

Babergh and Mid Suffolk Joint Local Plan:

Strategic Housing and Economic Land Availability Assessment (SHELAA)

August 2017



DRAFT

Please note: this is an abridged version of the August 2017 document and is relevant to Stradbroke only. A copy of the appropriate map appears at the end of the document.

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Introduction

- 1.1. Babergh District Council and Mid Suffolk District Council have made a commitment to produce a Joint Local Plan covering the entirety of both districts from the period 2014 to 2036. The role of the Strategic Housing & Economic Land Availability Assessment (SHELAA) is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development. National Planning Policy and Guidance requires that local authorities prepare an assessment to establish the realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified full objectively assessed needs.
- 1.2. This stage is an important early evidence gathering exercise in the preparation of the new Babergh and Mid Suffolk Joint Local Plan. However, this work is an initial assessment of the development capacity of the Districts and is not an allocations document, because allocations will be made through the formal processes of producing the Joint Local Plan. In addition, it does not mean that any site included will be granted planning permission. Therefore, sites included within the SHELAA document does ***not*** provide any planning status on the site – they will be taken forward and formally considered and consulted upon through the statutory Local Plan process or, where relevant, through the statutory registers required through the Housing & Planning Act 2016, such as the Brownfield Sites Register. This SHELAA document supersedes all previous land availability assessment documents.
- 1.3. A number of other studies will assist the Councils in establishing the evidence for the up to date full objectively assessed housing and economic needs up to 2036. This key evidence base will include a Strategic Housing Market Assessment (SHMA), Economic Land Needs Assessment (ELNA), Sector Needs Assessment (SNA), Town Centres and Retail Study and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Many of these studies have been jointly commissioned by all local authorities in the Ipswich Housing Market Area (Babergh, Mid Suffolk, Ipswich and Suffolk Coastal District Councils). These studies and others are available on the Council's websites as follows:

www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan
- 1.4. It is anticipated that this SHELAA methodology will be broadly shared by all local authorities in the Ipswich Housing Market Area to ensure a generally consistent approach to identifying land availability. Other local planning authorities may need to adjust some detailed aspects of the assessment framework, to ensure it is appropriate to local circumstances.
- 1.5. Further information on housing and economic land availability assessment is set out online in the Government Planning Practice Guide - <https://www.gov.uk/government/collections/planning-practice-guidance>

Methodology

2.1. The SHELAA will consist of five stages which are discussed in the sections below. They are based upon the process mapped out in the [Planning Practice Guidance](#). A summary extract of the methodology is shown in Figure 1 below.

