



Suffolk County Council

ISPA LOCAL PLAN MODELLING

Methodology Report





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Methodology Report

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Addendum:

This report includes minor amendments compared to the version available for the Ipswich Local Plan public consultation from 15th January 2020. The changes made are as follows:

- Bullet points at paragraph 2.2.1 have been updated to reflect the headers of the report sections being referring to
- New paragraph added at 4.2.5 detailing scaling factors applied to specific housing and job numbers at individual sites

CONTENTS

1	GLOSSARY	1
2	INTRODUCTION	3
2.1	BACKGROUND	3
2.2	REPORT STRUCTURE	4
3	FUTURE HIGHWAY SCHEMES	5
4	ISPA LOCAL PLAN GROWTH	8
4.1	IPSWICH STRATEGIC PLANNING AREA (ISPA)	8
4.2	HOUSING AND JOB GROWTH INPUTS	9
4.3	TRIP GENERATION APPROACH	10
4.4	LGV / HGV GROWTH	11
5	DEMAND ADJUSTMENTS AND FORECAST METHODOLOGY	12
5.1	OVERVIEW	12
5.2	EXISTING ROAD USERS / TRAVEL PATTERNS	12
5.3	NEW ROAD USERS	13
5.4	RESIDUAL LOCAL PLAN GROWTH	15
6	COMPARISON OF MATRIX TOTALS	17
6.1	SECTORING SYSTEM	17
6.2	REDUCTION IN EXISTING ROAD USERS / TRAVEL PATTERNS	20
6.3	REDUCTION IN TRIP GENERATION FROM NEW ROAD USERS	25
6.4	TOTAL TRIP MATRIX REDUCTION	27
7	SUMMARY	30

TABLES

Table 3-1 – Babergh / Mid Suffolk future highway schemes	5
Table 3-2 – Ipswich future highway schemes	5
Table 3-3 – Suffolk Coastal future highway schemes	6
Table 3-4 – Other Suffolk future highway schemes	7
Table 4-1 – Total housing and job growth model inputs (2016 to 2036)	9
Table 4-2 - Total housing and job growth model inputs (2016 to 2026)	10
Table 4-3 – LGV and HGV growth factor by forecast year	11
Table 4-4 –HGV growth factor adjustment	11
Table 5-1 – Trip generation reductions applied to existing road users	13
Table 5-2 - Trip generation reductions applied to development trip generations	14
Table 5-3 – Residual local plan growth included within TEMPPO (2016 to 2036)	15
Table 5-4 - Residual local plan growth included within TEMPPO (2016 to 2026)	16
Table 6-1 – Internal ISPA sectors	19
Table 6-2 – Suffolk sectors external to ISPA	20
Table 6-3 – External Sectors	20
Table 6-4 – 2026 Reduction in existing car trips	21
Table 6-5 – 2036 Reduction in existing car trips	24
Table 6-6 – AM 2026 trip generation reduction	25
Table 6-7 - AM 2036 trip generation reduction	25
Table 6-8 – PM 2026 trip generation reduction	26
Table 6-9 – PM 2036 trip generation reduction	26
Table 6-10 – AM 2026 vs 2016 with and without adjustment overall totals by user class	27
Table 6-11 – AM 2026 vs 2026 with adjustment overall totals by user class	27
Table 6-12 – PM 2026 vs 2016 with and without adjustment overall totals by user class	28
Table 6-13 - PM 2026 vs 2026 with adjustment overall totals by user class	28
Table 6-14 – AM 2036 vs 2016 with and without adjustment overall totals by user class	28
Table 6-15 – AM 2036 vs 2026 with adjustment overall totals by user class	29
Table 6-16 – PM 2036 vs 2016 with and without adjustment overall totals by user class	29

FIGURES

Figure 4-1 - Ipswich Strategic Planning Area (ISPA)	8
Figure 6-1 - Sector system	18
Figure 6-2 - AM 2026 Reduction to existing travel patterns	22
Figure 6-3 - PM 2026 Reduction to existing travel patterns	23

APPENDICES

APPENDIX A

DWELLING / JOB TOTALS BY DEVELOPMENT

APPENDIX B

TRIP GENERATION BY DEVELOPMENT

APPENDIX C

DEVELOPMENT TRIP REDUCTIONS

APPENDIX D

ADJUSTED TRIP GENERATION BY DEVELOPMENT

1 GLOSSARY

- **Adjusted Planning Data** – TEMPro (see below) allows for the use of alternative assumptions which are different to the standard set of assumptions. This allows for specific allocated developments to be discounted from the assumptions or to adjust the overall assumptions to tie in with alternative data sources.
- **AM Peak** – the morning peak hour (08:00 – 09:00)
- **Assignment** – A Traffic Assignment Model, in this case SATURN, has been used. An assignment model requires two general inputs – a “trip matrix” and a “network” (thought of as the “demand” and “supply” inputs – provided by the user). These are input into a “route choice” model which allocates or assigns trips to “routes” through the network, as a result total flows along links in the network may be summed and the corresponding network “costs” (e.g. times) calculated.
- **BDC** – Babergh District Council
- **Committed Development** – All land with current planning permission or allocated for development in adopted development plans (particularly residential development) (Planning Portal Glossary).
- **ESC** – East Suffolk Council
- **HE** – Highways England
- **IBC** – Ipswich Borough Council
- **ISPA** – Ipswich Strategic Planning Area
- **Local Plan** - A Local Plan is a set of documents that determine how development will be planned over time.
- **LPA** – Local Planning Authority
- **Matrix** – see Trip Matrix
- **MSDC** – Mid Suffolk District Council
- **Network** – specifies the physical structure of the roads, etc upon which trips take place and the parameters within it. In this report, parameters is being used as a generic descriptor of all of the pieces of information / options that go into the Saturn network, it is not a specific modelling term.
- **NTEM** – National Trip End Model, Latest version 7.2. The National Trip End Model produces estimates of person travel by all modes based on 2011 Census boundaries. The model outputs trip productions (e.g. homes) and trip attractions (e.g. sites of employment) in each zone (collectively known as trip-ends), which may be separated by mode, journey purpose, dwelling car ownership category and time period.
- **NTM** – National Transport Model provides a means of comparing the consequences of national transport policies or widely-applied local transport policies, against a range of background scenarios which take into account the major factors affecting future patterns of travel. The model produces future forecasts of road traffic growth, vehicle tailpipe emissions, congestion and journey time (Department for Transport website).
- **PCU – Passenger Car Unit**, is a method used in Transport Modelling to allow for the different vehicle types within a traffic flow group to be assessed in a consistent manner. Measured to be 5.75 m. Factors used in the SCTM are 1 for a car or light goods vehicle and 2.3 for heavy goods vehicle.

- **Permitted Development** - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order (Planning Portal Glossary).
- **Person Trip Rate** – The number of people making a given trip as opposed to the number of vehicles making a trip.
- **PM Peak** – Afternoon Peak (17:00 – 18:00)
- **SATURN** – Simulation and Assignment of Traffic to Urban Road Networks is a suite of network analysis programs used to assess the impact of road-investment schemes. Current version 11.3.12U. See also assignment. Further information can be found here: <https://saturnsoftware.co.uk/>
- **SCC** – Suffolk County Council
- **SCDC** – Suffolk Coastal District Council (now part of East Suffolk Council)
- **SCTM** – Suffolk County Transport Model
- **SRN** – Strategic Road Network; this is the road network under the responsibility of Highways England. Within Suffolk this encompasses the A14, A11, A47 and sections of the A12.
- **TEMPro** - TEMPro is the Trip End Model Presentation Program. The National Trip End Model (NTEM) forecasts and the TEMPro software are used for transport planning purposes. The forecast includes: population, employment, dwellings by car ownership, trip ends, and simple traffic growth factors based on data from the National Transport Model. The current version, and the version used for this work, is NTEM 7.2. Further information can be found at: <https://www.gov.uk/government/collections/tempo>
- **Trip Matrix** – the “Trip Matrix” T_{ij} specifies the number of trips from zone i to zone j
- **V/C Ratio** – Volume / Capacity Ratio. The assigned model flow is the volume of traffic in PCUs per hour, with the V/C percentage calculated as the volume relative to the capacity in percentage terms.
- **WDC** – Waveney District Council (now part of East Suffolk Council)
- **WebTAG** – Web Transport Appraisal Guidance. Documentation produced by the Department for Transport (DfT) to assist in transport appraisal and modelling to ensure consistency and robustness.
- **Windfall Sites** – sites for housing that have yet to be identified, accounted for through background growth.
- **Zone Loading Point** – the origins and destinations of trips within a network

A further glossary of planning terms can be found here:

<https://www.planningportal.co.uk/directory/4/glossary>

2 INTRODUCTION

2.1 BACKGROUND

- 2.1.1. This report provides details on updated strategic modelling which has been undertaken using the Suffolk County Transport Model (SCTM). The SCTM is a modelling tool which WSP have previously been commissioned by Suffolk County Council (SCC) to build and utilise to provide transport modelling evidence. The SCTM has been used to model various distributions of housing and employment related to the Local Plans for Local Planning Authorities (LPAs) in Suffolk. Prior to this report, the SCTM was used to model the preferred options for the Suffolk Coastal planning area within East Suffolk and Ipswich Borough Council. Development options were also included for Babergh and Mid Suffolk. The following reports are relevant to the previous work which was undertaken:
- MR1 Local Plan Modelling Methodology Report (January 2019)
 - Forecasting Report Volume 1 – Suffolk Coastal and Ipswich (August 2018)¹
 - Forecasting Report Volume 2 – Suffolk Coastal and Ipswich (January 2019)²
 - ISPA Modelling Methodology Report (August 2019)³
 - ISPA Forecasting Report (August 2019)⁴
 - Highways England RIS Scheme SRN Impacts Technical Note (August 2019)⁵
- 2.1.2. Further strategic modelling has since been undertaken to enable SCC and the LPAs to provide further clarity on the mitigation measures which will be used to support the growth identified in the respective Local Plans. A key element of this relates to modal shift away from car travel. This has been applied in the strategic model using a series of targeted reductions in the forecast traffic to both existing travel patterns in the model and traffic generated by new developments. This methodology report details how this approach of applying a modal shift has been undertaken and summarises the inputs to these revised forecasts.
- 2.1.3. The following forecast years have been considered, with traffic growth applied to a 2016 baseline
- 2036; end of Local Plan period for all LPAs
 - 2026; interim year during Local Plan period
- 2.1.4. The interim year of 2026 has been generated in order to determine to what extent the congestion issues shown at the end of the Local Plan period (2036) are predicted to occur in order to inform the

¹ This report contains tests of different distributions of housing and employment growth which were used to inform the Preferred Option for Suffolk Coastal and Ipswich

² This report contains modelling related to the Preferred Option for Suffolk Coastal and Ipswich

³ This report formed a post-examination submission document for Suffolk Coastal, it details the methodology which encompassed a demand adjustment based on potential mitigation measures which could be introduced to reduce private car use

⁴ This report formed a post-examination submission document for Suffolk Coastal, it details the results from the demand adjusted models for all ISPA authorities focusing on issues which are on the SCC highways

⁵ This technical note formed a post-examination submission document for Suffolk Coastal, it tests the impact of potential Road Investment Strategy schemes focusing on the SRN combined with ISPA Local Plan growth

timescales for when mitigation will be required during the Local Plan period. This methodology report includes information on how this interim forecast year has been derived.

2.1.5. This report details the methodology applied to updated strategic modelling which has been undertaken to support the Local Plan for the LPAs which comprise the Ipswich Strategic Planning Area (ISPA), namely the following Local Planning Authorities (LPAs):

- Babergh District Council (BDC)
- Ipswich Borough Council (IBC)
- Mid Suffolk District Council (MSDC)
- East Suffolk Council (ESC) (Note that the ISPA covers the part of East Suffolk which was formerly Suffolk Coastal District).

2.1.6. The methodology comprises targeted reductions to both existing road users and trips generated by future developments. These reductions are representative of approaches to encourage individuals to shift away from using car travel as their main mode of transport.

2.2 REPORT STRUCTURE

2.2.1. This report is split into the following sections

- Section 3: Future highway schemes
- Section 4: Ipswich Strategic Planning Area (ISPA) Local Plan growth
- Section 5: Demand adjustments targets and forecast methodology
- Section 6: Matrix total comparisons
- Section 7: Summary

3 FUTURE HIGHWAY SCHEMES

3.1.1. This section details the future highway infrastructure schemes which have been included in the forecast model networks.

