

Babergh and Mid Suffolk Call for Sites 2024

Guidance

These notes provide information on how to complete the 'call for sites' site submission through either our OpusConsult portal or our proforma.

Key information
Submissions need to be received by 1pm Friday 2 February 2024
We strongly encourage submissions through our online OpusConsult portal
We will only accept submissions through our portal or post/email submission forms
Separate submissions should be made for each site
We are only accepting submissions for sites intended for residential development including supported and special needs housing.
The Councils may undertake further 'Call for Sites' exercises for other land uses as the evidence base develops. <i>Submitting a site now does not prevent you submitting the same site for other land uses in the future.</i>
Sites that have been submitted previously can be re-submitted but must be done so at this stage now.
We recommend familiarising yourself with policies in the Part 1 Joint Local Plan and with the associated policies map
There should be reasonable prospect that sites will become available for development or redevelopment within the plan period (up to 2037).
Sites should be within the Babergh and/or Mid Suffolk administrative boundaries. Cross-boundary sites may be considered but must be clearly identified.
An outline of the site MUST be submitted through the OpusConsult portal or as a map using an OS base map.
A copy of the relevant Land Registry title deeds for the site should be submitted
We will be in touch with the agent or landowner if we require further information and regarding updates on the progress of the exercise.

Forms are available on our websites and can be returned by email to:

localplan@baberghmidsuffolk.gov.uk

or posted to:

**Planning Policy Team
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX**

For assistance, the planning policy team can be contacted via the email address above or by phoning:

0300 123 4000 (option 5, then option 4).

The Babergh and Mid Suffolk Joint Local Plan Part 1 and Part 2.

The Babergh and Mid Suffolk Joint Local Plan will provide a framework for shaping our communities - and guiding future development - until the year 2037. [Part 1 of the Joint Local Plan](#) was adopted by Mid Suffolk District Council on 20 November 2023 as set out in [Mid Suffolk's adoption statement](#) and by Babergh District Council on 21 November 2023 as set out in [Babergh's adoption statement](#).

Part 1 covers strategic policies and development management policies whereas Part 2 is likely to include, a settlement hierarchy, spatial distribution, land allocations for development and open space.

This Call for Sites exercise will not in itself determine whether a site should be allocated for development. All sites will need to be further assessed and the overall strategy for the Joint Local Plan Part 2 will be informed by a number of evidence base documents and feedback from consultations. **It is very important to stress that the submission of a site through the Call for Sites process does not give them any planning status, nor does it determine any future planning status.**

The Councils will assess the sites submitted to consider if they are suitable, available and achievable for development. The assessments will be published in a Strategic Housing Land Availability Assessment (SHLAA) and the results will inform the site allocations selection process, if they are required, in the Part 2 Joint Local Plan. The outcome of the SHLAA will not definitively allocate land for development but will contribute to the councils' evidence base and ensure that decisions regarding site allocations are backed by robust and objective evidence.

What to submit

- A fully completed submission form
- An outline of the proposed site – through the interactive mapping available on our online portal or through an OS Map (at a scale no less than 1:2500)
- A GIS shapefile of the site boundary (if available and not submitting through the portal)
- A masterplan of the proposal
- A copy of the Land Registry title deeds (Title Register and Title Plan) or alternative land agreements showing all owners of the land as indicated.
- A flood risk assessment – if applicable
- An economic viability assessment – if applicable
- Any other relevant assessments or reports that will support the assessment of the site.

Links that will be useful

When detailing previous planning applications relevant to the site, our application portal may be useful: We would recommend providing information on applications as far back as 2012, in line with the introduction of the first iteration of the National Planning Policy Framework.	https://planning.baberghmidsuffolk.gov.uk/online-applications/
Our Policies Map shows a large amount of useful information including constraints including flood zones, heritage assets, and SSSIs	https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/bmsdc-joint-local-plan-part-1
The Part 1 Joint Local Plan can be read here We would recommend ensuring your proposal is in line with these adopted policies	https://www.babergh.gov.uk/documents/d/asset-library-54706/draft-babergh-and-mid-suffolk-joint-local-plan-part-1-nov-2023
Ordnance Survey Maps can be obtained through these sources for a fee	https://www.planningmaps.co.uk/ https://www.ordnancesurvey.co.uk
Land Registry Deeds can be obtained through the official Land Registry database for a fee.	https://www.gov.uk/get-information-about-property-and-land
The Government have provided information on Biodiversity Net Gain and the national 10% requirement	https://www.gov.uk/government/collections/biodiversity-net-gain

For the purposes of this call for sites exercise see below explanations

- **Pollution and contamination issues** – the Councils have a duty to regulate contaminated land. Although there are no sites on the contaminated land public registers for either Babergh or Mid Suffolk areas, please see the respective website pages for further information at:
<https://www.babergh.gov.uk/web/babergh/w/contaminated-land>
<https://www.midsuffolk.gov.uk/web/mid-suffolk/w/contaminated-land>
- **Neighbourhood Plan Green Spaces** – areas that have been identified in adopted neighbourhood plans as ‘green spaces’ for protection. These are shown on our policies map.
- **Supported and Special Needs Housing** – As per policy LP06 in the Part 1 Joint Local Plan includes accommodating care for older, disabled or vulnerable people and care leavers, people with learning difficulties, mental illness and physical disabilities

- **Active Travel** – journeys taken on foot, using bicycles or using scooters, wheelchairs or mobility aids.
- **Abnormal Costs** - additional or unusual costs that a developer might face when developing a site. For example, unusual ground conditions may mean that deeper and more expensive foundations are needed.

For further assistance or queries on the Call for Sites and Joint Local Plan process, please contact a member of the Strategic Planning Policy team on either

email: localplan@babberghmidsuffolk.gov.uk

or telephone: 0300 123 4000 (option 5, then option 4).