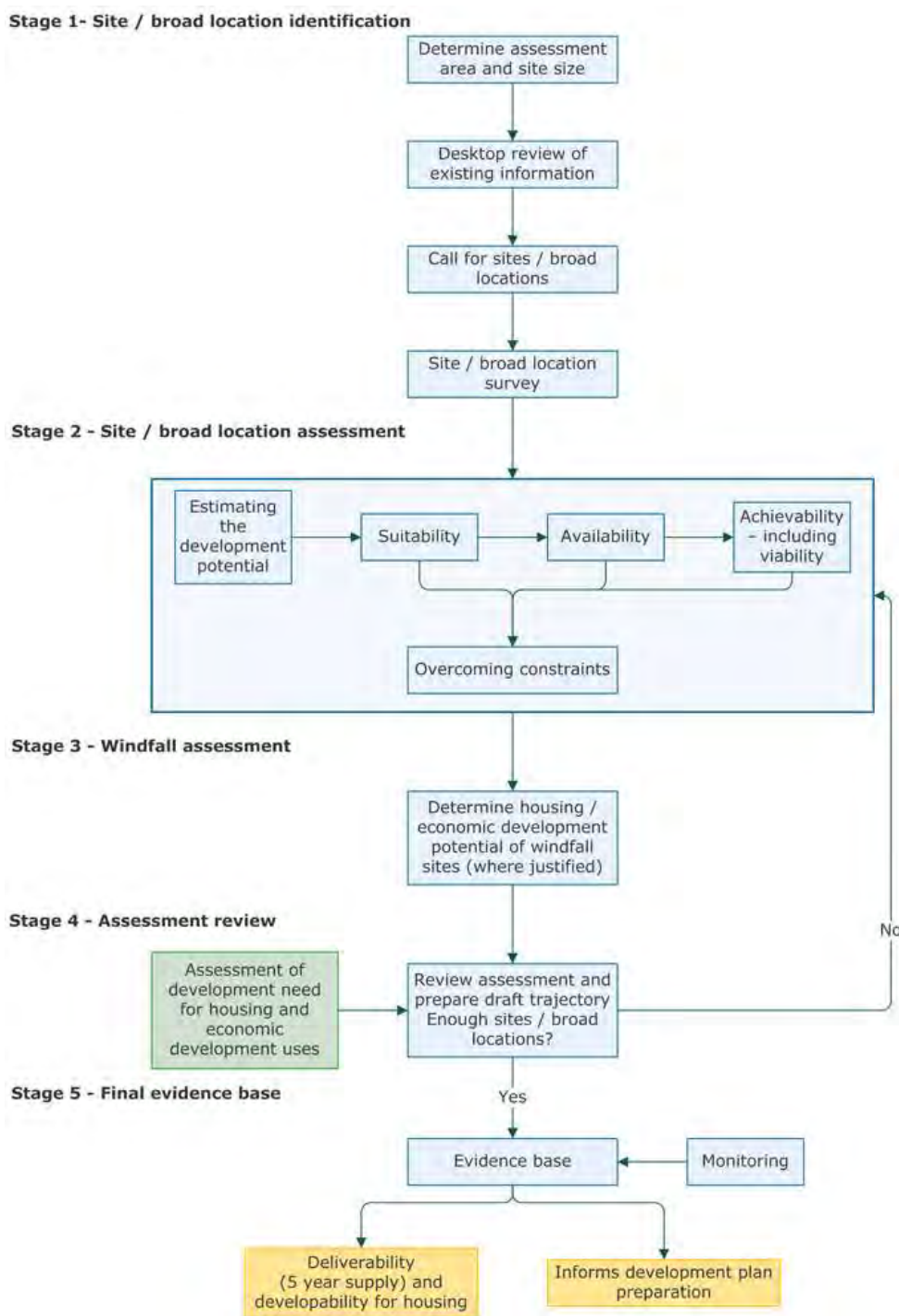


Figure 1 - SHELAA methodology flowchart

Source: Planning Practice Guidance (para ID 3-006-20140306)

Stage 1 – Identification of sites & broad locations

- 2.2. The geographical area to be covered by this SHELAA is the entirety of both Babergh and Mid Suffolk districts, as indicated in Figure 2 below. This sits within the context of the Ipswich Housing Market Area (HMA) and Functional Economic Market Area (FEMA), which is made up of the whole districts of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal District Councils.



Figure 2 – Babergh & Mid Suffolk Districts

Source: Babergh & Mid Suffolk

- 2.3. The Ipswich HMA is also influenced by the neighbouring areas of Braintree, Breckland, Colchester, South Norfolk, St Edmundsbury, Tendring and Waveney and will be fully considered in the Strategic Housing Market Assessment. The Councils will engage in cross boundary working with the relevant authorities in order to comply with the Duty to Cooperate.
- 2.4. The Councils will involve a wide group in relation to land availability including developers, land owners/promoters, infrastructure providers, local property agents, local communities, partner organisations, Local Enterprise Partnerships, businesses/business representative organisations, town and parish councils, neighbourhood forums.
- 2.5. The SHELAA will need to include consideration for a number of land sources as set out below:
- i. Existing housing and economic development allocations which are unimplemented.
 - ii. Outstanding planning permissions (unimplemented or under construction) for housing and economic development.

- iii. Planning applications that have been refused or withdrawn.
 - iv. Land in the local authority's ownership.
 - v. Redundant public sector land.
 - vi. Vacant, derelict and underused land and identified from maps and local knowledge.
 - vii. Land and premises for sale
 - viii. Land submitted through 'Call for sites'.
- 2.6. For the SHELAA assessment the Councils have assumed that residential, mainstream employment uses (B land use classes such as office, light industrial, storage and distribution), and retail uses will be considered where relevant. The appropriateness of other land uses eg. community infrastructure will be considered at a later stage through the Joint Local Plan process.
- 2.7. The threshold for consideration of sites in this assessment will be set at **land of at least 0.25ha in size or capable of delivering 5 or more dwellings.**
- 2.8. This threshold does not apply to sites with planning permission for development. The contribution from these sites, regardless of size, will be counted towards the land availability of the local planning authority areas of Babergh and Mid Suffolk. The baseline date for gathering planning permission information in the SHELAA will be the end of the most recent full monitoring year which runs from 1st April to 31st March.
- 2.9. All sites (apart from sites identified at the time with planning permission) will be subject to a desktop review. The desktop review will check constraints and designations affecting sites. At this stage it may be necessary to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy/legislation. Sites will be excluded from further assessment where they are:
- i. Within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs and proposed Ramsar sites) or within Sites of Special Scientific Interest (SSSI), National Nature Reserves and Ancient Woodland. European and national legislation and the National Planning Policy Framework (NPPF) prohibit development affecting these sites and development within the designation is likely to result in direct loss.
 - ii. Sites where 50% or more of the area lays within Environment Agency identified Flood Zones 2 or 3.
 - iii. Within the area of Scheduled Ancient Monuments.
 - iv. On Statutory Allotments
 - v. Within Locally Designated Green Spaces, including Designated Village Greens and Common Land.

Stage 2 – Site Assessment

- 2.10. The purpose of this stage is to determine whether sites are deliverable or developable. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are suitable with a reasonable prospect they could be available and achievable within the plan period.
- 2.11. All sites identified in the SHELAA will be subject to the full site assessment set out herein, apart from those sites which have existing planning permission. All sites with existing planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. The Councils, through the Annual Monitoring Report process, carry out a separate assessment regarding the 5 year supply of housing land.
- 2.12. The overall approach to the assessment of employment sites is different to those for housing because inevitably the potential type, range and scale of development could be much greater for employment uses and the specific parameters of a scheme are in the majority of cases not identified. Therefore for some aspects of the SHELAA assessment the impact of employment development is less certain or may be unknown.