3.1.2. Table 3-1 lists the highway schemes which have been included in Babergh and Mid Suffolk

Table 3-1 – Babergh / Mid Suffolk future highway schemes

District / Borough	Description	Mitigation
Babergh	Chilton Woods access road	Access road between A134 Springlands Way (new roundabout) and Acton Lane (new priority junction)
Babergh	A1071 / Swan Hill roundabout	Capacity improvements
Babergh	A1071 / Hadleigh Road signals	Capacity improvements
Babergh	A1071 / Poplar Lane	Signalisation as part of access arrangements for Wolsey Grange
Babergh	A1214 London Road	New signalised junction part of access arrangements for Wolsey Grange
Mid Suffolk	A140 Eye Airfield	Roundabout improvements

3.1.3. Table 3-2 shows the future highway schemes which have been included within Ipswich.

Table 3-2 – Ipswich future highway schemes

District / Borough	Description	Mitigation
Ipswich	Bixley Road / Heath Road / Foxhall Road	Additional lane NB for Bixley Road / Additional lane SB for Heath Road
Ipswich	Nacton Road / Maryon Road	Turn WB Nacton to two lanes, and EB Nacton to one lane
Ipswich	Upper Orwell Street	Changed to one-way southbound from St Helen's Street
Ipswich	St Helen's Street / Bond Street	Bus lane removal
Ipswich	A1214 / Bell Lane	Ban of right turn from A1214 onto Dr Watson Lane. Signalised junction of A1214 / Bell Lane changed to priority-controlled roundabout

District / Borough	Description	Mitigation
Ipswich	Ipswich Radial Corridor Route improvements - Felixstowe Road	Capacity increase to Felixstowe Road & Bixley Road arms of roundabout with A1156 Bucklesham Road. Capacity increase at Bixley Road / Ashdown Way junction
Ipswich	Ipswich Garden Suburb – Henley Gate	Two signalised junctions included as part of site access onto Henley Road
Ipswich	Ipswich Garden Suburb – Fonnereau	Priority controlled junction included on Westerfield Road in relation to access
Ipswich	Ipswich Garden Suburb – Red Hill Farm	Two priority-controlled junctions included on Westerfield Road, north and south of Fonnereau access junction
Ipswich	A1214 Valley Road / Westerfield Road	Increased capacity modelled on A1214 approaches to roundabout due to flares
Ipswich	A1214 Valley Road / Tuddenham Road	Increased capacity modelled on A1214 approaches to roundabout due to flares
Ipswich	Europa Way link road	Link road between Sproughton Road and Bramford Road, extension of Europa Way with priority-controlled roundabouts

3.1.4. Table 3-3 shows the future highway schemes included within Suffolk Coastal

Table 3-3 – Suffolk Coastal future highway schemes

District / Borough	Description	Mitigation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement ⁶	A12 / Eagle Way / Anson Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A12 / Eagle Way / Gloster Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A12 / Foxhall Road / Newbourne Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A14 Junction 58 signalisation

⁶ Brightwell Lakes is the development formerly referred to as Adastral Park

District / Borough	Description	Mitigation
Suffolk Coastal	Brightwell Lakes - Main site access	Signalised junction between Gloster Road & Foxhall Road roundabouts
Suffolk Coastal	Brightwell Lakes - Other site accesses	Phase 2 access onto Newbourne Road, Phase 3 access onto link forming junction with Gloster Road
Suffolk Coastal	Walton Link Road, Felixstowe	Link road between Candlet Road and Walton High Street, as well as access junction for development
Suffolk Coastal	Innocence Farm access junction	Provision of access arrangements allowing all-movements junction to & from the site at the A14

3.1.5. Table 3-4 outlines the future highway schemes included outside of the ISPA within Suffolk

Table 3-4 – Other Suffolk future highway schemes

District / Borough	Description	Mitigation
St Edmundsbury	Bury St Edmunds Eastern Relief Road	Now built and open, but included in forecast only as base year model is 2016 prior to opening
St Edmundsbury	Haverhill NW Relief Road	Relief Road between A1307 and A143
St Edmundsbury	Bury St Edmunds South Eastern Relief Road	Link road south of A14 Junction 44
Waveney	Beccles Southern Relief Road	Relief Road between A145 and Ellough Road. Now built and open but included in forecast only as base year model is 2016, i.e. prior to opening.
Waveney	Lake Lothing Third Crossing, Lowestoft	Additional crossing within Lowestoft, priority-controlled roundabouts at both ends

4 ISPA LOCAL PLAN GROWTH

4.1 IPSWICH STRATEGIC PLANNING AREA (ISPA)

- 4.1.1. Ipswich has a tightly defined administrative boundary. Urban areas which could be considered as part of Ipswich extend into neighbouring authorities. There are cross boundary issues that are relevant to the development and future of the Ipswich borough, the urban area of Ipswich and surrounding areas
- 4.1.2. The area has now been extended and renamed as the Ipswich Strategic Planning Area (ISPA). The geography of the area now equates with the Ipswich Housing Market Area and the Ipswich Functional Economic Area, which both extend over the Ipswich Borough, Babergh District, Mid Suffolk District and the Suffolk Coastal area in their entirety, as depicted in Figure 4-1. The Local Plan being produced for Suffolk Coastal covers the area of the former district which now forms part of East Suffolk District Council.

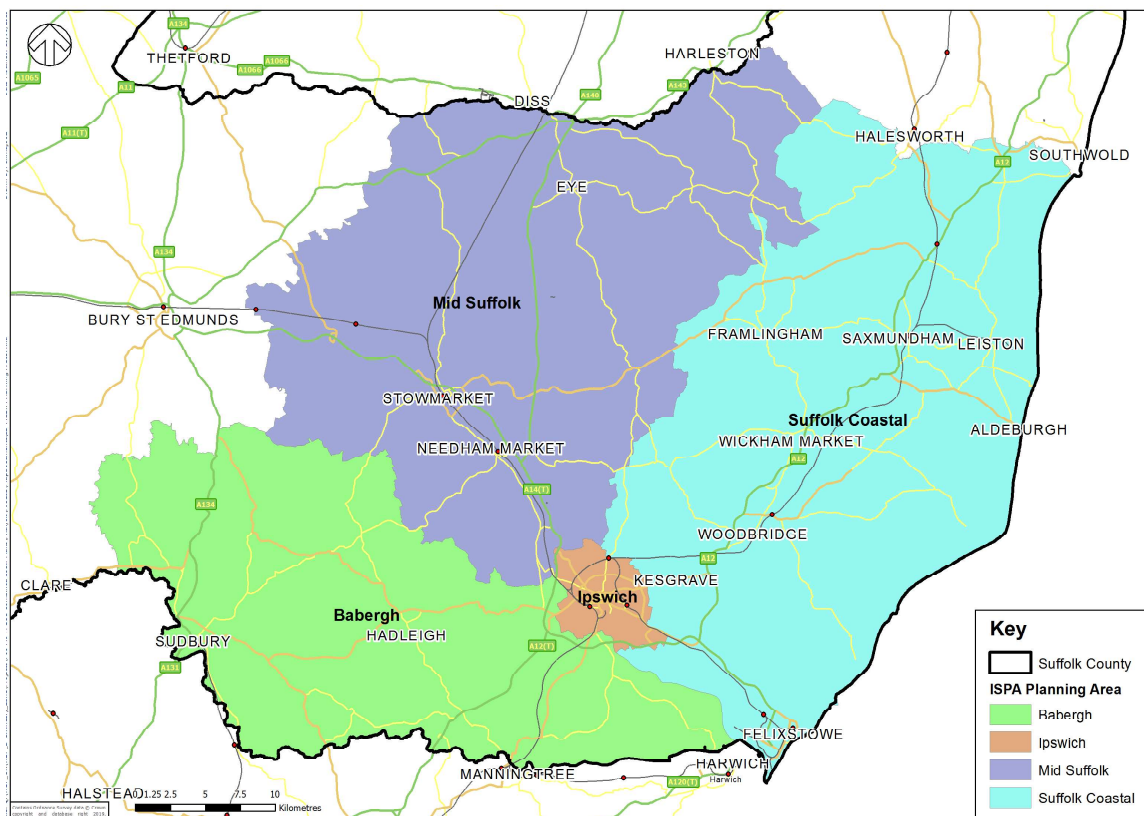


Figure 4-1 - Ipswich Strategic Planning Area (ISPA)⁷

⁷ Suffolk Coastal planning area shown in figure is the area formerly referred to as Suffolk Coastal District

4.1.3. Within the Ipswich Strategic Planning Area (ISPA), specific development and job growth for the following planning areas was considered:

- Babergh
- Ipswich
- Mid Suffolk
- Suffolk Coastal

4.2 HOUSING AND JOB GROWTH INPUTS

- 4.2.1. All forecast housing and job growth takes into account the Suffolk County Transport Model (SCTM), which is currently validated to a 2016 base year. All strategic transport models are required to show a close match to observed traffic volume and journey time data, as set out in DfT Transport Analysis Guidance (TAG). The SCTM is shown to match 2016 traffic conditions to a level which satisfies TAG requirements. This therefore means it forms a suitable basis from which to build future traffic forecasts i.e. estimate what future traffic conditions will be for a given year in the future
- 4.2.2. Table 4-1 details the information supplied by the LPAs in terms of overall housing and job growth up to the end of the Local Plan period of 2036. These projected figures show that per annum the housing growth modelled is generally in line Local Housing Need figures for each of the LPAs. The job growth included within Babergh, Mid Suffolk and Ipswich is consistent with the baseline jobs growth shown within the ISPA Statement of Common Ground but adjusted from a baseline of 2018 to a 2016 baseline to ensure consistency with the validated base year of the SCTM. The jobs growth modelled in Suffolk Coastal is significantly above the levels detailed in the ISPA Statement of Common Ground. The Suffolk Coastal Local Plan includes an allocation of land to address needs identified in relation to the growth and development of the Port of Felixstowe

Table 4-1 – Total housing and job growth model inputs (2016 to 2036)

LPA	Total Housing Growth (2016 to 2036)	Total Job Growth (2016 to 2036)
Babergh	8,117	3,306
Ipswich	9,502	10,348
Mid Suffolk	10,739	5,905
Suffolk Coastal	13,298	13,472
Total	41,656	33,031

- 4.2.3. 2026 forecasts were derived to represent an interim year during the Local Plan period. The total figures by district calculated are shown in Table 4-2. The phasing of the housing and job growth was

estimated based on information provided by the LPAs in terms of the likely timeframes that the developments could be delivered. Once this time period for delivery was established it was assumed a constant per annum rate of housing and job growth would occur within the development during the delivery period.

Table 4-2 - Total housing and job growth model inputs (2016 to 2026)

LPA	Total Housing Growth (2016 to 2026)	Total Job Growth (2016 to 2026)
Babergh	3,922	1,411
Ipswich	3,768	5,471
Mid Suffolk	5,291	2,726
Suffolk Coastal	7,682	6,101
Total	20,663	15,709

4.2.4. Appendix A contains the housing and job growth assumed for each development.

4.2.5. In order to ensure the housing and job growth inputs matched the respective overall Local Plan targets; certain LPAs were required to have a factor applied to the land use quantum associated with individual developments to scale them down. This scaling was undertaken to ensure the Local Plan growth target of housing and jobs was matched by the sum of the model inputs. The following factors were applied to specific developments:

- Babergh SHELAA and Public Land residential sites – 0.58 (i.e. 58% of the original number of dwellings associated with each site)
- Mid Suffolk SHELAA and Public Land residential sites – 0.64 (i.e. 64% of the original number of dwellings associated with the site)
- Babergh allocated employment sites – 0.15 (i.e. 15% of the original number of jobs / gross floor area associated with the site)
- Mid Suffolk allocated employment sites – 0.85 (i.e. 85% of the original number of jobs / gross floor area associated with the site)
- Suffolk Coastal Uncertainty Log employment sites – 0.68 (i.e. 68% of the original number of jobs / gross floor area associated with the site)

4.3 TRIP GENERATION APPROACH

4.3.1. Trip rates have been derived from TRICS based on land use type. For major developments above 500 dwellings / jobs, trip rates were taken from a Transport Assessment associated with the development where available.

4.3.2. Appendix B contains the trip generation for each development modelled.

4.4 LGV / HGV GROWTH

- 4.4.1. Light Goods Vehicles (LGVs) and Heavy Goods Vehicles (HGVs) demand have been factored up using the latest 2018 Road Traffic Forecasts (RTF) from the National Transport Model (NTM). The growth factor from the 2018 RTF detailed in Table 4-3 has been derived from data related to the East of England region.

Table 4-3 – LGV and HGV growth factor by forecast year

LPA	LGV growth factor	HGV growth factor
2026	14.0%	3.2%
2036	28.6%	8.7%

- 4.4.2. The background growth rates for HGV trips have been adjusted to account for the HGV trips from specific developments. Table 4-4 details how the HGV trips associated with the specific developments is taken into account to adjust the background HGV growth, whereby the specific development trips are removed from the background growth. Following this process, if this leads to specific HGV trip generation which is greater than the RTF growth, then a factor of 1 is applied to background growth, effectively keeping this the same as the 2016 base year demand.

Table 4-4 –HGV growth factor adjustment

		2026 AM	2026 PM	2026 AM	2026 PM
Specific development	BMSDC HGV Veh	47	45	92	89
	IBC HGV Veh	21	20	26	26
	SCDC HGV Veh	67	63	155	148
	Total HGV Veh	134	128	274	263
	Total HGV PCU	308	295	630	605
Base PCU Trips		8,990	6,096	8,990	6,096
RTF PCU Growth (base trips x Table 4-3 RTF factor)		291	197	781	530
RTF PCU growth less specific development		-17	-98	+152	-75
Applied Background Growth		1.000	1.000	1.017	1.000

5 DEMAND ADJUSTMENTS AND FORECAST METHODOLOGY

5.1 OVERVIEW

- 5.1.1. Previous strategic modelling encompassing the housing and job growth within the Local Plans for LPAs within the ISPA showed significant congestion in certain locations for a forecast year representing the end of the Local Plan period. Mitigation has been considered in relation to this forecast Local Plan growth. This includes measures leading to a modal shift away from car travel. This shift to modes other than car travel is considered essential to try to reduce congestion associated with future growth in highway traffic.
- 5.1.2. In term of the strategic modelling this shift away from car travel takes the form of demand reductions. This means the forecast travel demand which is represented in the strategic model by a matrix of origins (where trips start) and destinations (where trips end) has had targeted reductions applied to car trips. This reduction has been applied differently depending on the type of road users. This is on the presumption that existing road users / travel patterns will have less of a propensity to shift away from car use given they are more likely to have long established travel behaviours. However, new trips associated with specific new housing and employment developments are more likely to be encouraged to shift away from car travel. This is because these road users could be incentivised to use non-car modes of travel by developers or employers.
- 5.1.3. The forecast demand which comprises the 2026 and 2036 forecasts had targeted reductions applied based on the following categories of trip
- Existing road users / travel patterns
 - This is the 2016 base year traffic with background growth factors applied to it.
 - Background growth factors related to growth which has been assumed in areas outside of the ISPA, and also residual growth within the ISPA which has not been specifically allocated to a development.
 - This residual growth has been spread across all model zones within the respective ISPA LPA
 - New road users
 - New trips generated by specific housing or employment developments within the ISPA area.
 - Residual local plan growth
 - This relates to housing or job growth which is not specifically modelled. This was included within TEMPRO planning data assumptions. This residual Local Plan growth relates to the cumulative total of any developments below 10 dwellings / jobs and growth not accounted for by the specific developments modelled.

5.2 EXISTING ROAD USERS / TRAVEL PATTERNS

- 5.2.1. As previously mentioned, vehicular trips in a strategic model are defined in a matrix. A model matrix is defined as a series of trips between a defined origin and destination zone. Zones in a strategic model represent a specific land area and have been defined as a continuous coverage across Suffolk. The model zones are typically the size of a 2011 Census Lower Super Output Area (LSOA), but often smaller in urban areas.

