a Stour and Orwell Special Protection Area, Orwell Estuary Specific Scientific Interest Area and Stour and Orwell Estuaries Ramsar.
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. Need to consult NE.
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site 'Pipers Vale'.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% covered in surface water flooding, 13% flood zone 2 and 10% 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 801m and 5km of Chantry Academy, Stoke High School, Northgate High School, Copleston High, Holbrook Academy, St Albans Catholic High School and Ipswich Academy 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	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	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 appropriate mitigation measures were implemented.

Sudbury

SITE ID:	HE24168
District:	Babergh
Parish:	Sudbury
Site Address	Land at Brundon Lane, Sudbury, CO10 7GB
Approx site area (ha):	1
Proposed Use:	Commercial

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.0423 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	A	Public rights of way run across the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	Site sits inside a water recycling centre
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 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 within an IRZ boundary
16. Local Environmental Designations	A	Site is adjacent to a County Wildlife site and within its 200m buffer. A local nature reserve is nearby
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	0.98% Surface water Flooding
19. Distance to Primary School	A	Site is within 400-800m of St Gregory Primary School
20. Distance to Secondary School	A	Site is within 800m to 5km of Thomas Gainsborough School and Ormiston 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 outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Sudbury station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	R	Site does not have 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	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 appropriate mitigation measures were implemented.

SITE ID:	HE24028
District:	Mid Suffolk
Parish:	Akenham
Site Address	Akenham Hall Farm, Akenham, Ipswich, IP6 0HL
Approx site area (ha):	1.1
Proposed Use:	Commercial

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	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	Part brownfield / part greenfield
9. Agricultural Land Class	A	Site 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	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	4.2% 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 Ormiston Endeavour Academy
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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	R	Site does not have direct or 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	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 appropriate mitigation measures were implemented.

Bacton

SITE ID:	HE23829
District:	Mid Suffolk
Parish:	Bacton
Site Address	Red House Farm, Bacton Business Park, Rectory Road, Bacton, Stowmarket, IP14 4LE
Approx site area (ha):	10.6
Proposed Use:	Commercial, Green Infrastructure

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 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	Approximately Surface Water Flooding 23.19%, 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 Manor Farm 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Bramford

SITE ID:	HE24195
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land at former Bypass Nursery, west of Bramford Road, Bramford, IP8 4AX
Approx site area (ha):	1.5
Proposed Use:	Commercial

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.5404 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 existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public rights of way on the edge of the site
8. Greenfield/Brownfield	A	Mostly greenfield with one building on site
9. Agricultural Land Class	G	Grade 4 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 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	11.00% Surface water
19.Distance to Primary School	A	Site is within 400 to 800m of bramford primary school
20.Distance to Secondary School	A	Site is within 800m to 5km of Ormiston Endeavour Academy, Chantry Academy, Stoke High School, Westbourne academy and Claydon 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 of Ipswich Station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24082
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land west of the B1113
Approx site area (ha):	4.9
Proposed Use:	Commercial

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 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	A	33kv pole tower present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Partly 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	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	A	Site is wholly adjoining a designation.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding, 5% flood zone 2 and 24% 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 801m and 5km of Ormiston Endeavour, Westbourne Academy and Claydon High secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a 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	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	A	Site current use does not require relocation.
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	A	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 appropriate mitigation measures were implemented.

Claydon

SITE ID:	HE24062
District:	Mid Suffolk
Parish:	Claydon
Site Address	Land on the west side of Old Ipswich Road, Claydon, Ipswich IP6 0FU
Approx site area (ha):	0.9
Proposed Use:	Commercial, Green Infrastructure

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	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	Claydon Oil 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 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 10% covered in surface water flooding and 38% flood zone 2.
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 Claydon secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Coddenham

SITE ID:	HE23803
District:	Mid Suffolk
Parish:	Coddenham
Site Address	Land North and West of Beacon Hill Service Station, Norwich Road, Coddenham
Approx site area (ha):	11.1
Proposed Use:	Commercial