Suitability

- 2.13. The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas.
- 2.14. To assess the suitability of sites a 'red', 'amber' 'green' (RAG) approach will be applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites will have impacts and constraints which are surmountable; however, they may be costly to overcome and have an impact on the achievability of development.
- 2.15. 'Red' impacts and constraints will rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development, unless there is clear justification or substantial public benefits in accordance with the NPPF why there may be an exception eg. regeneration objectives.

- 2.16. 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some mitigation will be required in order for the site to be suitable and the feasibility and extent of that mitigation will need to be identified through further research. In many cases it will only be possible to make a broad assessment as to how a site could be developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for SHELAA purposes, officers will use their planning judgement and experience to assess the potential impacts, and how (if at all) they could be mitigated, based on the best evidence available. Therefore, sites assessed as 'amber' against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome, (based on officers' judgement), but would almost inevitably require a more detailed assessment before they could be confirmed as suitable for Joint Local Plan allocation. Further detail on the potential mitigation will be set out on the site assessment form.
- 2.17. The 'green' category represents no constraint or impact with respect to that type of impact or constraint.
- 2.18. The types of constraint and impact set out below will be considered in terms of assessing the suitability of sites:

Constraints

- Access to site
- Access to wider transport networks
- Access to local services & facilities
- Utilities capacity
- Utilities infrastructure
- Contamination
- Flood risk
- Coastal change
- Market attractiveness

Impacts

- Landscape/townscape
- Biodiversity and geodiversity
- Historic environment
- Open space
- Transport and roads
- Compatibility with neighbouring use

Availability

- 2.19. A site will be considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints.
- 2.20. Evidence is sought on the ownership of the sites, including Land Registry Title Deeds. Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect the constraints can be overcome.
- 2.21. For a site to be deliverable there must be confirmation from the landowner/promoter that the site could become available for development in 0-5 years. Where no indication has been provided in terms of timescale for development, the site will be considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

Achievability

- 2.22. A site is considered achievable when, in line with the National Planning Practice Guidance, there is a reasonable prospect that the site can be developed at a particular point in time. There should also be a judgement about the viability of the site which will be influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site.
- 2.23. Evidence from previous viability studies conducted in the local planning authority areas may be used to assess the viability of sites for both residential and non-residential development, dependent on the currency and robustness of the data involved. Viability evidence from emerging local plans may be used to inform this process.
- 2.24. To help assess the viability of sites, information will be sought from landowners and developers through the call for sites process. All suitable and available sites will be assessed for viability in a 'Whole Plan Viability' assessment which will be conducted prior to any Joint Local Plan being examined.
- 2.25. Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period. Feedback will be sought from developers on typical build out rates and using information on local past delivery, where applicable.
- 2.26. Where constraints have been identified in either the suitability, availability or achievability of a site the Councils will consider if there are any actions which

could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.

- 2.27. In order for a proposed site to be included in the final SHELAA capacity, the site assessment will need to score either an 'amber' or 'green' rating against all of the suitability criteria, as well as meeting the availability and achievability tests. For sites which are assessed as not suitable, these will be published in a summary table together with the reason for being discounted.

Stage 3 – Windfall assessment

- 2.28. Windfall sites are sites which have not been specifically identified as part of the Local Plan process. They have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential or the sub-division of larger properties. As set out in the National Planning Policy Framework, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.
- 2.29. In accordance with the National Planning Policy Framework, windfall estimates are typically not able to include development on residential garden land within the assessments. However, garden land in countryside locations may be suitable for windfall identification in certain circumstances. To avoid double counting, with sites identified in the SHELAA Stage 1 assessment, only average delivery rates for windfall sites under 0.25ha will be considered. In addition, many existing planning permissions which will be built out over the next few years are on windfall sites and therefore when projecting windfall trends forward it is important not to double count their contribution.

Stage 4 – Assessment Review

- 2.30. The total capacity of land for each use will be calculated and compared against the full objectively assessed need for housing and employment. If housing or employment arising in a local planning authority area cannot be met fully within that area using the sites available, a process of reappraisal must begin. Land previously discounted, perhaps because of a particular policy constraint, might be reintroduced, or additional sites may need to be brought into consideration.
- 2.31. Following any further review process, if there are still insufficient sites to meet the full objectively assessed needs, then the Councils will need to consider how needs might be met in adjoining areas through discussions focussed on the Duty to Cooperate.
- 2.32. The anticipated timescales for delivery is also important. An indicative trajectory will be drawn up to set out the estimated rate of new development across the Joint Local Plan timescale. Consideration will need to be given to

ensure that a continuous supply of housing and economic land is provided for across at least a 15 year period.

Stage 5 – Final Evidence Base

2.33. The key outputs from the SHELAA are expect to be:

- i. A list of all sites or broad locations considered, cross-referenced to their location on maps.
- ii. An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when.
- iii. More detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.
- iv. The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
- v. An indicative trajectory or anticipated development and consideration of associated risks.

2.34. The SHELAA will be a key part of the evidence base used to inform the preparation of the Babergh and Mid Suffolk Joint Local Plan. Initial options and choices about allocations for housing and employment land will be weighed against what is found by the SHELAA, and other sources of evidence, with a balanced assessment reached by consideration against local and national planning policies.

2.35. As repeated in the sections above, the SHELAA work is an initial assessment of the development capacity of the Districts and is not an allocations document. The identification of options, consultation and proposed site allocations will all formally be undertaken through the Local Plan process. Any site reported in the SHELAA does not award any planning status to the site, nor does it mean that any site included will be granted planning permission.