- 5.2.2. Model zones were classified as urban or rural using a specific dataset from the 2011 Census which provides this classification. Travel distance was also determined between model zones on the basis of crow fly distance between zone centroids. This combination of urban / rural classification and trip length were combined to determine which of the reduction factors shown in Table 5-1 being applied to the existing road users / travel patterns. These adjustments were only applied to trips in the county model which either started and/or completed their journey within the ISPA authorities. For example, a trip within West Suffolk between Mildenhall and Bury St Edmunds would have no adjustment applied to them. However a trip from West Suffolk to Mid Suffolk e.g. Bury St Edmunds to Stowmarket would have an adjustment applied to it.

Table 5-1 – Trip generation reductions applied to existing road users

Trip type	0-2.5km	2.5km-8.5km	8.5km+
Urban-urban	30.00%	15.00%	5.00%
Urban-rural / rural-urban	5.00%	5.00%	5.00%
Rural-rural	0.00%	0.00%	0.00%

The figures used are considered a reasonable starting point for assessing the impacts of modal shift and are applied to all existing road users. The figures are based on the distance being travelled and the environment being travelled in. Therefore, shorter distance trips are considered more likely to be able to shift to alternative modes and trips within or to/from built up urban environments where, generally, more developed transport infrastructure exists, would more readily support a switch to sustainable modes.

Finally, whilst adjustments between certain categories could be fine-tuned, in some cases the relative number of trips being impacted was small, so, as an example, for the urban-rural trips a consistent 5% was applied, as this was considered the minimum realistic figure for all categories.

5.3 NEW ROAD USERS

- 5.3.1. New road users relate to the trip generation from specific developments included within the respective Local Plans. Development land uses were classified as either employment or residential, and then further classified into Town Centre, Urban or Rural based on their location.
- 5.3.2. The following thresholds were used to determine whether a residential development could be considered to be Small, Medium or Large
- Small – 10 to 99 dwellings
 - Medium – 100 to 499 dwellings
 - Large – 500 dwellings +
- 5.3.3. These thresholds align with how residential developments have been handled within the strategic model using a proportionate approach. Proportionate means that larger developments are

considered in more detail including both their access strategy and associated trip generation e.g. from a Transport Assessment. In the strategic model, large developments were considered to be those above 500 dwellings which were modelled in detail. Any development below 10 dwellings was not considered as a specific development and included as residual background growth spread across multiple zones within the respective LPA. The categorisation of these developments into Small, Medium and Large was then required to determine the propensity for a percentage reduction in car travel, making the assumption that is more likely larger developments will be able to achieve a higher modal shift.

5.3.4. The following thresholds were used to determine whether an employment development could be considered to be Small, Medium or Large

- Small – 0 to 1,499sqm gross floor area
- Medium – 1,500 sqm to 2,499sqm gross floor area
- Large – 2,500sqm+ gross floor area

5.3.5. The gross floor area for employment developments was either given directly by the LPAs or estimated based on the overall site area in hectares for the site.

Table 5-2 - Trip generation reductions applied to development trip generations

Land Use Type	Development Type	Small	Medium	Large
Residential	Town Centre	10.00%	12.50%	0.00%
Residential	Urban	5.00%	10.00%	10.00%
Residential	Rural	2.00%	2.00%	2.00%
Employment	Town Centre	15.00%	20.00%	20.00%
Employment	Urban	10.00%	15.00%	15.00%
Employment	Rural	3.00%	3.00%	3.00%

5.3.6. As with adjustments to the baseline traffic above, adjustments have been made based on the environment the development is located within e.g. trips within or to/from built up urban environments where, generally, more developed transport infrastructure exists would more readily support a switch to sustainable modes. It has also been assumed that developments of greater size would be better placed to introduce supporting infrastructure and Travel Plans to support a greater switch to sustainable modes.

5.3.7. As above, whilst adjustments between certain categories could be fine-tuned, in some cases the relative number of trips being impacted was small. As an example, there are no large residential town centre developments, so no adjustment is made as it would not impact on the results.

5.3.8. For any development from which trip rates and trip generation was determined from an existing Transport Assessment (i.e. greater than 500 dwellings / jobs), no trip generation reduction was applied as it was assumed a shift to sustainable travel was already accounted for within the Transport Assessment. No further reduction was applied to avoid doubling the shift to sustainable modes (i.e. especially for the larger developments, the Transport Assessment would have more

specifically assessed the development's traffic impacts based on its location and mitigation strategy).

5.4 RESIDUAL LOCAL PLAN GROWTH

- 5.4.1. Residual local plan growth was included within TEMPRO planning data assumptions using the Alternative Planning Assumptions tool in order to derive adjusted background car traffic growth factors. This residual growth relates to any developments which are below 10 dwellings / jobs as well as windfall sites. This residual growth also relates to Local Plan growth which has not been specifically allocated to a development at this stage. No demand adjustment was applied to this residual growth. This is because TEMPRO is effectively being relied on to generate the trip generation for this growth, which means the associated trip generation which results from this will be significantly lower than the TRICS based generation used for specific sites. Applying a further demand reduction to this residual growth is considered an approach which would lead to an unrealistically low trip generation for this element of the Local Plan growth.
- 5.4.2. Table 5-3 details the 2036 residual housing growth included within TEMPRO.

Table 5-3 – Residual local plan growth included within TEMPRO (2016 to 2036)

LPA	Residual Housing Growth (2016 to 2036)
Babergh	971
Ipswich	523
Mid Suffolk	1,122
Suffolk Coastal	1,921
Total	4,537

5.4.3. Table 5-4 details the 2026 residual housing growth included within TEMPPO.

Table 5-4 - Residual local plan growth included within TEMPPO (2016 to 2026)

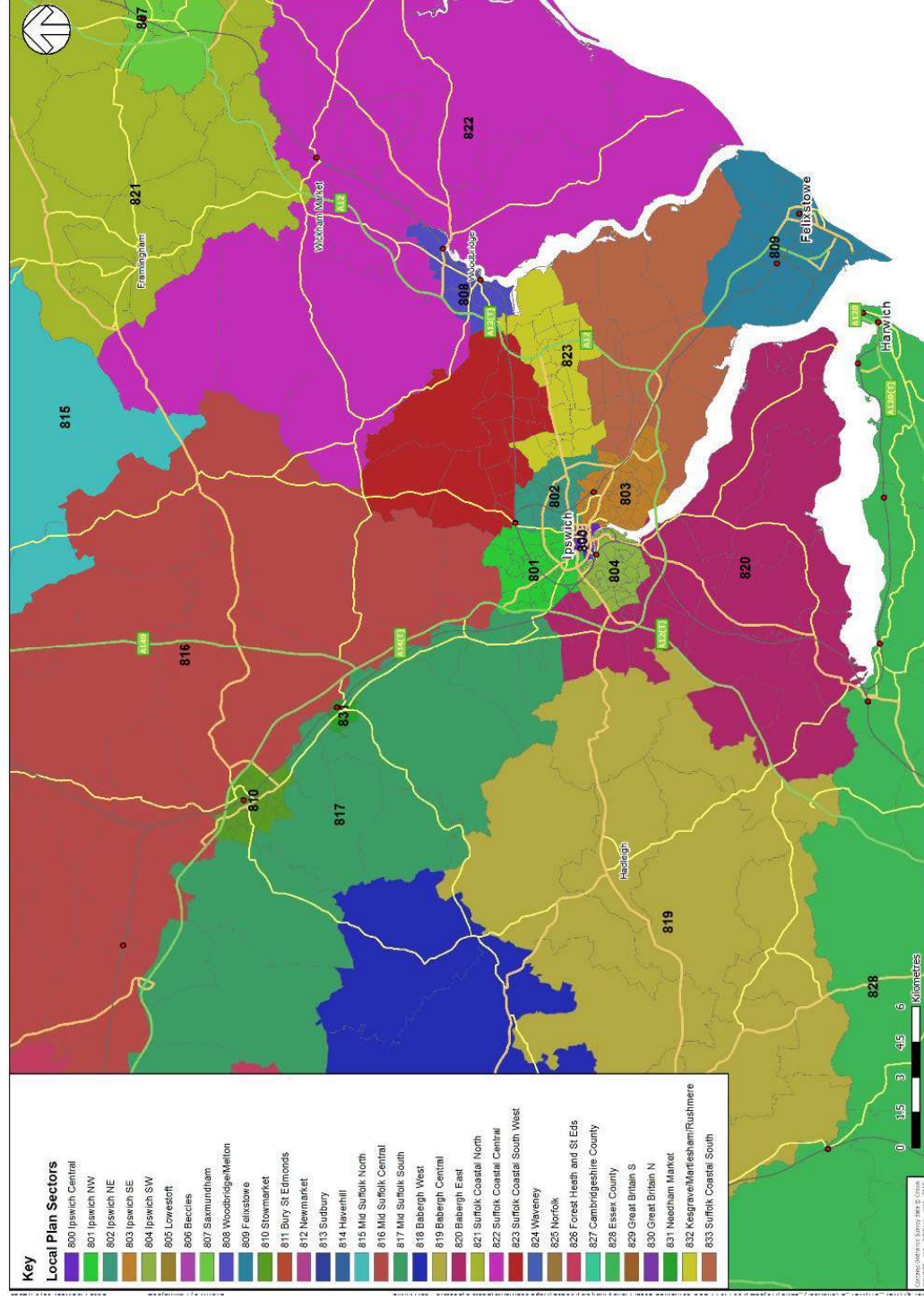
LPA	Residual Housing Growth (2016 to 2026)
Babergh	356
Ipswich	523
Mid Suffolk	454
Suffolk Coastal	961
Total	2,294

6 COMPARISON OF MATRIX TOTALS

6.1 SECTORING SYSTEM

- 6.1.1. A sectoring system was derived in order to group zones within the strategic model into more general areas within Suffolk. The sectoring system can be utilised to summarise the broad strategic movements which are occurring within the ISPA and across Suffolk in general, as individual zone to zone movements are too detailed in isolation to provide an understanding of the general travel patterns across a large area. It will also later be used to determine the origin and destination of traffic routing between particular sections of the network which show congestion. An overview of the sectoring system is presented in Figure 6-1

Figure 6-1 - Sector system



6.1.2. Descriptions of the sectors which are internal to the ISPA authorities are described in Table 6-1:

Table 6-1 – Internal ISPA sectors

Sector Name	LPA	Sector ID
Ipswich Central	Ipswich	800
Ipswich NW	Ipswich	801
Ipswich NE	Ipswich	802
Ipswich SE	Ipswich	803
Ipswich SW	Ipswich	804
Saxmundham	Suffolk Coastal	807
Woodbridge/Melton	Suffolk Coastal	808
Felixstowe	Suffolk Coastal	809
Stowmarket	Mid Suffolk	810
Sudbury	Babergh	813
Mid Suffolk North	Mid Suffolk	815
Mid Suffolk Central	Mid Suffolk	816
Mid Suffolk South	Mid Suffolk	817
Babergh West	Babergh	818
Babergh Central	Babergh	819
Babergh East	Babergh	820
Suffolk Coastal North	Suffolk Coastal	821
Suffolk Coastal Central	Suffolk Coastal	822
Suffolk Coastal South West	Suffolk Coastal	823
Needham Market	Mid Suffolk	831
Kesgrave/Martlesham/Rushmere	Suffolk Coastal	832
Suffolk Coastal South	Suffolk Coastal	833

6.1.3. Additional sectors within Suffolk, external to the ISPA authorities are described in Table 6-2

Table 6-2 – Suffolk sectors external to ISPA

Sector Name	Sector ID
Lowestoft	805
Beccles	806
Bury St Edmunds	811
Newmarket	812
Haverhill	814
Waveney	824

6.1.4. Further sectors covering the areas external to Suffolk are described in Table 6-3

Table 6-3 – External Sectors

Sector Name	Sector ID
Norfolk	825
Cambridgeshire County	827
Essex County	828
Great Britain S	829
Great Britain N	830

6.2 REDUCTION IN EXISTING ROAD USERS / TRAVEL PATTERNS

The reduction in trips to existing car traffic in 2026 is detailed in Table 6-4 for the sectors within the ISPA authorities. These percentage reductions are a result of applying the percentages specified in Table 5-1.