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 mainly Grade 3 with small area 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 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	0.96% 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 Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Creeting St Peter

SITE ID:	HE24035
District:	Mid Suffolk
Parish:	Creeting St Peter
Site Address	Land north of Mill Lane and east of Gateway 14, Stowmarket
Approx site area (ha):	34.5
Proposed Use:	Commercial, Green Infrastructure

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	A	Some contribution which results in a reduction of green space between settlements
7. Developable area	R	Operational oil pipeline and UKPN pole towers present on site causing 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	A	Site is adjoining JLP Strategic employment site Gateway 1
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	3% surface water 1.2% flood zone 2 4.8% flood zone 3
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 Stowmarket and Stowupland High Schools
21.Distance to GP surgery	A	Within 5km of Stowhealth, Combs Ford and Needham Market GP surgeries
22.Strategic Transport Corridor	G	within the transport corridor
23.Distance to train station	A	within 5km of Stowmarket and Needham Market train stations
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	direct access to the 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:	HE24094
District:	Mid Suffolk
Parish:	Creeping St Peter
Site Address	Land south of Mill Lane Creeping St Peter Ipswich IP6 8QZ
Approx site area (ha):	58.2
Proposed Use:	Infrastructure, Green Infrastructure

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	R	Operational Oil pipeline running vertically and UK Power network pole towers running horizontally through site causing significant issue. Public rights of way running and around 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	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 designated Joint Local Plan Strategic Employment site to northwest.
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 designated County Wildlife Site 200m buffer and adjacent a County Wildlife site to the south and southwest of the site.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Site surrounds a Grade II* listed building.
18. Flood Risk	A	covered by approximately 6.46% surface water, 5.4% flood zone 2, 27.4% flood zone 3 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 Stowupland and Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth, Combs Ford Surgery and Needham Market Country Practice 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 Needham Market and Stowmarket train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Darmsden

SITE ID:	HE24231
District:	Mid Suffolk
Parish:	Darmsden
Site Address	Land West of Lower Street, Needham Market
Approx site area (ha):	10.2
Proposed Use:	Commercial, Green Infrastructure

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 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 within protected habitat mitigation zones
16. Local Environmental Designations	A	Site is partially within the 200m county wildlife site buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2.14% 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 Claydon secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market 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 Needham Market train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 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	

Debenham

SITE ID:	HE23903
District:	Mid Suffolk
Parish:	Debenham
Site Address	Land west of Ipswich Road, Ipswich Road, Debenham, Suffolk
Approx site area (ha):	1.3458000000000001
Proposed Use:	Commercial, Green Infrastructure

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	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	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	8.06% 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 Debenham High School
21.Distance to GP surgery	G	Site is less than 800m of Debenham Group Practice
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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	

Great Ashfield

SITE ID:	HE24164
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Lodge Works, Main Road, Great Ashfield, Bury St. Edmunds, IP31 3HA
Approx site area (ha):	7.1
Proposed Use:	Commercial, Green Infrastructure

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	7.1469 ha
2. Allocation or Permission	Potentially Suitable	no allocation or 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	There is an SSSI near to the site

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	Mixture of brown and greenfield site
9. Agricultural Land Class	A	Grade 3 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	A	There is an SSSI near to the site
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or projects 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 on nearby listed buildings
18.Flood Risk	A	2.21% 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	R	Site is in excess of 5km from a GP 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 a Train station
RAG for Suitability	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24.Current use	A	Employment
25.Unimplemented planning permissions	G	Site has no unimplemented permission
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 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	

Great Blakenham

SITE ID:	HE24102
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham, Ipswich IP6 0RL
Approx site area (ha):	32.1
Proposed Use:	Commercial

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 is an allocated Strategic employment site 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 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. Site predominately within the Joint Local Plan settlement boundary buffer.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	R	Abandoned oil pipeline running centrally, present on site causing significant issue.
8. Greenfield/Brownfield	G	Greenfield/ 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 Waste site in the centre and east of the site and the adjacent Hazardous Installations adjacent the north of the site.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining a designated Site of Specific Scientific Interest.
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 designated Strategic Employment 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 a Protected Habitat mitigation zone.
16. Local Environmental Designations	R	Site is partially located within a designated County Wildlife Sites 200m buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 11.80% 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 Ormiston Endeavour Academy, Westbourne High and Claydon High secondary schools.
21. Distance to GP surgery	R	Site is in excess of 5km of a 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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 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 appropriate mitigation measures were implemented.