Assessment Findings

Sites considered with potential capacity for future development

- 3.1 The Councils have undertaken two rounds of ‘call for sites’ processes in 2014 and 2016 for the Joint Local Plan. An assessment has been undertaken on these sites using the methodology in [Appendix A](#). A summary of the total dwellings capacity of residential land available is set out below. Assessments of the sites identified with either deliverable or developable potential for development are set out in [Appendix B](#). Sites which are potentially considered suitable for development, but where availability and/or achievability is uncertain are set out in [Appendix C](#).
- 3.2 Based on information supplied to the Councils through the call for sites process as well as officer judgements, an estimate has been made regarding the delivery timescales of available land for development. This is set out below.
- 3.3 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils’ websites at: www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

Estimated residential land dwellings capacity and trajectory

SHELAA site status	Babergh	Mid Suffolk	TOTAL
Deliverable 0-5 years	4919	8246	13165
Developable 6-15 years	4499	1988	6487
Not Currently Developable	150	110	260
SHELAA Total Theoretical Capacity	9568	10344	19912

- 3.4 The residual housing requirements for the two Councils is set out in the latest iteration of the Joint Local Plan document. When compared to the total capacity identified in the SHELAA, there is sufficient potential land to meet the requirements. It is not necessary to revisit the assessment to identify further sites for meeting the housing requirement. Further consideration of sites to be taken forward for development will be set out through the formal Joint Local Plan process.

Broad areas for employment land assessment

- 3.5 In addition to the specific housing and employment land site assessments, the Council has also undertaken some high level assessment work on broad areas where there is a strategic asset that could potentially support employment uses. The assets such as major road junctions are attractive to

business and industry because of the good road communication links and potential to keep HGVs out of rural communities.

- 3.6 These broad areas are not specific land proposals. Instead they have been assessed for potential safeguarding for industrial use beyond the plan period, or for release in the event that those specific assets are necessary to accommodate a proposed use and no alternative employment land is available with such assets. The findings of the study will guide and inform the Councils' development of their future economic strategies.
- 3.7 The broad area employment land assessment summaries can be found in [Appendix D](#). Note the broad areas are not part of the Joint Local Plan consultation document (August 2017).

Sites with outstanding planning permissions (as at 1st April 2017)

- 3.8 The Councils undertake regular monitoring and reporting of key development information through the [Annual Monitoring Report](#) process. Another important source of future housing land potential comes from outstanding planning permissions (OPPs). The latest available information (as at 1st April 2017) for outstanding planning permissions (where sites are either not started or still under construction) is set out below.

Babergh OPPs = 2,320 dwellings (rounded)
Mid Suffolk OPPs = 2,480 dwellings (rounded)

- 3.9 A full schedule of sites with outstanding planning permissions across Babergh and Mid Suffolk is set out in [Appendix E](#).

Sites which have been discounted

- 3.10 Using the methodology set out in the SHELAA, the Councils have identified a number of discounted sites which are not considered suitable for the development proposed. A schedule of all sites identified in the assessment as discounted, together with the reason for discounting are set out in [Appendix F](#).
- 3.11 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:
www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

Windfall assessment

- 3.12 The Councils have limited monitoring records for windfall land across Babergh and Mid Suffolk districts. However, analysis on windfall dwelling completion rates has been conducted for years 2014/15 and 2015/16 on sites of less than

0.25ha to avoid double counting of potential future SHELAA sites. The windfall data available is presented in the table below:

District	2014/15	2015/16	2014-2016 average (rounded)
Babergh	48	68	60
Mid Suffolk	177	54	115

Windfall dwellings completed which are less than 0.25ha and not garden land.

- 3.13 The Councils have assumed the average rates set out above as the potential annual source of windfall dwelling supply for the future. These figures are considered reasonable as they are broadly consistent with the currently assumed windfall rates in the existing Babergh (82 dwellings per annum) and Mid Suffolk (112 dwellings per annum) adopted Local Plan documents respectively.

Appendix A – Suitability Assessment Criteria

Constraints

Access to site		
Red No possibility of creating suitable access to the site	Amber There is no identified access to the site or possible access constraints on the site, but these may be overcome through development	Green Access by all means is possible
<p>Access is an important consideration in determining the suitability of sites for development. Access is needed for both construction and occupation phases of a development.</p> <p>A site with no access or without the potential to provide suitable access cannot be considered suitable for development. The Highway Authority will be consulted to understand the access implications for sites.</p>		
<i>Exceptions: None</i>		

Access to wider transport networks		
Red Poor relationship to wider transport networks	Amber Adequate relationship to wider transport networks	Green Good relationship to wider transport networks
<p>Wider transport network access is an important consideration in determining the suitability of sites for development. Consideration of accessibility to the strategic road network (Trunk roads and A Class roads) and railway network can provide an opportunity to identify and support a pattern of development that minimises trip generation at source and encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all.</p> <p>For housing sites, locations would be considered good where they are located within approximately 2km of the strategic road network or railway station and adequate within approximately 10km. In locations beyond this, accessibility will be considered to be poor.</p> <p>For some types of employment site (eg. storage and distribution), access to strategic roads is important, where typically a site easily accessed within 2km of a Trunk Road or A class Road via unconstrained roads is considered good, sites approximately 5km+ from a Trunk Road or A class Road or accessed through constrained/local roads and/or through a town centre or residential area, is considered poor. For office-based employment, frequent public transport access within walking distance would be considered good.</p>		
<i>Exceptions: None</i>		