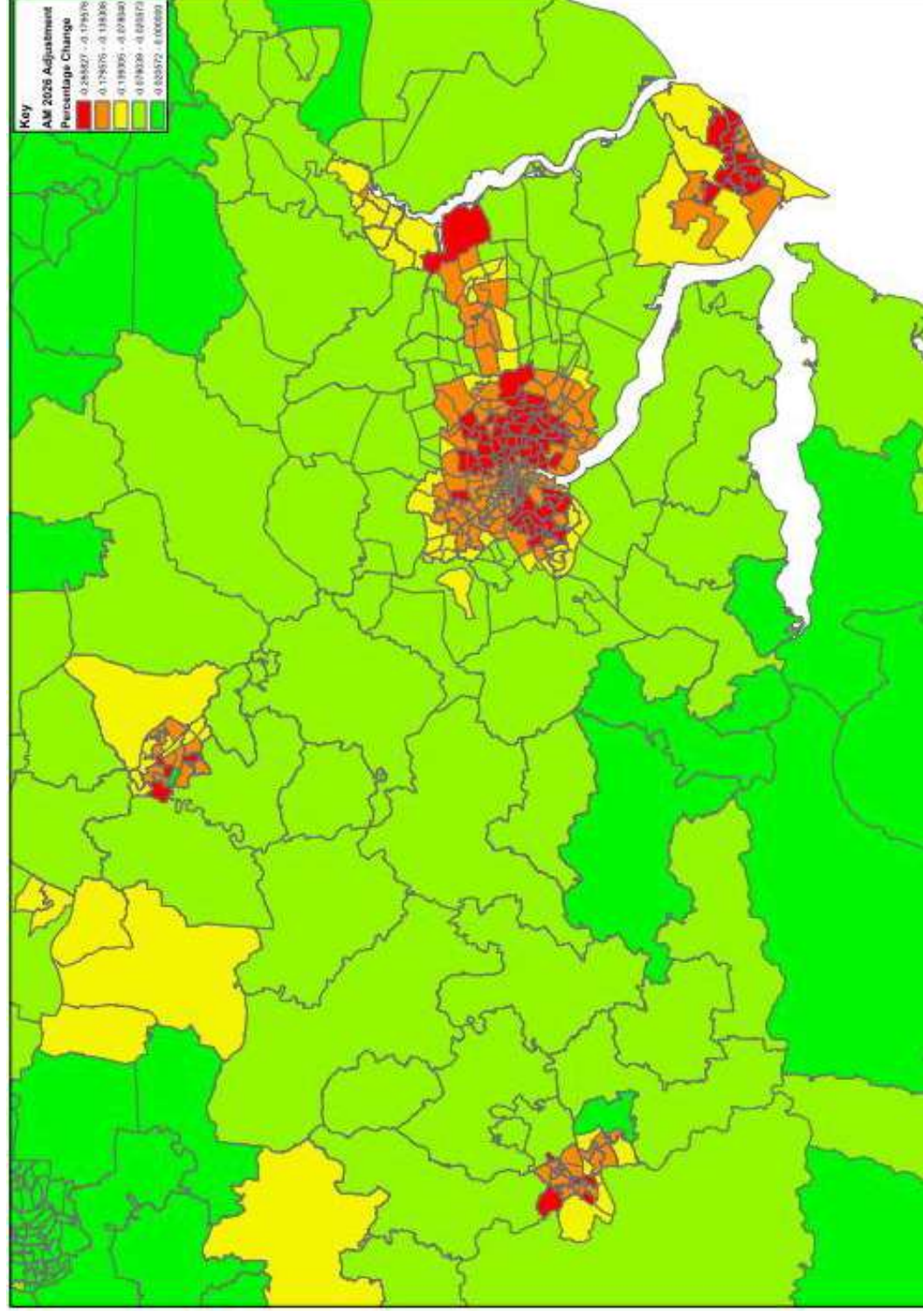
6.2.1. The percentage reductions provide an indication of the relative balance of the short and long-distance trips in the respective sectors and their categorisation into urban / rural. Ipswich North East (Sector 802) carries the highest reduction of 17% in both the AM peak and PM peak. This signifies a high proportion of short distance trips in this sector (below 2.5km). Lower percentages are applied in more rural sectors, this is because the majority of trips in these locations will experience zero reduction if they are a rural-rural sector trip, they would only have a percentage adjustment applied to them if either an origin or destination was within an urban area.

Table 6-4 – 2026 Reduction in existing car trips

Sector	ID	AM 2026		PM 2026	
		Origin	Dest	Origin	Dest
	All	-9%	-9%	-10%	-10%
Ipswich Central	800	-12%	-15%	-15%	-15%
Ipswich NW	801	-13%	-13%	-13%	-14%
Ipswich NE	802	-17%	-17%	-17%	-17%
Ipswich SE	803	-15%	-15%	-15%	-16%
Ipswich SW	804	-17%	-14%	-15%	-14%
Saxmundham	807	-1%	-1%	-1%	-2%
Woodbridge/Melton	808	-13%	-10%	-11%	-12%
Felixstowe	809	-14%	-15%	-14%	-14%
Stowmarket	810	-11%	-11%	-11%	-11%
Sudbury	813	-12%	-12%	-11%	-12%
Mid Suffolk North	815	-1%	0%	-1%	-1%
Mid Suffolk Central	816	-3%	-2%	-3%	-3%
Mid Suffolk South	817	-3%	-2%	-3%	-3%
Babergh West	818	-3%	-2%	-3%	-3%
Babergh Central	819	-3%	-2%	-2%	-3%
Babergh East	820	-4%	-4%	-4%	-5%
Suffolk Coastal North	821	-1%	-1%	-1%	-2%
Suffolk Coastal Central	822	-3%	-2%	-3%	-3%
Suffolk Coastal South West	823	-5%	-6%	-5%	-5%
Needham Market	831	-3%	-2%	-3%	-3%
Kesgrave/Martlesham/Rushmere	832	-13%	-11%	-12%	-13%
Suffolk Coastal South	833	-7%	-7%	-8%	-9%

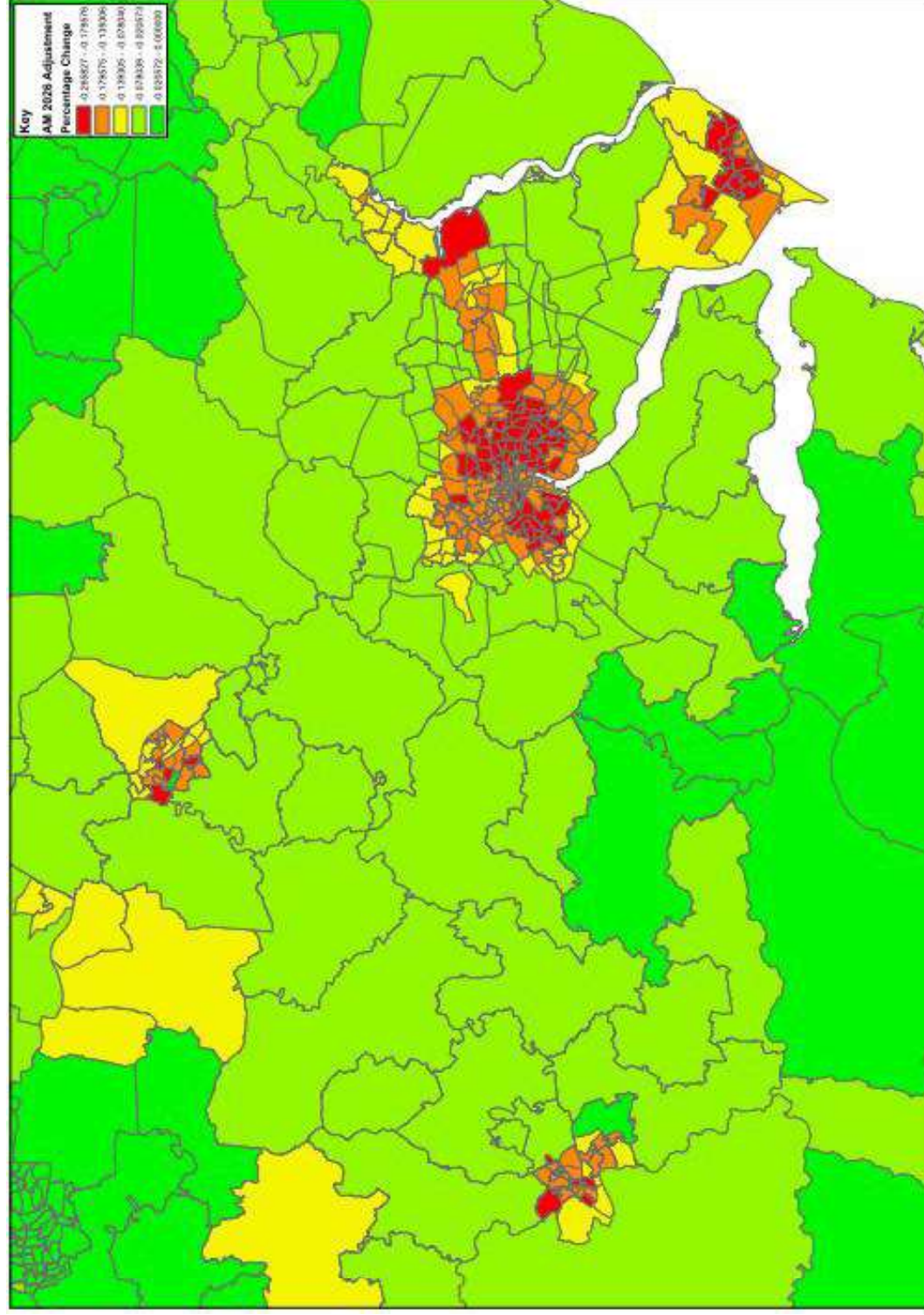
6.2.2. Table 6-2 shows the spatial distribution by model zone of the reductions which have been applied to existing road users / travel patterns in the 2026 AM peak. The colouring is based on proportional change, rather than absolute numbers. This colour banding demonstrates the largest percentage reductions are being applied in urban areas such as Ipswich, Felixstowe, Stowmarket and Sudbury which is expected.

Figure 6-2 - AM 2026 Reduction to existing travel patterns



6.2.3. Figure 6-3 shows the spatial distribution by model zone of the reductions which have been applied to existing road users / travel patterns in the 2026 PM peak. The colouring is based on proportional change, rather than absolute numbers. This colour banding demonstrates the largest percentage reductions are being applied in urban areas such as Ipswich, Felixstowe, Stowmarket and Sudbury which is expected.

Figure 6-3 - PM 2026 Reduction to existing travel patterns



- 6.2.4. Table 6-5 shows the reduction which has been applied to existing car trips in 2036. These percentage figures are very similar to those in 2026, this is because the distribution and therefore urban / rural split of these trips has not been altered, resulting in the same balance of reduction factors being applied.

Table 6-5 – 2036 Reduction in existing car trips

Sector	ID	AM 2036		PM 2036	
		Origin	Dest	Origin	Dest
	All	-10%	-9%	-10%	-10%
Ipswich Central	800	-12%	-15%	-14%	-15%
Ipswich NW	801	-13%	-12%	-13%	-13%
Ipswich NE	802	-17%	-16%	-17%	-16%
Ipswich SE	803	-15%	-15%	-15%	-16%
Ipswich SW	804	-17%	-13%	-15%	-14%
Saxmundham	807	-2%	-1%	-2%	-2%
Woodbridge/Melton	808	-14%	-10%	-11%	-12%
Felixstowe	809	-15%	-14%	-14%	-14%
Stowmarket	810	-12%	-11%	-11%	-11%
Sudbury	813	-13%	-11%	-11%	-12%
Mid Suffolk North	815	-2%	0%	-1%	-2%
Mid Suffolk Central	816	-4%	-2%	-3%	-4%
Mid Suffolk South	817	-4%	-2%	-3%	-4%
Babergh West	818	-4%	-2%	-3%	-3%
Babergh Central	819	-3%	-2%	-2%	-4%
Babergh East	820	-5%	-4%	-4%	-5%
Suffolk Coastal North	821	-2%	-1%	-1%	-2%
Suffolk Coastal Central	822	-4%	-2%	-3%	-4%
Suffolk Coastal South West	823	-6%	-6%	-5%	-6%
Needham Market	831	-3%	-2%	-3%	-4%
Kesgrave/Martlesham/Rushmere	832	-14%	-11%	-12%	-13%
Suffolk Coastal South	833	-7%	-7%	-8%	-10%

6.3 REDUCTION IN TRIP GENERATION FROM NEW ROAD USERS

6.3.1. Appendix C provides a detail breakdown of how the trip rate reductions have been applied across the ISPA authorities. The most substantial increases occur in Ipswich as Town Centre reductions have been applied for developments. In Suffolk Coastal, Babergh and Mid Suffolk, a greater proportion of developments are in rural areas resulting in a lower trip generation adjustment being applied.

6.3.2. The reduction in trips by LPA for the AM 2026 is described in Table 6-6.

Table 6-6 – AM 2026 trip generation reduction

Source	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Babergh / Mid Suffolk	-82	-57	-138	-3%	-3%	-3%
Ipswich	-118	-147	-265	-9%	-15%	-12%
Suffolk Coastal	-124	-124	-248	-4%	-5%	-5%
Total	-323	-328	-651	-4%	-6%	-5%

6.3.3. The reduction in trips by LPA for the AM 2036 is described in Table 6-7.

Table 6-7 - AM 2036 trip generation reduction

Source	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Babergh / Mid Suffolk	-163	-114	-276	-3%	-3%	-3%
Ipswich	-278	-348	-626	-9%	-15%	-11%
Suffolk Coastal	-251	-266	-516	-5%	-5%	-5%
Total	-691	-727	-1418	-5%	-6%	-5%

6.3.4. The reduction in trips by LPA for the PM 2026 is described in Table 6-8.

Table 6-8 – PM 2026 trip generation reduction

Source	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Babergh / Mid Suffolk	-59	-70	-129	-3%	-2%	-3%
Ipswich	-180	-174	-354	-14%	-12%	-13%
Suffolk Coastal	-133	-122	-255	-6%	-5%	-5%
Total	-372	-366	-738	-6%	-5%	-6%

6.3.5. The reduction in trips by LPA for the PM 2036 is described in Table 6-9.

Table 6-9 – PM 2036 trip generation reduction

Source	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Babergh / Mid Suffolk	-118	-139	-257	-3%	-2%	-3%
Ipswich	-380	-342	-722	-14%	-11%	-12%
Suffolk Coastal	-273	-235	-508	-6%	-5%	-6%
Total	-772	-715	-1487	-7%	-5%	-6%

6.3.6. Appendix D contains the adjusted trip generation by specific development.

6.4 TOTAL TRIP MATRIX REDUCTION

6.4.1. Table 6-10 provides a comparison by vehicle type. The increase in overall county wide traffic for the 2026 AM assignments with and without demand adjustment compared to the 2016 base is presented below. Traffic numbers are presented in Passenger Car Units (PCUs).

Table 6-10 – AM 2026 vs 2016 with and without adjustment overall totals by user class

Veh Type	2016 (pcus)	2026 (pcus)	Abs Diff 2026-2016	% Diff 2026-2016	2026 wAdj (pcus)	Abs Diff wAdj 2026-2016	% Diff wAdj 2026-2016
Car	117251	142627	25376	22%	135688	18437	16%
LGV	12784	14575	1790	14%	14575	1790	14%
HGV	8990	9298	308	3%	9298	308	3%
Total	139026	166500	27474	20%	159561	20535	15%

6.4.2. The total reduction in the trip matrix within the county model as a whole is detailed in Table 6-11 for the AM 2026.

Table 6-11 – AM 2026 vs 2026 with adjustment overall totals by user class

Vehicle Type	Original Trips (pcus)	Adjusted Trips (pcus)	Abs Diff Trips (pcus)	% Diff Trips
Car	142627	135688	-6939	-5%
LGV	14575	14575	0	0%
HGV	9298	9298	0	0%
Total	166500	159561	-6939	-4%

6.4.3. Table 6-12 provides a comparison by model user class of the increase in overall county wide traffic for the 2026 PM assignments with and without demand adjustment compared to the 2016 base.