SITE ID:	HE24103
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Land at Field Quarry (also known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
Approx site area (ha):	116.511
Proposed Use:	Commercial, Infrastructure, Green Infrastructure
	0

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 has small area to the central north of the site that is a designated Site of Specific scientific interest,

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form. Majority of the site is isolated
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.

7. Developable area	A	Public rights of way present running through the north of the site and around the east of the site causing less than significant issue. UK power network 33kv pole towers running through the north and east of the site and 132kv pole towers running adjacent
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 2 and 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the adjacent Waste site that extends into the centre and east of the site and the Hazard installation zones in the east of the site.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	R	Site has designated Sites of specific scientific interest in the south and east of the site.
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	Northern area of the Site is partially located within a designated Local Landscape sensitivity area.
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 a Protected Habitat mitigation zone.
16. Local Environmental Designations	R	Site is partially located within a designated County wildlife site and county wildlife site 200m buffer. Small areas of the north points of the site are outside of these areas.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, Grade II listed buildings adjacent the north, northeast and northwest corners of the site.
18. Flood Risk	A	approximately 3.63% 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 Claydon, Westbourne and Ormiston Endeavour Academy secondary schools.

21.Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22.Strategic Transport Corridor	G	North and northeastern area of site is within the transport corridor.
23.Distance to train station	A	Northern side of the site is within 800m – 5km of Needham Market train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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. 1969/10 -Granted 4494/16- Reserved matters granted DC/25/05114-awaiting decision
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 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 appropriate mitigation measures were implemented.

Haughley

SITE ID:	HE24052
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	1.7
Proposed Use:	Commercial

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	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 3 and small part 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 any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Haughley employment site (HAU7).
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 1% 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 Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Woolpit Health Centre 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 Elmswell and Stowmarket train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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:	HE23973
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land at Bury Road, Haughley
Approx site area (ha):	21.5
Proposed Use:	Commercial

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	R	National Gas Pipe present on site causing 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	R	Would result in loss of existing wood area.
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 green space.
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	R	Site is partially located within a County Wildlife Site.
17. Heritage assets	A	there is a possibility of harm to designated heritage asset.
18. Flood Risk	A	3.62% 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 Stowmarket and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Ford 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 Elmswell and Stowmarket train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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:	HE24067
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land to the Rear of Diapers Poultry Limited, Haughley New Street, Stowmarket IP14 3JN
Approx site area (ha):	4.2801
Proposed Use:	Commercial

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	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 3 and 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 any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Haughley employment site (HAU7).
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 2% 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 Stowmarket High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Woolpit Health 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 Elmswell and Stowmarket train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	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	

Needham Market

SITE ID:	HE23777
District:	Mid Suffolk
Parish:	Needham Market
Site Address	Land to the east of Lower Street, Needham Market (nearest postcode IP6 8NZ)
Approx site area (ha):	4.7
Proposed Use:	Commercial

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha and allows for above 500sqm of employment floor space.
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	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	A	Two PROWS traverse the site, causing less than significant issue.
8. Greenfield/Brownfield	A	wholly greenfield