Accessibility to local services and facilities		
Red Poor access to core services and facilities	Amber Average access to core services and facilities	Green Good access to core services and facilities
<p>Accessibility of a site to local services and facilities by means other than the car via an established route such as footpaths or cycleways – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a housing site to local schools. In assessing housing sites against this measure, accessibility to the following core services will be considered:</p> <ul style="list-style-type: none"> • A primary school, • A secondary school • A local healthcare service (doctors' surgery), • Retail and service provision for day to day needs (district/local shopping centre, village shop); • Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered), • For rural districts, a peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm). <p>For residential sites, no core services within 800m/10 minutes walking distances would score poor. Where there are 1 to 3 core services within 800m/10 minutes walking distance these will score average, and where there are 4 or more, these will score good.</p> <p>Large scale, strategic allocations may provide opportunities, through development, to include new local facilities such as schools, health centres and community halls where there is isolation or infrastructure reinforcement is required.</p> <p>For employment sites, the availability of a sizeable nearby residential area (a potential labour supply) will also be treated as a core service, however the specific thresholds for each score will not be applied to employment sites.</p>		
<i>Exceptions: None</i>		

Utilities capacity		
Red No available utilities capacity and no potential for improvements	Amber No available utilities capacity but potential for improvements to facilitate capacity	Green Sufficient utilities capacity available
<p>The capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand whether there are any capacity issues affecting sites.</p>		
<i>Exceptions: None</i>		

Utilities infrastructure		
Red n/a	Amber Utilities infrastructure present on the site that could affect the development potential	Green No constraints from utilities infrastructure
<p>Some sites may have strategic utilities infrastructure passing across it (either under or over ground), for example, power lines or gas pipelines. Whilst this does not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. As with the capacity criteria, utility providers will be consulted as part of this assessment to understand whether there are any existing infrastructure issues affecting sites.</p>		
<p><i>Exceptions: None</i></p>		

Contamination and ground stability		
Red n/a	Amber The site is potentially contaminated or has potential ground stability issues that could be mitigated	Green The site is unlikely to be contaminated and has no known ground stability issues
<p>Many potential sites across each district suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Others are affected by ground stability issues such as historic mineral working, quarrying or tunnelling. Some greenfield sites may also be contaminated due to previous ground works and infilling. Where suspected contamination or ground stability issues are identified they must be satisfactorily mitigated before the site can be considered for development. Neither contamination nor ground stability issues are likely to present an insurmountable constraint to development. However, where sites are contaminated or on unstable land the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated or affected by ground stability.</p>		
<p><i>Exceptions: None</i></p>		

Flood risk		
Red Where predicted surface water flooding affects 50% or more of the site.	Amber Up to 50% of the site is within Flood Zones 2 or 3 and/or is within an area at high, medium or low risk from surface water flooding	Green The site is at low risk of flooding (within Zone 1)
<p>Sites where 50% or more of the area is located within Flood Zone 2 or 3 will be treated as an absolute constraint and will be discounted from further assessment at the outset.</p>		
<p>Flood Zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3 represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events).</p>		
<p>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the</p>		

development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea). Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.

Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation.

Exceptions: Subject to sequential and exception test analysis, there may be unique sites/locations where substantial wider regeneration objectives weigh in favour of site development opportunities. However, these will be expected to be very rare.

Market attractiveness		
Red The site is in a location not considered to be attractive to the market, and cannot be made so through development	Amber Through development the site may become attractive to the market	Green The site is in a location considered to be attractive to the market
Market attractiveness within this assessment will be based on the evidence from a variety of sources and will need to take account of relevant evidence in housing/retail/economic needs assessments and from commercial market commentaries.		
For employment sites, factors affecting market attractiveness will include the appearance of the site, or where the site is undeveloped its location relative to existing employment areas, the types of users on site and the extent of local unit occupancy including whether vacant units are being actively marketed. Evidence of recent investment is important as is the availability of broadband and the profile of the site including Enterprise Zone status.		
<i>Exceptions: None</i>		

Impacts

Landscape, Strategic Gaps and Agricultural Land		
Red Development of the site likely to have a detrimental impact on sensitive or other landscapes which cannot be mitigated	Amber Development of the site may have a detrimental impact on sensitive or other landscapes which may be capable of mitigation.	Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive or other landscapes
Sensitive landscapes include: <ul style="list-style-type: none"> • areas within and adjacent to the AONB, • Landscape Character Areas identified as particularly sensitive in Landscape Character Assessments, where applicable and • areas of open land identified in Local Plans/Neighbourhood Plans as Strategic Gaps (or equivalent) providing essential separation between discrete settlements. Other considerations include the potential loss of protected trees on the amenity of the area and the potential loss of the best and most versatile agricultural land. The best and most versatile agricultural land quality is defined in the NPPF as land graded either 1, 2 or 3a. National planning policy is to seek to avoid development on higher quality agricultural land where possible. However, in rural Suffolk areas, limited alternative land		

such as 'brownfield land' is available for development and development of agricultural land is unavoidable in order to meet identified housing needs. Consideration will be given to prioritising available land which is of poorer soil quality.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified, the impact of development may be less certain