Table 6-12 – PM 2026 vs 2016 with and without adjustment overall totals by user class

Vehicle Type	2016 (pcus)	2026 (pcus)	Abs Diff 2026-2016	% Diff 2026-2016	2026 wAdj (pcus)	Abs Diff wAdj 2026-2016	% Diff wAdj 2026-2016
Car	122109	147854	25745	21%	140681	18572	15%
LGV	10405	11862	1457	14%	11862	1457	14%
HGV	6096	6392	295	5%	6392	295	5%
Total	138610	166108	27497	20%	158934	20324	15%

6.4.4. The total reduction in the trip matrix within the county model as a whole is detailed in Table 6-13 for the PM 2026

Table 6-13 - PM 2026 vs 2026 with adjustment overall totals by user class

Vehicle Type	Original Trips (pcus)	Adjusted Trips (pcus)	Abs Diff Trips (pcus)	% Diff Trips
Car	147854	140681	-7173	-5%
LGV	11862	11862	0	0%
HGV	6392	6392	0	0%
Total	166108	158934	-7173	-4%

Table 6-14 – AM 2036 vs 2016 with and without adjustment overall totals by user class

Vehicle Type	2016 (pcus)	2026 (pcus)	Abs Diff 2026-2016	% Diff 2026-2016	2026 wAdj (pcus)	Abs Diff wAdj 2026-2016	% Diff wAdj 2026-2016
Car	117251	167360	50109	43%	159388	42136	36%
LGV	12784	16445	3661	29%	16445	3661	29%
HGV	8990	9771	781	9%	9771	781	9%
Total	139026	193576	54550	39%	185604	46578	34%

The total reduction in the trip matrix within the county model as a whole is detailed in

6.4.5. Table 6-15 for the AM 2036.

Table 6-15 – AM 2036 vs 2026 with adjustment overall totals by user class

Vehicle Type	Original Trips (pcus)	Adjusted Trips (pcus)	Abs Diff Trips (pcus)	% Diff Trips
Car	167360	159388	-7973	-5%
LGV	16445	16445	0	0%
HGV	9771	9771	0	0%
Total	193576	185604	-7973	-4%

6.4.6. Table 6-16 provides a comparison by model user class of the increase in overall county wide traffic for the 2036 PM assignments with and without demand adjustment compared to the 2016 base.

Table 6-16 – PM 2036 vs 2016 with and without adjustment overall totals by user class

Vehicle Type	2016 (pcus)	2026 (pcus)	Abs Diff 2026-2016	% Diff 2026-2016	2026 wAdj (pcus)	Abs Diff wAdj 2026-2016	% Diff wAdj 2026-2016
Car	122109	172295	50186	41%	164094	41985	34%
LGV	10405	13384	2979	29%	13384	2979	29%
HGV	6096	6701	605	10%	6701	605	10%
TOTAL	138610	192380	53770	39%	184179	45569	33%

6.4.7. The total reduction in the trip matrix within the county model as a whole is detailed in Table 6-17 for the PM 2036

Table 6-17 - PM 2036 vs 2026 with adjustment overall totals by user class

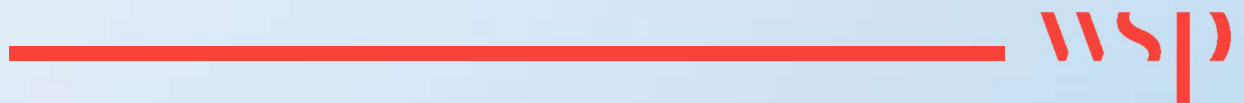
Vehicle Type	Original Trips (pcus)	Adjusted Trips (pcus)	Abs Diff Trips (pcus)	% Diff Trips
Car	172295	164094	-8201	-5%
LGV	13384	13384	0	0%
HGV	6701	6701	0	0%
Total	192380	184179	-8201	-4%

7 SUMMARY

- 7.1.1. This modelling methodology report has detailed the revised approach which will be undertaken to form further strategic modelling forecasts related to housing and job growth within the ISPA. A key element of these revised forecasts is a targeted demand reduction representing modal shift away from car travel which has been applied to the forecast demand. This has been applied to existing travel patterns on the basis of whether the trip is in a rural or urban location, and the distance of the trip. For the trip generation from new developments, adjustments have been made on whether the development is in an urban or rural location, and its size. The percentage reductions applied assume that there is a greater propensity to shift trips away from car travel for new housing and employment developments, compared to existing road users who are likely to have long established patterns of travel behaviour.
- 7.1.2. Overall the methodology leads to reduction of around -9% to -10% in terms of car travel relating to existing travel patterns within the ISPA, with significant variations around this overall figure. Ipswich has adjustments of around -15% applied to the majority of sectors which cover it, whilst more rural locations have had adjustments of between 1-5% applied.
- 7.1.3. Adjustments which have been made to the specific development trip generation lead to overall decreases of between 5-6%. Though again, the adjustments in Ipswich are more significant, with Ipswich-based development trips reduced by 11-13%.
- 7.1.4. County-wide the demand adjustments lead to a decrease of -4% when combining the existing travel patterns and specific development trip generation.
- 7.1.5. The strategic model will be run with the demand adjustment methodology detailed within this report applied to both the 2026 and 2036 forecasts. This revised traffic forecasts will be used to determine what the impact is on congestion and capacity issues within the ISPA. These forecasts will be used to inform further analysis on the mitigation

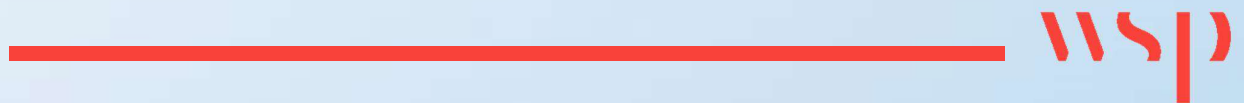
Appendix A

DWELLING / JOB TOTALS BY DEVELOPMENT



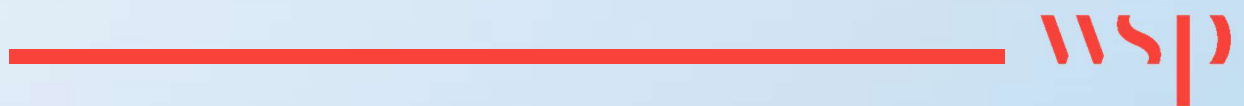
Appendix B

TRIP GENERATION BY DEVELOPMENT



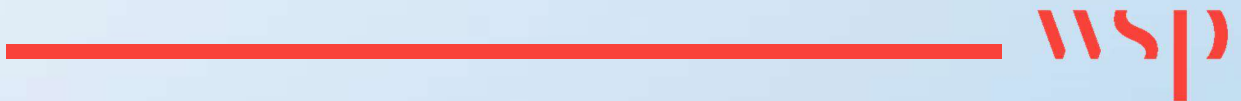
Appendix C

DEVELOPMENT TRIP REDUCTIONS



Appendix D

ADJUSTED TRIP GENERATION BY DEVELOPMENT





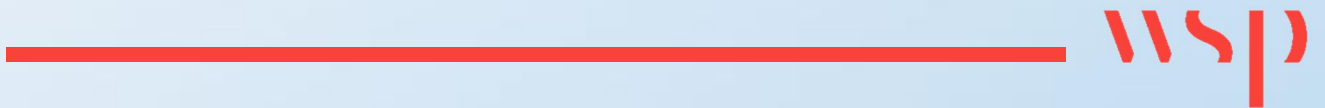
WSP House
70 Chancery Lane
London
WC2A 1AF