9. Agricultural Land Class	G	Almost wholly grade 4, small area of grade 3
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues - Site is adjacent to historical landfill
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	A	Amber – Site is adjoining a employment sites
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Half the site is within PHMZ (stour and orwell estuaries special protection area), wholly within SSSI impact risk zone - You should consult Natural England on the proposed development at this location.
16. Local Environmental Designations	A	Amber – Site is partially (approx 5%) within 200m buffer of county wildlife site
17. Heritage assets	G	Green – No potential harm. Although Baylham Roman Site is very nearby, just not adjacent.
18. Flood Risk	A	4.39% SW flood
19. Distance to Primary School	R	more than 801m from a primary school
20. Distance to Secondary School	A	Within 801m-5km of Claydon High School
21. Distance to GP surgery	A	within 801-5km of needham market practice
22. Strategic Transport Corridor	G	Within the strategic transport corridor
23. Distance to train station	A	Within 801-5km of needham market train station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - currently agricultural crop rotation
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	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	Direct access onto the highway - 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	

Stonham Aspal

SITE ID:	HE23727
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	Stonham Barns, Pettaugh Road, Stonham Aspal, Stowmarket, IP14 6AT
Approx site area (ha):	56.2
Proposed Use:	Tourism and Leisure

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 Stonham Aspal 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	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Contains 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 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 12.70% 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 Debenham High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham 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	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	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	

Stonham Parva

SITE ID:	HE23975
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land off Debenham Road, Stonham Aspal, Stowmarket, IP14 5lb
Approx site area (ha):	13.8
Proposed Use:	Commercial

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	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
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	G	No potential harm.
18. Flood Risk	A	4.56% 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 Debenham secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group
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	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 the site 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	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	

Thurston

SITE ID:	HE23942
District:	Mid Suffolk
Parish:	Thurston
Site Address	Robinson Field, Ixworth Road, Thurston, Bury St Edmunds Suffolk IP31 3QE
Approx site area (ha):	10.4
Proposed Use:	Commercial

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.
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	G	No potential harm.
18. Flood Risk	A	14.9% covered (Surface Water) and 0.3% covered (Flood Zone 3)
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston primary school
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College.
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 within 800m – 5km of Thurston train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	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 partially within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Thwaite

SITE ID:	HE23772
District:	Mid Suffolk
Parish:	Thwaite
Site Address	The Hall, Brockford, Stowmarket, IP14 5PG
Approx site area (ha):	3
Proposed Use:	Commercial

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	less than 75% 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	within the buffer of settlement boundary, but no adjacent significant built form
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	Wholly greenfield. nppf definition of brownfield excludes farm buildings and farm complexes
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/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	23.8% Surface Water 6.9% flood zone 2 26% flood zone 3
19. Distance to Primary School	R	greater than 800m of primary school
20. Distance to Secondary School	R	greater than 5km of secondary school
21. Distance to GP surgery	A	within 5km of mendlesham GP
22. Strategic Transport Corridor	G	Within strategic transport corridor
23. Distance to train station	R	greater than 5km from train station
RAG for Suitability	A	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied and existing use needs to relocate and find alternative premises,
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	Development is marginal or unknown.
28. Access to public highway	A	direct access to A140 via unknown 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	A	

Overall RAG Rating	A
Comments	

Westhorpe

SITE ID:	HE23822
District:	Mid Suffolk
Parish:	Westhorpe
Site Address	Land south of Ladywell Road, Finningham, Stowmarket, IP14 4NJ
Approx site area (ha):	3
Proposed Use:	Commercial

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.9551 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 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	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	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 within an IRZ boundary
18. Flood Risk	A	0.23% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m a primary school
20. Distance to Secondary School	R	Site is in excess of 5km a high school
21. Distance to GP surgery	A	Site is within 800m and 5km of Mendlesham Medical group and Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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 has been provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	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 any designations
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Wetherden

SITE ID:	HE24051
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Near Stowmarket Road, Wetherden, Mid Suffolk, Suffolk, IP14 3JW
Approx site area (ha):	0.8
Proposed Use:	Commercial

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	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 4.
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 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	G	No potential harm.
18. Flood Risk	A	Approximately 1% 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 Stowmarket High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Stowhealth and Woolpit 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 Elmswell train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

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	