Exceptions: None

Townscape		
Red Development of the site likely to have a detrimental impact on sensitive or other townscapes which cannot be mitigated	Amber Development of the site may have a detrimental impact on sensitive or other townscapes which may be capable of mitigation	Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive or other townscapes
<p>Sensitive townscapes include those within and adjacent to parts of conservation areas where up to date appraisals have indicated a high level of townscape significance, where development may affect particular concentrations of listed or locally listed buildings with collective townscape value and any other areas identified as particularly sensitive in Local Plans, local townscape appraisals or historic character studies.</p> <p>Other considerations include the potential loss of protected trees on the amenity of the area.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p>		
<i>Exceptions: None</i>		

Biodiversity and Geodiversity		
Red Development of the site likely to have a detrimental impact on designated sites, protected or priority species or ecological networks which cannot be reasonably mitigated or compensated as appropriate	Amber Development of the site may have a detrimental impact on a designated site, protected or priority species, ecological network but the impact may be capable of mitigation	Green Development of the site would not have a detrimental impact on any designated site, protected or priority species, ecological networks and may include enhancement
<p>Designated sites are those with national or international protection, namely:</p> <ul style="list-style-type: none"> • Special Areas of Conservation (including possible Special Areas of Conservation) • Special Protection Areas (including potential Special Protection Areas) • Ramsar sites (including proposed Ramsar sites) • Sites of Specific Scientific Interest • National Nature Reserves • Ancient Woodland <p>and those with regional or local protection, namely:</p> <ul style="list-style-type: none"> • Regionally Important Geological Sites • Local Nature Reserves • County Wildlife Sites/Local Wildlife Sites • County Geodiversity Sites • Roadside Nature Reserves 		

Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided, sites will be assessed as having an amber impact.

Priority species and habitats can be identified from the Biodiversity Action Plan.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain

Exceptions: None

Historic Environment		
<p>Red Development of the site likely to cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated</p>	<p>Amber Development of the site may have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact may be capable of mitigation</p>	<p>Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets</p>
<p>Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:</p> <ul style="list-style-type: none"> • Listed Buildings (grade I, grade II* and grade II) • Registered Parks and Gardens • Scheduled Ancient Monuments • Conservation Areas <p>Non-designated Heritage Assets can include locally listed buildings, sites with archaeological potential and sites identified as having local heritage significance in the Suffolk Historic Environment Record (HER).</p> <p>Where relevant, in accordance with the NPPF (para 126) the authority will have regard to heritage assets including those most at risk through neglect, decay or other threats and seek to conserve them in a manner appropriate to their significance.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p> <p><i>Exceptions: None</i></p>		

Open Space

Red	Amber	Green
Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally	Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally	Development of the site would not result in the loss of any open space
<p>Open space is any area of open space with public value. This includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, and green corridors, as well as Rights of Way networks in open countryside areas. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.</p> <p>Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality.</p>		
<p><i>Exceptions: None</i></p>		

Transport and Roads		
Red	Amber	Green
Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated	Any potential impact on the functioning of the trunk roads and/or local roads could be reasonably mitigated	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads
<p>The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:</p> <ul style="list-style-type: none"> • Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use; • Accessibility to public transport and housing and other facilities for sites being considered for non-residential use; • Development potential and associated traffic generation, and; • Existing traffic conditions and capacity of local junctions. 		
<p><i>Exceptions: None</i></p>		

Compatibility with neighbouring/adjoining uses		
Red	Amber	Green
Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated	Development would be compatible with existing and/or adjoining uses
<p>New development should be compatible with its surrounding land uses. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future</p>		

residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.

Exceptions: None

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Appendix B – Summary site assessments for potential sites

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:

www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

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Stradbroke

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0079		
Site location:	land to the west of Queen Street and primary school, Stradbroke		
Approx site area (ha):	4.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	agriculture use, To the North and North-East the sites abutts the settlement, to the east joins the local primary school playing field and the South and the West are framed by fields.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p><div>Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent Conservation Area </div></p> <p><div>Scale of site - Partial development recommended</div></p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended as only the northern and north-east part of site is well related to existing settlment pattern.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0080		
Site location:	Land to the east of Queen Street, Stradbroke		
Approx site area (ha):	2.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Arable Farmland/Grass Meadow, Residential development to the south and south-west, agricultural use to the north and west of site		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed building
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0516		
Site location:	land north of Meadow Way		
Approx site area (ha):	0.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agriculture use, Site adjoins Cottage Farm to the east, abutts new residential development to the south and is framed by agricultural use to the west and north.		
Planning history:	none		

Proposed land use description:	site proposed for residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Consideration need to be given to the compatibility with neighbourin h uses as only the southern part of site is well related to existing settlment pattern - lack of road frontage.		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year.		