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Appendix A

DWELLING / JOB TOTALS BY
DEVELOPMENT



							2036	2026
Total dwellings =							8117	3922
Total dwellings (residual growth not allocated to specific developments) =							971	356
Total dwellings (developments 10 dwellings+) =							7146	3567
WSP_ISPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)
ISPA_BDC_1	OPPs to 1st April 2018	Babergh	DC/17/02751/OUT		Acton	Land South East Of Barrow Hill, Acton, CO10 0AS	100	44
ISPA_BDC_2	OPPs to 1st April 2018	Babergh	DC/17/06170/RES		Assington	Land North Of The Hollies, The Street, Assington, CO10 5LH	10	10
ISPA_BDC_3	OPPs to 1st April 2018	Babergh	B/17/00003/FUL		Bentley	Oakleigh, Capel Road, Bentley, IP9 2DW	16	16
ISPA_BDC_4	OPPs to 1st April 2018	Babergh	B/15/01433/FUL		Bildeston	Land East of Ariss Close and, Rotherham Road,Bildeston	48	48
ISPA_BDC_5	OPPs to 1st April 2018	Babergh	B/15/00263/FUL		Brantham	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	320	142
ISPA_BDC_6	OPPs to 1st April 2018	Babergh	B/16/01493/OFD		Brantham	Britannia House, Factory Lane,Brantham, CO11 1NH	21	21
ISPA_BDC_7	OPPs to 1st April 2018	Babergh	B/15/01731/FUL		Brantham	Land North of Windyridge,Brantham Hill,Brantham	13	13
ISPA_BDC_8	OPPs to 1st April 2018	Babergh	B/17/00122/FUL		Capel St Mary	Land North And West Of Capel Community Church, Days Road	97	97
ISPA_BDC_9	OPPs to 1st April 2018	Babergh	B/14/00100/OUT		Capel St Mary	Land west of Pine Dell & Ashcroft (See Notes)	24	24
ISPA_BDC_10	OPPs to 1st April 2018	Babergh	B/16/00802/FUL		Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	15	15
ISPA_BDC_11	OPPs to 1st April 2018	Babergh	B/15/00673/FUL		East Bergholt	Land North West Of, Moores Lane, East Bergholt	144	64
ISPA_BDC_12	OPPs to 1st April 2018	Babergh	B/16/01092/OUT		East Bergholt	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	75	75
ISPA_BDC_13	OPPs to 1st April 2018	Babergh	B/15/01678/FUL		East Bergholt	Land South of Gatton Hse (Over 55's Scheme)	10	10
ISPA_BDC_14	OPPs to 1st April 2018	Babergh	B/17/01014/RES		Glemsford	Silk Factory, Chequers Lane (Reserved Matters for PP: B*/14/00468/OUT)	10	10
ISPA_BDC_15	OPPs to 1st April 2018	Babergh	B/14/00804/FUL		Great Cornard	Land East of Carsons Drive (Persimmons)	166	74
ISPA_BDC_16	OPPs to 1st April 2018	Babergh	B/16/00760/FUL		Hadleigh	Former Brett Works And 109 High Street, Hadleigh, IP7 5EJ	66	66
ISPA_BDC_17	OPPs to 1st April 2018	Babergh	B/16/00903/FUL		Hadleigh	Land North of Castle Road Hadleigh	14	14
ISPA_BDC_18	OPPs to 1st April 2018	Babergh	B/06/00330/RES		Hadleigh	Former Hadleigh Building Supplies, Benton Street	11	11
ISPA_BDC_19	OPPs to 1st April 2018	Babergh	DC/17/03982/OUT		Hintlesham	Land To The East Of Duke StreetAnd North Of Red House Cottages, Hintlesham	11	11
ISPA_BDC_20	OPPs to 1st April 2018	Babergh	B/14/01288/FUL		Holbrook	Land On East side of Ipswich Road	78	78
ISPA_BDC_21	OPPs to 1st April 2018	Babergh	B/16/00431/OUT		Lavenham	Land Off Norman Way, Lavenham	25	25
ISPA_BDC_22	OPPs to 1st April 2018	Babergh	DC/17/03100/OUT		Lavenham	Land South Of Howlett Of Lavenham, Melford Road, Lavenham	25	25
ISPA_BDC_23	OPPs to 1st April 2018	Babergh	DC/17/04024/FUL		Lavenham	Land Adjacent To Bear's Lane, Lavenham	24	24
ISPA_BDC_24	OPPs to 1st April 2018	Babergh	B/16/01559/FUL		Lavenham	Former Highways Depot, Melford Road, Lavenham	18	18
ISPA_BDC_25	OPPs to 1st April 2018	Babergh	B/16/01581/RES		Long Melford	Land N of Rogers Lane, Rodbridge Hill (Southgate Prop. Ltd) (Planning Permission: B/15/00180/OUT)	77	77
ISPA_BDC_26	OPPs to 1st April 2018	Babergh	B/16/00777/FUL		Long Melford	Land On The South Side Of, Bull Lane, Long Melford	71	71
ISPA_BDC_27	OPPs to 1st April 2018	Babergh	B/15/01043/FUL		Long Melford	Former Fleetwood Caravan Site, Hall Street	48	48
ISPA_BDC_28	OPPs to 1st April 2018	Babergh	B/16/01718/OUT		Monks Eleigh	Former Monks Eleigh Controlled School, Churchfield, Monks Eleigh, Colchester, IP7 7JH	17	17
ISPA_BDC_29	OPPs to 1st April 2018	Babergh	B/14/01371/OUT		Pinewood	Belstead House, Sprites Lane,Pinewood,IP8 3NA	155	69
ISPA_BDC_30	OPPs to 1st April 2018	Babergh	B/12/00500/FUL		Shotley	Former HMS Ganges Site, Shotley Gate	285	127
ISPA_BDC_31	OPPs to 1st April 2018	Babergh	B/9/1/00723/OUT		Shotley	Shotley Marina, Ltd King Edward VII Drive	131	58
ISPA_BDC_32	OPPs to 1st April 2018	Babergh	B/13/01384/FUL		Shotley	Shotley Marina Ltd, King Edward VII Drive, Shotley, IP9 1QJ (Part revised scheme of B/9/1/00723/OUT)	19	19
ISPA_BDC_33	OPPs to 1st April 2018	Babergh	B/15/01672/FUL		Shotley	Shotley Lodge, Bristol Hill (Was B/07/01648/FUL)	12	12
ISPA_BDC_34	OPPs to 1st April 2018	Babergh	B/16/01216/RES		Sproughton	Land south of Sproughton VC Primary School, Church Lane (Submission of details OPP B/11/00745/OUT)	30	30
ISPA_BDC_35	OPPs to 1st April 2018	Babergh	B/15/00029/OUT		Sproughton	Russets, Hadleigh Road (See notes + B/16/00067/ROC also refs)	16	16
ISPA_BDC_36	OPPs to 1st April 2018	Babergh	B/16/01469/OFD		Sproughton	Geest House, Hadleigh Rd, IP8 3AS (B/14/00826/OFDW also refs. See also Non-Res record)	15	15
ISPA_BDC_37a	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North OfWoodhall Business Park, Sudbury	575	256
ISPA_BDC_37b	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North OfWoodhall Business Park, Sudbury	575	256
ISPA_BDC_38	OPPs to 1st April 2018	Babergh	B/14/00499/FUL		Sudbury	Walnut Tree Hospital, Walnut Tree Lane, Sudbury	49	49
ISPA_BDC_39	OPPs to 1st April 2018	Babergh	DC/17/04326/RES		Sudbury	Land east of Bulmer Road, Sudbury (Reserved Matters for PP: B*/13/00917/OUT)	43	43
ISPA_BDC_40	OPPs to 1st April 2018	Babergh	DC/17/04796/OFD		Sudbury	Sulby House, North Street, Sudbury, CO10 1RE (Revised Scheme from: B/17/00506/OFDW)	39	39
ISPA_BDC_41	OPPs to 1st April 2018	Babergh	B/17/01023/OUT		Sudbury	Crown Building, Newton Road, Sudbury, CO10 2RL	20	20
ISPA_BDC_42	OPPs to 1st April 2018	Babergh	B/16/01670/FUL		Sudbury	Easterns, 31 Station Road, Sudbury, CO10 2SS	15	15
ISPA_BDC_43	OPPs to 1st April 2018	Babergh	B/14/00585/FUL		Sudbury	St Leonards Hospital, Newton Road (B/03/00282/OUT also ref)	12	12
ISPA_BDC_44	OPPs to 1st April 2018	Babergh	B/15/00625/FUL		Sudbury	(Former) Sudbury Hall Hotel, Melford Rd	12	12
ISPA_BDC_101	2016-2018 Completions	Babergh	B/11/00148/OUT		Boxford	Land S of Daking Ave / W of Swan St (aka Goodlands Farm) (See notes)	21	21
ISPA_BDC_102	2016-2018 Completions	Babergh	B/13/01238/FUL		Glemsford	Former EW Downes Works, 2-4 Brook Street	26	26
ISPA_BDC_103	2016-2018 Completions	Babergh	B/13/00113/OUT		Great Cornard	Guilford Europe, Radiator Road (B/15/00679/RES // See Notes)	105	105
ISPA_BDC_104	2016-2018 Completions	Babergh	B/12/00748/FUL		Lavenham	Former Armourx Site, Preston Rd	16	16
ISPA_BDC_105	2016-2018 Completions	Babergh	B/15/00490/FUL		Lavenham	Land S of 81-86 Meadow Close (BDC Aff Hsng Scheme)	12	12
ISPA_BDC_106	2016-2018 Completions	Babergh	B/14/01520/RES		Sudbury	HARP CLOSE MEADOW, Walsdingfield Rd (See also B/12/01198/OUT)	124	124
ISPA_BDC_107	2016-2018 Completions	Babergh	B/14/01259/FUL		Boxford	Land East of Boxford Court, Sand Hill (see notes)	25	25
ISPA_BDC_108	2016-2018 Completions	Babergh	B/14/01288/FUL		Holbrook	Land on East side of Ipswich Road	27	27
ISPA_BDC_109	2016-2018 Completions	Babergh	B/14/01600/FUL		Glemsford	Land rear of 49-55 Schofield	15	15
ISPA_BDC_110	2016-2018 Completions	Babergh	B/15/00426/FUL		Whitfield	Land West of Church Farm, Naughton Rd (Was B/12/00595/OUT)	15	15
SS0177	SHELAA	Babergh	DC/17/02751	LA045	Acton	Land south of Tamage Road, Acton	58	26
SS0179	SHELAA	Babergh	B/17/00950	Boundary Review	Stutton	Land east of Church Road, Stutton	20	9
SS0181	SHELAA	Babergh	B/15/00673	LA060	East Bergholt	Land north west of Moores Lane	84	37
SS0182	SHELAA	Babergh	B/16/01092	LA061	East Bergholt	Land south of Heath Road	44	19
SS0185	SHELAA	Babergh		LA053	Brantham	Land south of Ipswich Road, Brantham	17	8
SS0191	SHELAA	Babergh		LA013	Sproughton	Land west of London Road (A1214) and east of Hadleigh Road	349	0
SS0200	SHELAA	Babergh	DC/18/00200	Boundary Review	Great Walsdingfield	Land to the east of Valley Road,	19	8
SS0203	SHELAA	Babergh		Boundary Review	Woolverstone	Land South of Main Road, Woolverstone, Suffolk	6	3
SS0204	SHELAA	Babergh		Boundary Review	Chelmondiston	Land south of B1456, Chelmondiston	9	4
SS0208	SHELAA	Babergh		LA075	Shotley	Land south of The Street, Shotley	29	13
SS0212	SHELAA	Babergh	B/17/01009	Boundary Review	Elmsett	Land west of Hadleigh Road	24	11
SS0222	SHELAA	Babergh		Boundary Review	Hitcham	Land west of The Causeway,	7	3
SS0223	SHELAA	Babergh		LA012	Sproughton	Land north of Burstall Lane and west of B113	44	19
SS0242	SHELAA	Babergh		LA042	Great Cornard	Land at Tye Farm, Great Cornard	291	0
SS0251	SHELAA	Babergh	DC/17/06318	LA054	Capel St Mary	Land east of Longfield Road	58	26
SS0278	SHELAA	Babergh		LA048	Bildeston	Land south of Watlshish Road	44	0
SS0288	SHELAA	Babergh		LA069	Lavenham	Land North West of Melford Road, Lavenham	12	0
SS0295	SHELAA	Babergh		LA008	Copdock and Washbrook	Land south east of Back Lane	131	58
SS0298	Allocation	Babergh		LA028	Hadleigh	Land north east of Frog Hall Lane	500	222
SS0299	Allocation	Babergh	B/15/00993	LA014	Sproughton	land at Poplar Lane	475	211
SS0433	SHELAA	Babergh	DC/18/02469	LA040	Sudbury	Land west of Bures Road, Great Cornard	27	12
SS0537	Public Land	Babergh		LA027	Hadleigh	Babergh District Council offices, Corks Lane, Hadleigh	29	13
SS0587	SHELAA	Babergh		LA098	Leavenheath	Land south of High Road, Leavenheath	23	10
SS0591	SHELAA	Babergh	DC/18/04329	LA005	Belstead	6 Acre Field between Grove Hill and Holly Lane, Belstead	8	4
SS0593	SHELAA	Babergh		LA009	Copdock and Washbrook	Land south west of London Road, Copdock	7	3
SS0637	SHELAA	Babergh		LA055	Capel St Mary	Land to the south west of Rembrow Road, Capel St Mary	17	8
SS0682	SHELAA	Babergh		Boundary Review	Lawshall	Land east of Bury Road, Lawshall IP29 4FH	9	4
SS0717	SHELAA	Babergh		LA068	Holbrook	Land east of Ipswich Road	6	3
SS0752	SHELAA	Babergh		Boundary Review	Holton St Mary	Land Adjacent to the B1070, Holton St Mary	6	3
SS0820	SHELAA	Babergh		Boundary Review	Bentley	Land west of Church Lane, Bentley	12	5
SS0872	SHELAA	Babergh	DC/18/00236	Boundary Review	Chelmondiston	Land east of Richardson Lane, Chelmondiston	14	6
SS0874	SHELAA	Babergh		Boundary Review	Little Walsdingfield	Land to the south east of The Street, Little Walsdingfield	7	3
SS0877	SHELAA	Babergh		Boundary Review	Raydon	Land north of Woodlands Road, Raydon	6	3
SS0880	SHELAA	Babergh	DC/17/06289	Boundary Review	Raydon	Land east of The Street, Raydon	14	6
SS0910	SHELAA	Babergh		LA055*	Capel St Mary	Land at Red Lane, north of A12, south of Rembrow Road	303	134
SS1020	SHELAA	Babergh	DC/18/00706	LA016	Wherstead	Klondyke Field, West of Bourne Hill	44	19
SS1024	SHELAA	Babergh		LA013*	Sproughton	land north of Hadleigh Road and west of Church Lane	291	0
SS1068	SHELAA	Babergh		Boundary Review	Great Walsdingfield	Land South of Walsdingfield Road, Great Walsdingfield	12	5
SS1121	Allocation	Babergh	DC/17/04052	LA041	Sudbury	Land North West of Walsdingfield Road, Chilton, Sudbury	130	4
SS1125	SHELAA	Babergh	B/17/02111	Boundary Review	Stutton	Land north of Mannington Road, Stutton	6	3
SS1155	SHELAA	Babergh		Boundary Review	Stoke By Nayland	Land North of Goldenlonds, Stoke By Nayland	8	4
SS1197	SHELAA	Babergh		LA059	East Bergholt	Land west of Hadleigh Road, East Bergholt	6	3

Note - Dwelling numbers for SHELAA and Public Land sites had a factor of 0.58 applied to match Babergh Local Plan housing target

Appendix A - Babergh employment developments

2036

2026

Total jobs =

3306

1411

WSP_JSPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	Jobs (2036)	Jobs (2026)
BDC_32	Babergh	DC/17/02664/FUL	Albert E Webb And Son, Acton Place Industrial Estate, Acton	B1a_1	sqm	214	118	17	9
BDC_5b	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A1_1	sqm	288	158	3	2
BDC_5c	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A3	sqm	288	158	16	8
BDC_5d	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A4	sqm	288	158	16	8
BDC_5e	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A5	sqm	288	158	16	8
BDC_5f	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1a_1	sqm	8187	4503	655	327
BDC_5g	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16752	9214	390	195
BDC_5h	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16372	9005	381	190
BDC_5i	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B8_av	sqm	12812	7047	184	92
BDC_5j	Babergh	B /15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	D1	sqm	288	158	8	4
BDC_33	Babergh	B /17/00441/FUL	Former Wardle Storeys, Factory Lane, Brantham	B8_2	sqm	4507	2479	61	30
BDC_10b	Babergh	B /15/00673/FUL	Land North West Of, Moores Lane, East Bergholt	B1b_1	sqm	360	198	11	6
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5690	3130	88	44
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5690	3130	88	44
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	D2	Pupils	210	116	16	8
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1a_1	sqm	416	128	33	8
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1c_B2	sqm	1432	441	33	8
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B8_1	sqm	2165	666	33	8
SS1035_Land to the	Babergh	SS1035	Land to the east of Frog Hall Lane	B1a_1	sqm	2145	1072	172	76
SS1035_Land to the	Babergh	SS1035	Land to the east of Frog Hall Lane	B1c_B2	sqm	7378	3689	172	76
SS1035_Land to the	Babergh	SS1035	Land to the east of Frog Hall Lane	B8_1	sqm	11153	5577	172	76
SS0721_Former Sug	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B1	B1a_1	sqm	2121	653	170	39
SS0721_Former Sug	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B2	B1c_B2	sqm	5473	1684	127	29
SS0721_Former Sug	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B8	B8_1	sqm	6089	1874	94	22
SS0721_Former Sug	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - Hotel	C1	beds	12	4	4	1
SS0721_Former Sug	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - A1	A1_1	sqm	190	58	2	0
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1a_1	sqm	252	126	20	9
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1c_B2	sqm	868	434	20	9
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B8_1	sqm	1312	656	20	9
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1a_1	sqm	202	62	16	4
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1c_B2	sqm	694	214	16	4
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B8_1	sqm	1050	323	16	4
SS1028_Allocated L	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B1	B1a_1	sqm	905	279	72	17
SS1028_Allocated L	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B2	B1c_B2	sqm	3114	958	72	17
SS1028_Allocated L	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B8	B8_1	sqm	4707	1448	72	17
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B2	B1c_B2	sqm	257	79	6	1
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	6	1
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	6	1

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.15 applied to match Babergh Local Plan jobs target

Appendix A - Ipswich residential developments

2036 2026

Total dwellings = 9502 3768

Total dwellings (residual growth not allocated to specific developments) = 523 523