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0575		
Site location:	Land to the east of Queen Street, Stradbroke		
Approx site area (ha):	3.19	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agriculture use, Agricultural use to the east of the site otherwise framed by residential development		
Planning history:	none		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0681		
Site location:	Land east of Farriers Close, Stradbroke IP21 5HU		
Approx site area (ha):	1.62	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Amenity land, Residential use to the West and North of the site. Agricultural use to the east and the local High School Playing field adjoins to the south.		
Planning history:	none		
Proposed land use description:	residential and open space		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS1036		
Site location:	Land north east of Meadow Way		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Farmland,		
Neighbouring land use:	Framed by agricultural land, but to the south where residential development adjoins the site.		
Planning history:	n/a		
Proposed land use description:	Residential development.		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be bu		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	50		
Estimated delivery timetable:	Deliverable 0-5		

Appendix E – Outstanding Planning Permissions

Babergh

As at 1st April 2017

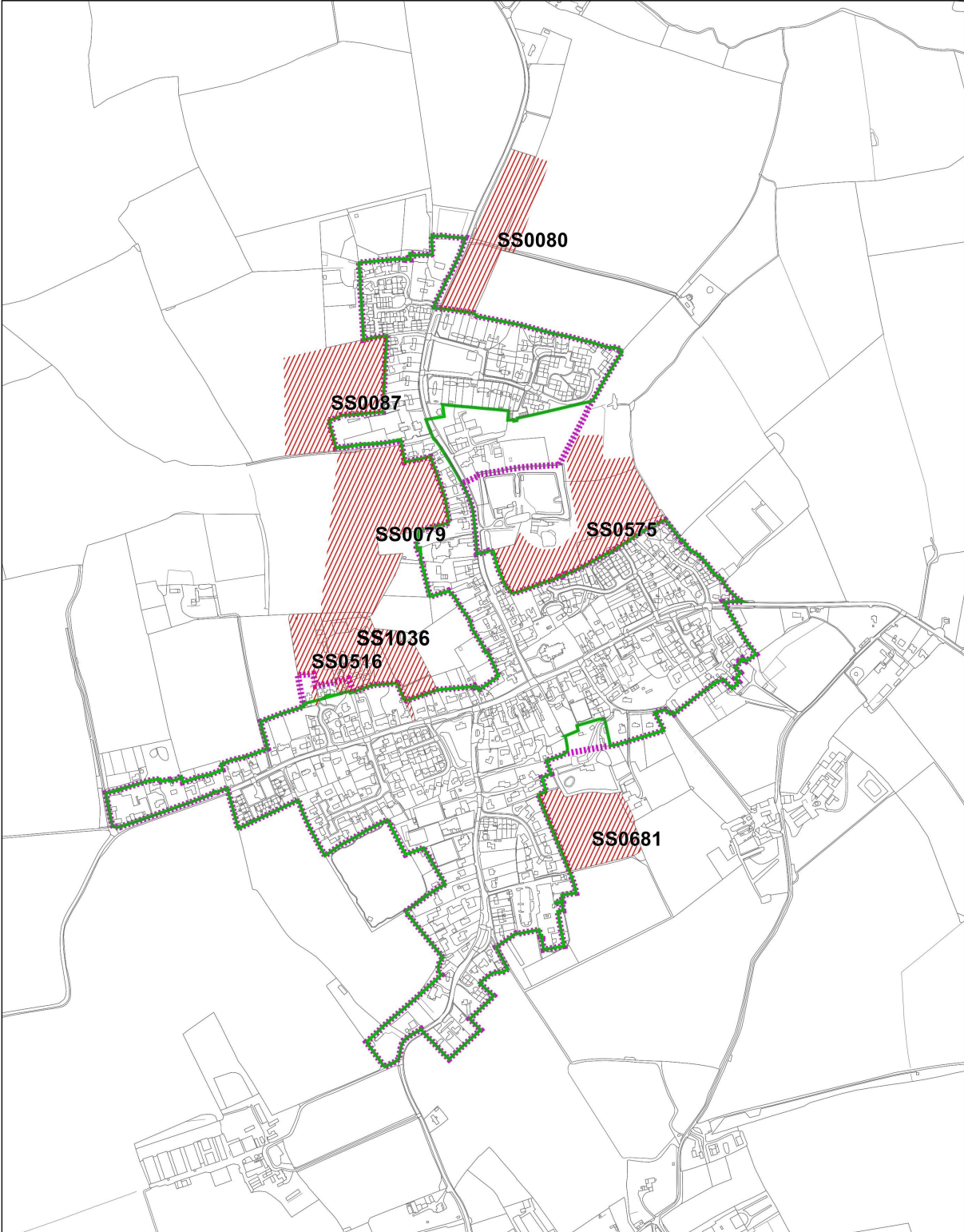
Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/12/00491/FUL	Acton	The Bungalow, Bassetts Farm, Lavenham Rd	30/08/2012	0	0
B/12/00957/FUL	Acton	The Lodge, Melford Rd	01/11/2012	1	1
B/16/00088/OUT	Acton	Meadow View, Melford Road, Acton, CO10 0BA	05/04/2016	3	3
B/16/00726/FUL	Acton	The Pool House, High Street, Acton, Sudbury, CO10 0AJ	26/08/2016	1	1
B/16/00851/OUT	Acton	Land adjacent Meadow View, Melford Road, Acton	17/08/2016	3	3
B/15/01332/FUL	Acton	Former Tola W/shop, Waldingfield Road	12/01/2016	2	2
B/15/00531/AGD	Aldham	Frog Hall Farm, The Street (Prior Approval App)	22/06/2015	1	1
B/09/00230/FUL	Assington	Chestnut Grove, Bures Road	13/10/2009	0	0
B/12/01347/FUL	Assington	Hill Farm, The Street	24/04/2013	1	1
B/14/00805/FUL	Assington	Celandine, The Street	14/01/2015	1	1
B/14/01305/FUL	Assington	St Edmunds Cottage, The Street, CO10 5LN	04/12/2014	1	1
B/14/01541/FUL	Assington	Willow Tree Farm (part garden), The Street	28/01/2015	1	1

Babergh and Mid Suffolk Joint Local Plan

M/2438/16/FUL	Stowmarket	66 Poplar Hill	27/07/2016	2	2
M/2616/16/PRN	Stowmarket	87 Ipswich Street (First Floor)	02/08/2016	2	2
M/3024/16/FUL	Stowmarket	33/33A Ipswich Street	10/10/2016	1	1
M/3168/16/FUL	Stowmarket	9 Combs Ford	30/03/2017	1	1
M/3989/15/FUL	Stowmarket	67 Stowupland Road	22/06/2016	1	1
M/4104/16/OUT	Stowmarket	33 Hall Road	15/12/2016	1	1
M/4399/16/REM	Stowmarket	54 Needham Road	11/01/2017	3	3
M/4464/16/FUL	Stowmarket	54 Needham Road (Small cul-de-sac on Chilton Hall Estate)	03/01/2017	1	1
M/4102/15/FUL	Stowmarket	21 Violet Hill Road	09/02/2016	2	2
M/4283/15/OUT	Stowmarket	8 Newton Road	07/01/2016	1	1
M/4369/15/FUL	Stowmarket	High Gables Creeping Road East	18/02/2016	1	1
M/3756/12/FUL	Stowmarket	19-21 Violet Hill Road	14/01/2014	13	13
M/1952/15/FUL	Stowupland	Land between Caxton Cottage & Walnut Cottage, Thorney Green Road	17/09/2015	1	1
M/2498/15/PRN	Stowupland	Barn at Rendall Lane	16/09/2015	3	3
M/2951/13/FUL	Stowupland	4 Columbyne Close	06/12/2013	0	0
M/3548/12/FUL	Stowupland	Park Farm Bungalow Church Road	11/02/2013	0	0
M/4697/16/FUL	Stowupland	The Willows Gipping Road	16/02/2017	1	1
M/0068/16/FUL	Stradbroke	5 Meadow Way	10/03/2016	1	1
M/0069/16/FUL	Stradbroke	Westland House New Street	03/03/2016	1	1
M/1195/15/FUL	Stradbroke	68 Westhall	12/06/2015	1	1
M/1433/11/FUL	Stradbroke	Garden land at Chantala Wilby Road	22/07/2011	3	3
M/2098/13/FUL	Stradbroke	Land at Havensfield Farm Fressingfield Road	20/12/2013	1	1
M/2406/15/FUL	Stradbroke	The Studio (former Fire Station) Church Street	26/08/2015	1	1
M/2532/14/FUL	Stradbroke	Land adjacent The Laurels Bungalow, Church Street	15/06/2015	3	3
M/2851/15/FUL	Stradbroke	Valley Farm New Street	05/10/2015	3	3

Babergh and Mid Suffolk Joint Local Plan

M/3142/09/FUL	Stradbroke	Land to rear of Doggetts Farm New Street	23/12/2009	3	3
M/3289/15/FUL	Stradbroke	Jubilee House 7 Meadow Way	07/01/2016	1	1
M/3563/14/FUL	Stradbroke	Three Corners Yard Laxfield Road	20/03/2015	1	1
M/4005/14/FUL	Stradbroke	Grove Farm, Queen Street	24/03/2016	44	44
M/0310/17/FUL	Stradbroke	Land adjacent 1 White House Cottages, Queen Street	13/03/2017	1	1
M/2141/16/FUL	Stradbroke	Summer Place Battlesea Green	03/08/2016	1	1
M/2458/16/FUL	Stradbroke	Watermeadow Lodge Neaves Lane	01/07/2016	1	1
M/2980/16/FUL	Stradbroke	Land at The Paddocks Queen Street	23/09/2016	1	1
M/3745/15/PRN	Tannington	Barn North of Oak Farm, Dog Lane	10/12/2015	1	1
M/4900/16/PRN	Tannington	Agricultural building north of Oak Farm, Dog Lane	24/02/2017	1	1
M/0187/16/OUT	Thorndon	Land at Thwaite Road	18/03/2016	1	1
M/0388/14/FUL	Thorndon	Old Rectory Barn High Street	07/10/2014	1	1
M/0401/12/FUL	Thorndon	Land adjacent Gean House Thwaite Road	22/06/2012	1	1
M/0531/15/FUL	Thorndon	Land at The Maples Thwaite Road	06/05/2015	1	1
M/0612/12/FUL	Thorndon	Post Office Stores The Street	16/04/2012	1	1
M/3368/15/OUT	Thorndon	Land at Thwaite Road	13/11/2015	1	1
M/3785/12/FUL	Thorndon	Land adjoining Cotes Cottage Thwaite Road	28/02/2014	1	1
M/3828/10/FUL	Thorndon	West Barn Hestley Hall, Hestley Green	10/03/2011	1	1
M/0161/16/REM	Thorndon	Land at Thwaite Road	01/06/2016	1	1




Stradbroke



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