Total dwellings (developments 10 dwellings+) = 8979 3245

WSP_ISPA_Ref	LPA	PlanningRef	Site_Add	Dwellings (2036)	Dwellings (2026)
IBC_2	Ipswich	IP200	Griffin Wharf, Bath Street	113	113
IBC_3b	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfields) College Street Ipswich	30	30
IBC_3	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfields) College Street Ipswich	137	100
IBC_4a	Ipswich	IP/05/00296/FUL (IP211)	Pauls Malt Ltd Key Street Ipswich	156	156
IBC_6	Ipswich	IP/09/00612/FUL	Hayhill Phase 2b, Allotments Hayhill Road Ipswich Suffolk	22	22
IBC_8	Ipswich	IP/08/00246/REM	Area S&T, Ravenswood Nacton Road Ipswich Suffolk	36	36
IBC_9	Ipswich	14/00435 (IP150a)	Ravenswood U V W	94	94
IBC_11	Ipswich	13/00943 (IP165)	Europa Way	94	94
IBC_13a	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	14	14
IBC_14	Ipswich	IP132	Bridge Street, Northern Quays (west)	73	0
IBC_16	Ipswich	IGS Phase 1a (14/00638)	Ipswich Garden Suburb Fonnereau (West of Westerfield Rd)	800	364
IBC_17	Ipswich	IGS Phase 2a (16/00608)	Ipswich Garden Suburb Henley Gate (North of railway line)	1140	526
IBC_18	Ipswich	IGS Phase 3a & 3b	Ipswich Garden Suburb Red House Farm (East of Westerfield Road)	1045	241
IBC_19	Ipswich	IP004	Bus Depot, Sir Alf Ramsey Way	48	0
IBC_20a	Ipswich	IP005	Tooks Bakery	60	60
IBC_20b	Ipswich	IP032	King George V Playing Field	99	0
IBC_22a	Ipswich	IP010a	Felixstowe Road	75	0
IBC_22b	Ipswich	IP010b	Felixstowe Road	62	0
IBC_23	Ipswich	IP011b	Smart Street/Foundation Street	56	0
IBC_24	Ipswich	IP012	Peter's Ice Cream etc., Grimwade Street	35	0
IBC_26	Ipswich	IP033	Land at Bramford Road (Stock's site)	55	0
IBC_27	Ipswich	IP037	Island Site	421	0
IBC_28	Ipswich	IP039a	Land between Vernon Street and Stoke Quay (west)	45	0
IBC_29	Ipswich	IP043	Commercial Bldgs, Star Lane	50	0
IBC_30a	Ipswich	IP048a	Mint Quarter (east)	53	0
IBC_30b	Ipswich	IP048b	Mint Quarter (west)	36	0
IBC_30c	Ipswich	IP048c	6-10 Cox Lane and 36-46 Carr Street	33	33
IBC_31	Ipswich	IP052	Land between Lower Orwell Street and Star Lane	29	0
IBC_32a	Ipswich	IP054a	30 Lower Brook Street	62	62
IBC_32b	Ipswich	IP054b	Land between Old Cattle Market and Star Lane	40	0
IBC_33	Ipswich	IP059a	Elton Park Industrial Estate	103	52
IBC_34	Ipswich	IP061	Lavenham Road	23	12
IBC_35	Ipswich	IP080	240 Wherstead Road	27	0
IBC_36	Ipswich	IP098	Transco, south of Patteson Road	62	0
IBC_37a	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	31	31
IBC_37	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	196	196
IBC_38	Ipswich	IP133	South of Felaw Street	45	0
IBC_39	Ipswich	IP136	Silo, College Street	48	0
IBC_40	Ipswich	IP226	Helena Road	337	0
IBC_41	Ipswich	IP015	West End Road Surface Car Park	67	0
IBC_42a	Ipswich	IP031a	Burrell Road Car Park	20	0
IBC_42b	Ipswich	IP031b	Burrell Road - 22 Stoke Street	18	18
IBC_43	Ipswich	IP047	Land at Commercial Road	173	130
IBC_44	Ipswich	IP089	Waterworks Street	23	0
IBC_45	Ipswich	IP096	Car Park, Handford Road East	22	22
IBC_46	Ipswich	15/01040/FUL IP042	Land between Cliff Quay and Landseer Road	222	0
IBC_48	Ipswich	IP045	Holywells Road West / Toller Road	148	0
IBC_49	Ipswich	IP028b	Land West of Greyfriars Road (Jewsons)	40	0
IBC_50	Ipswich	IP064a	Holywells Road East	66	0
IBC_52	Ipswich	IP142	Land at Duke Street	44	0
IBC_53	Ipswich	IP066	JJ Wilson Elm Street	55	55
IBC_58	Ipswich	IP014	Hope Church, Fore Hamlet	23	23
IBC_59	Ipswich	IP009	Victoria Nurseries, Westerfield Road	12	0
IBC_60	Ipswich	IP011a	Lower Orwell Street	18	0
IBC_62	Ipswich	IP088	79 Cauldwell Hall Road	17	17
IBC_63	Ipswich	IP105	J A Wyard Depot, Beaconsfield Road	15	0
IBC_64	Ipswich	IP109	The Drift, Woodbridge Road	13	13
IBC_66	Ipswich	IP135	112-116 Bramford Road	19	19
IBC_67	Ipswich	IP221	Waterford Road	12	0
IBC_68	Ipswich	IP256	Sports Club, Henley Road	28	28
IBC_69	Ipswich	IP282	Observation Court, Princes Street	15	15
IBC_70	Ipswich	IP283	25 Grimwade Street, Club and car park, Rope Walk	14	14
IBC_78c	Ipswich	IP035(c)	Key Street/Star Lane/Burtons Site	86	0
IBC_159	Ipswich		North East Ipswich allocation - northern end of Humber Doucy Lane	496	0
IBC_160	Ipswich	IP150e	Land south of Ravenswood	126	50
IBC_161	Ipswich	IP090 (17/00076/FUL)	Europa Way/Sproughton Road	0	0
IBC_162	Ipswich	IGS Phase 1b	Ipswich Garden Suburb (Ipswich School)	283	0
IBC_163a	Ipswich	IP003	Waste tip and employment area north of Sir Alf Ramsey Way (Resi)	114	0
IBC_166	Ipswich	IP040(B)	Civic Centre area, Civic Drive	59	0
IBC_167	Ipswich	IP041	Former Police Station, Civic Drive	58	0
IBC_170	Ipswich	IP067a	Former British Energy Site (north), Cliff Quay	17	0
IBC_172a	Ipswich	IP119	Land east of West End Road	28	0
IBC_174	Ipswich	IP143	Former Norsk Hydro site, Sandyhill Lane	85	85
IBC_177	Ipswich	IP150d	Land south of Ravenswood	34	0
IBC_178a	Ipswich	IP279a	Former BT offices, Handford Road	104	104
IBC_178b	Ipswich	IP279b	North and south of former BT offices, Handford Road	47	47
IBC_179	Ipswich	IP307	Prince of Wales Drive	12	12
IBC_183	Ipswich	IP106	391 Bramford Road	11	11
IBC_184	Ipswich	IP125	Corner of Hawke Road and Holbrook Road	15	15
IBC_185	Ipswich	IP245	12-12a Arcade Street	14	14
IBC_186	Ipswich	IP309	Former Social Club and amenity land 18-42 Austin Street	15	15
IBC_187	Ipswich	IP354	72 (Old Boatyard) Cullingham Road	24	24
IBC_188	Ipswich	IP358	Saxon House, 1 Cromwell Square	34	34
IBC_189	Ipswich	IP359	19 Elm Street	17	17
IBC_190	Ipswich	IP362	39 Princes Street	12	12
IBC_191	Ipswich	IP363	34 Foundation Street	12	12
IBC_192	Ipswich	IP365	15-17 Princes Street	14	14
IBC_195	Ipswich	IP120b	Land west of West End Road	103	0
IBC_196	Ipswich		218 Hawthorn Drive	23	23
IBC_197	Ipswich	IP071	St Edmund House, Rope Walk	36	36
IBC_198	Ipswich	IP218	St Helen's Street	12	12
IBC_199	Ipswich	IP246	London Road	14	14
IBC_200	Ipswich	IP253	Electric House, Lloyds Avenue	13	13
IBC_201	Ipswich	IP272	72 Foundation Street	10	10
IBC_202	Ipswich	IP275	25 London Road	14	14
IBC_203	Ipswich	IP264	Tacket Street (28-32)	17	17
IBC_204	Ipswich	IP161	2 Park Road	14	14
IBC_205	Ipswich	IP169	Burrell Road	14	14
IBC_206	Ipswich	IP214	300 Old Foundry Road	12	12
IBC_207	Ipswich	IP215	7-15 Queen Street	11	11

Appendix A - Ipswich employment developments

Appendix A - Ipswich employment developments							2036	2026	
							Total jobs =	10348	5471
WSP_JSPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	Jobs (2036)	Jobs (2026)
IBC_4b	Ipswich	IP/05/00296/FUL (IP2	Pauls Malt Ltd Key Street Ipswich	A1	sqm	5000	5000	56	56
IBC_10	Ipswich	14/00920 (IP129)	Russet Road/Woodbridge Road	D1 (SEN School)	pupils	60	60	30	30
IBC_13b	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1a	sqm	766	766	61	61
IBC_13c	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1c	sqm	2683	2683	62	62
IBC_13d	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	A3	sqm	725	725	41	41
IBC_13e	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	D1	sqm	537	537	15	15
IBC_25	Ipswich	IP029	Opposite 674-734 Bramford Road	B1c	sqm	2848	0	66	0
IBC_72a	Ipswich	IP141a	Futura Park (B2 land use)	B2	sqm	2170	2170	50	50
IBC_72b	Ipswich	IP141a	Futura Park (B8 land use)	B8	sqm	6475	6475	87	87
IBC_73a	Ipswich	IP141a	Futura Park (7 & 9 Crane Boulevard)	Car Showroom	sqm	2331	2331	131	131
IBC_73b	Ipswich	IP141a	Futura Park (land adjacent 12 Crane Boulevard)	B1c	sqm	13252	13252	308	308
IBC_73c	Ipswich	IP141a	Futura Park (3 Crane Boulevard)	Car Showroom	sqm	1530	1530	54	54
IBC_73d	Ipswich	IP141a	Futura Park (13 Crane Boulevard)	B8	sqm	5624	5624	87	87
IBC_74	Ipswich	IP004	Bus Depot, Sir Alf Ramsey Way	B1a	sqm	5000	0	399	0
IBC_79	Ipswich	IP040(A)	Civic Centre area, Civic Drive	Retail A1	sqm	2050	2050	86	86
IBC_80	Ipswich	IP043	Commercial Bldgs & Jewish Burial Ground, Star Lane	Employment B1 use	sqm	1000	600	80	48
IBC_81a	Ipswich	IP051(A)	Old Cattle Market site, Portman Road (South) (B1a business park)	B1a serviced busine	sqm	7072	4243	674	404
IBC_81b	Ipswich	IP051(B)	Old Cattle Market site, Portman Road (South) (B1a call centre)	B1a call centre	sqm	7072	4243	884	530
IBC_81c	Ipswich	IP051(C)	Old Cattle Market site, Portman Road (South) (A3 land use)	A3	sqm	4420	2652	32	19
IBC_85	Ipswich	IP067b	Former British Energy Site, Cliff Quay	B1b small business	sqm	20000	0	625	0
IBC_86	Ipswich	IP094	Rear of Grafton House, Russell Road	B1a	sqm	3000	600	198	40
IBC_88a	Ipswich	IP140(A)	Land north of Whitton Lane	B1a call centre	sqm	2772	1663	347	208
IBC_88b	Ipswich	IP140(B)	Land north of Whitton Lane	B1a small business	sqm	2772	1663	108	65
IBC_88c	Ipswich	IP140(C)	Land north of Whitton Lane	B8	sqm	11508	6905	164	98
IBC_88d	Ipswich	IP140(D)	Land north of Whitton Lane	B1a	sqm	1850	1110	148	89
IBC_89a	Ipswich	IP146(A)	Ransomes Europark (east)/Land around Makro (B1a land use)	B1a serviced busine	sqm	705	705	67	67
IBC_89b	Ipswich	IP146(B)	Ransomes Europark (east)/Land around Makro (B2 land use)	B2	sqm	3086	3086	72	72
IBC_89c	Ipswich	IP146(C)	Lytham Road (rear of Base Point Centre, 70 The Havens)	B1a	sqm	1036	1036	83	83
IBC_89d	Ipswich	IP146(D)	Lytham Road (rear of Base Point Centre, 70 The Havens)	B8	sqm	1500	1500	23	23
IBC_89e	Ipswich	IP146(E)	Land opposite 30 The Havens	D2	sqm	1200	1200	18	18
IBC_89f	Ipswich	IP146(F)	Land opposite 30 The Havens	B1	sqm	976	976	78	78
IBC_90	Ipswich	IP147	Land between railway junction and Hadleigh Road	B8	sqm	17667	17667	253	253
IBC_91a	Ipswich	IP152(A)	Airport Farm Kennels, north of A14 (B1b land use)	B1b Science park a	sqm	17688	3538	553	111
IBC_91b	Ipswich	IP152(B)	Airport Farm Kennels, north of A14 (B8 land use)	B8 Large Scale subj	sqm	12898	2580	174	35
IBC_92a	Ipswich	IP047	Land at Commercial Road	A3	sqm	1616	1293	92	74
IBC_92b	Ipswich	IP047	Land at Commercial Road	C1	bed	60	48	20	16
IBC_92c	Ipswich	IP047	Land at Commercial Road	D2	sqm	1928	1542	30	24
IBC_93	Ipswich	IP049	No 8 Shed Orwell Quay	B1	sqm	2508	502	201	40
IBC_94	Ipswich	IP005	Former Took's Bakery, Old Norwich Road	Heath Centre elem	sqm	390	390	25	25
IBC_96a	Ipswich	IP037(A)	Island site (B1a business park land use)	B1a serviced busine	sqm	3853	0	367	0
IBC_96b	Ipswich	IP037(B)	Island site (B1b Science park and small business units)	B1b Science park a	sqm	2890	0	90	0
IBC_96c	Ipswich	IP037(C)	Island site (B1b High tech R & D)	B1b High tech R &	sqm	2890	0	116	0
IBC_96d	Ipswich	IP037(D)	Island site (A3 land use)	A3	sqm	3010	0	33	0
IBC_98a	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A1 Shops	sqm	410	328	22	17
IBC_98b	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A3 Restaurant	sqm	796	637	44	35
IBC_98c	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	B1 Office	sqm	1602	1282	128	103
IBC_98d	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A2	sqm	414	331	26	21
IBC_98e	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	d2 gym	sqm	5128	4102	79	63
IBC_98f	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A4 nightclub	sqm	180	144	10	8
IBC_99	Ipswich	IP136	Silo, College Street	B1a	sqm	200	0	17	0
IBC_143	Ipswich	14/00940/FUL	East Suffolk Family Health, St Clements Hospital, Foxhall Road	B1c	sqm	875	875	70	70
IBC_144a	Ipswich	IP206	Cranfields, College Street (Hotel)	C1 Hotel	bed	81	81	27	27
IBC_144b	Ipswich	IP206	Cranfields, College Street (A1)	A1	sqm	3840	3840	43	43
IBC_145a	Ipswich	IP211	Regatta Quay, Key Street (D2 Gym land use)	D2 Gym	sqm	500	500	8	8
IBC_145b	Ipswich	IP211	Regatta Quay, Key Street (A3 Restaurant)	A3 Restaurant	sqm	1000	1000	57	57
IBC_145c	Ipswich	IP211	Regatta Quay, Key Street (B1 Office)	B1 Office	sqm	500	500	40	40

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	Jobs (2036)	Jobs (2026)
IBC_145d	ipswich	IP211	Regatta Quay, Key Street (D2 Theatre)	D2 Theatre	sqm	1000	1000	28	28
IBC_146	ipswich	IP142	Land at Duke Street	A1	sqm	38	38	2	2
IBC_147	ipswich	IP133	South of Felaw Street	A1	sqm	1537	922	88	53
IBC_148a	ipswich	IP042	Land between Cliff Quay and Landseer Road (D1 Museum)	D1	sqm	3232	2586	90	72
IBC_148b	ipswich	IP042	Land between Cliff Quay and Landseer Road (B1 / B8 land use)	B1 / B8	sqm	1602	1282	37	30
IBC_148c	ipswich	IP042	Land between Cliff Quay and Landseer Road (A1 land use)	A1	sqm	410	328	5	4
IBC_148d	ipswich	IP042	Land between Cliff Quay and Landseer Road (A3 land use)	A3	sqm	188	150	11	9
IBC_148e	ipswich	IP042	Land between Cliff Quay and Landseer Road (D2 Health Club)	D2	sqm	1004	803	15	12
IBC_149	ipswich	IP090 (17/00981/FUL	Europa Way/Sproughton Road	A1	sqm	1254	1254	14	14
IBC_150	ipswich	IP283	25 Grimwade Street, Club and car park, Rope Walk	B1a	sqm	370	370	30	30
IBC_151	ipswich	17/00408/FUL	32 Foxtail Road	Car Showroom	sqm	1000	1000	23	23
IBC_152	ipswich	17/00888/FUL	The Maltings, Princes Street IP1 1SB	B1	sqm	2865	2865	229	229
IBC_153a	ipswich	17/00513/FUL	38- 40 White House Road Ipswich Suffolk (B8 land use)	B8	sqm	2219	2219	34	34
IBC_153b	ipswich	17/00513/FUL	38- 40 White House Road Ipswich Suffolk (A1 land use)	A1	sqm	111	111	6	6
IBC_154	ipswich	17/00261/FUL	Amenity Land Adjacent To 7 Wentworth Road	B	sqm	2673	2673	30	30
IBC_155	ipswich	17/00744/FUL	Land Adjacent To 30 Wharfedale Road	B1	sqm	172	172	14	14
IBC_156	ipswich	17/00831/FUL	Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0JE	B8	sqm	571	571	20	20
IBC_161	ipswich	IP090 (17/00076/FUL	Europa Way/Sproughton Road	Care Home	beds	56	56	24	24
IBC_163b	ipswich	IP003	Waste tip and employment area north of Sir Alf Ramsey Way (B1a)	B1a	sqm	800	0	64	0
IBC_168	ipswich	IP045	Holywells Road West / Toller Road	Employment B1 use	sqm	2500	0	200	0
IBC_169	ipswich	IP048b	Mint Quarter (west)	Retail A1	sqm	4800	960	274	55
IBC_172b	ipswich	IP119	Land east of West End Road	B1c	sqm	500	0	12	0
IBC_172c	ipswich	IP119	Land east of West End Road	Leisure	sqm	500	0	8	0
IBC_175	ipswich	IP150b	Land south of Ravenswood	D2 Sports Park	ha	1500	600	23	9
IBC_176	ipswich	IP150c	Land south of Ravenswood	B1	sqm	11000	4400	880	352
IBC_181	ipswich	IP347	Mecca Bingo, Lloyds Avenue	Retail A1	sqm	650	390	37	22
IBC_182	ipswich	IP348	Upper Princes Street	Retail A1	sqm	400	240	23	14
IBC_193	ipswich	IP/18/00793/FUL	42 White House Road	B1a	sqm	1917	1917	153	153
IBC_194a	ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B1/B2	sqm	893	893	21	21
IBC_194b	ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B8	sqm	9062	9062	139	139
IBC_194c	ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	A1/A3	sqm	448	448	26	26
IBC_194d	ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	D2	sqm	3135	3135	48	48
IBC_78a	ipswich	IP035	Key Street/Star Lane/Burtons Site	A3 & B1a	sqm	200	80	53	6
IBC_97a	ipswich	IP132	Former St Peters Warehouse (A1 land use)	A1 & B1a	sqm	173	69	28	11

							2036	2026
Total dwellings =							10739	5291
Total dwellings (residual growth not allocated to specific developments) =							1122	454
Total dwellings (developments 10 dwellings-) =							9617	4836
WSP_ISPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)
ISPA_MSDC_1	OPPs to 1st April 2018	Mid Suffolk	M /327/16/OUT		Bacton	Land adjacent Wyverstone Road (opposite School)	64	64
ISPA_MSDC_2	OPPs to 1st April 2018	Mid Suffolk	M /0764/15/OUT		Bacton	Land West of Broad Road	47	47
ISPA_MSDC_3	OPPs to 1st April 2018	Mid Suffolk	M /4070/16/FUL		Badwell Ash	Land adj to Donard Back Lane	17	17
ISPA_MSDC_4	OPPs to 1st April 2018	Mid Suffolk	M /0191/17/FUL		Barham	Land rear of De Saumarez Drive	23	23
ISPA_MSDC_5	OPPs to 1st April 2018	Mid Suffolk	M /0928/17/FUL		Barham	Land at Norwich Road (adjacent to Henry VIII Farmhouse)	10	10
ISPA_MSDC_6	OPPs to 1st April 2018	Mid Suffolk	M /0156/17/REM		Bramford	Land adjacent to Bramford Playing Field, The Street	130	73
ISPA_MSDC_7	OPPs to 1st April 2018	Mid Suffolk	M /2700/12/OUT		Bramford	Former Scotts/Fisons sitePaper Mill LaneHybrid: Application ref. used twice for OL and Full.	98	98
ISPA_MSDC_8	OPPs to 1st April 2018	Mid Suffolk	M /2700/12/FUL		Bramford	Former Scotts/Fisons sitePaper Mill LaneHybrid: Application ref. used twice for Full and Outline	74	74
ISPA_MSDC_9	OPPs to 1st April 2018	Mid Suffolk	M /0408/17/OUT		Bramford	By-pass NursesBramford Road	20	20
ISPA_MSDC_10	OPPs to 1st April 2018	Mid Suffolk	M /1492/15/OUT		Combs	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 2)	110	62
ISPA_MSDC_11	OPPs to 1st April 2018	Mid Suffolk	M /1492/15/FUL		Combs	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 1)	75	75
ISPA_MSDC_12	OPPs to 1st April 2018	Mid Suffolk	M /1888/15/OUT		Creething St Mary	J. Breheny Contractors Ltd Flordon Road	52	52
ISPA_MSDC_13	OPPs to 1st April 2018	Mid Suffolk	M /4911/16/OUT		Elmswell	Land adjacent to Wetherden Road	240	135
ISPA_MSDC_14	OPPs to 1st April 2018	Mid Suffolk	M /3918/15/REM		Elmswell	Former Gramplan/Harris Factory, St. Edmund Drive	190	107
ISPA_MSDC_15	OPPs to 1st April 2018	Mid Suffolk	M /3469/16/OUT		Elmswell	Land East of Borley Crescent	60	60
ISPA_MSDC_16	OPPs to 1st April 2018	Mid Suffolk	M /3563/15/OUT		Eye	Land South of Eye AirfieldCastleton Way	280	157
ISPA_MSDC_17	OPPs to 1st April 2018	Mid Suffolk	M /4410/16/OUT		Fressingfield	Land and buildings at Red House Farm, Priory Road	28	28
ISPA_MSDC_18	OPPs to 1st April 2018	Mid Suffolk	M /0294/15/OUT		Gislingham	Land to rear of West View Gardens, Thorham Road	40	40
ISPA_MSDC_19	OPPs to 1st April 2018	Mid Suffolk	M /3310/14/FUL		Great Blakenham	Former Masons Cement Wks. Land btwn Gipping and Bramford Rd	426	239
ISPA_MSDC_20	OPPs to 1st April 2018	Mid Suffolk	M /2022/16/OUT		Great Blakenham	Land on West side of Stowmarket Road	130	73
ISPA_MSDC_21	OPPs to 1st April 2018	Mid Suffolk	DC/17/04375/FUL		Laxfield	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	12	12
ISPA_MSDC_22	OPPs to 1st April 2018	Mid Suffolk	M /3442/17/OUT		Laxfield	Land on west side of Bickers Hill Road	10	10
ISPA_MSDC_23	OPPs to 1st April 2018	Mid Suffolk	M /5031/16/OUT		Mellis	Land at Bullocks Farm, Carlsford Road	10	10
ISPA_MSDC_24	OPPs to 1st April 2018	Mid Suffolk	M /2211/16/REM		Mendlesham	GR Warehousing Site, Old Station Rd	56	56
ISPA_MSDC_25	OPPs to 1st April 2018	Mid Suffolk	M /4242/16/OUT		Mendlesham	Land to North West of Mason Court (known as Old Engine Meadow)	28	28
ISPA_MSDC_26	OPPs to 1st April 2018	Mid Suffolk	M /3153/14/FUL		Needham Market	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	266	149
ISPA_MSDC_27	OPPs to 1st April 2018	Mid Suffolk	M /3679/13/OUT		Needham Market	Land W of Anderson Close, Hill House Lane	37	37
ISPA_MSDC_28	OPPs to 1st April 2018	Mid Suffolk	M /2452/14/FUL		Onehouse	Land at Red Willows Ind' Estate, Finborough Rd	11	11
ISPA_MSDC_29	OPPs to 1st April 2018	Mid Suffolk	M /1195/15/FUL		Palgrave	Land south east of Lion Road	21	21
ISPA_MSDC_30	OPPs to 1st April 2018	Mid Suffolk	DC/17/02657/OUT		Rickingham	Land at Rectory Hill	10	10
ISPA_MSDC_31	OPPs to 1st April 2018	Mid Suffolk	M /2798/16/OUT		Rickingham	Land to the rear of Willowmere Garden House Lane	10	10
ISPA_MSDC_32	OPPs to 1st April 2018	Mid Suffolk	M /4847/16/OUT		Stonham Aspal	Green Farm, Crowfield Road	10	10
ISPA_MSDC_33	OPPs to 1st April 2018	Mid Suffolk	M /2722/13/FUL		Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	215	121
ISPA_MSDC_34	OPPs to 1st April 2018	Mid Suffolk	M /1709/16/OUT		Stowmarket	Phase 4C Cedars Park (Final Phase), Nth of Wagtail Drive & Sth of Stowupland Rd	89	89
ISPA_MSDC_35	OPPs to 1st April 2018	Mid Suffolk	M /A556/16/FUL		Stowmarket	Phase 3D Cedars Park Land South of Gun Cotton Way	48	48
ISPA_MSDC_36	OPPs to 1st April 2018	Mid Suffolk	M /1662/14/FUL		Stowmarket	Land adjoining roundabout, Bury Road	27	27
ISPA_MSDC_37	OPPs to 1st April 2018	Mid Suffolk	DC/17/06154/FUL		Stowmarket	115 Ipswich Street (Jokers Night Club, 111 Ipswich Street)	25	25
ISPA_MSDC_38	OPPs to 1st April 2018	Mid Suffolk	M /2028/15/FUL		Stowmarket	Land off Creething Road West	14	14
ISPA_MSDC_39	OPPs to 1st April 2018	Mid Suffolk	M /3208/15/FUL		Stowmarket	Mulberry House, Milton Road South	14	14
ISPA_MSDC_40	OPPs to 1st April 2018	Mid Suffolk	M /3756/12/FUL		Stowmarket	19-21 Violet Hill Road	13	13
ISPA_MSDC_41	OPPs to 1st April 2018	Mid Suffolk	M /3112/15/OUT		Stowupland	Land between Gipping Road and Church Road (Phase 2)	100	56
ISPA_MSDC_42	OPPs to 1st April 2018	Mid Suffolk	DC/17/02755/RES		Stowupland	Land between Gipping Road and Church Road (Phase 1)	75	75
ISPA_MSDC_43	OPPs to 1st April 2018	Mid Suffolk	M /0117/17/FUL		Stowupland	Land at Church Road	10	10
ISPA_MSDC_44	OPPs to 1st April 2018	Mid Suffolk	M /A005/14/FUL		Stradbroke	Grove Farm, Queen Street	44	44
ISPA_MSDC_45	OPPs to 1st April 2018	Mid Suffolk	M /A71/16/FUL		Thornodon	Kerrison Conference & Training Centre, Stoke Ash Road	28	28
ISPA_MSDC_46	OPPs to 1st April 2018	Mid Suffolk	M /5070/16/OUT		Thurston	Land on the North side of Norton Road	209	112
ISPA_MSDC_47	OPPs to 1st April 2018	Mid Suffolk	M /5010/16/OUT		Thurston	Land to the south of Norton Road	175	98
ISPA_MSDC_48	OPPs to 1st April 2018	Mid Suffolk	M /2631/31/OUT		Thurston	Thurston Granary, Station Hill	97	97
ISPA_MSDC_49	OPPs to 1st April 2018	Mid Suffolk	M /4974/16/FUL		Tostock	Land east of Norton Road (south of Fiddlers Creek, north of Tostock Village Hall)	14	14
ISPA_MSDC_50	OPPs to 1st April 2018	Mid Suffolk	M /2982/15/FUL		Whitton	Whitton Park Retirement Home, Thurleston Lane	19	19
ISPA_MSDC_51	OPPs to 1st April 2018	Mid Suffolk	M /2480/16/FUL		Worham	Land south of Bury Road	12	12
ISPA_MSDC_101	2016-2018 Completions	Mid Suffolk	M /0110/14/PRN		Bramford	Acorn Business Centre (also known as The Hub) Paper Mill Lane	18	18
ISPA_MSDC_102	2016-2018 Completions	Mid Suffolk	M /1492/15/FUL		Combs	Land west of Farriers Road Edgecomb Park	31	31
ISPA_MSDC_103	2016-2018 Completions	Mid Suffolk	M /3310/14/FUL		Great Blakenham	Former Masons Cement Works. Land between Gipping and Bramford Road	122	122
ISPA_MSDC_104	2016-2018 Completions	Mid Suffolk	M /0210/15/FUL		Great Blakenham	Land off Kingfisher Drive/Chalk Hill Rise, (MSDC land)	23	23
ISPA_MSDC_105	2016-2018 Completions	Mid Suffolk	M /2722/13/FUL		Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	209	109
ISPA_MSDC_106	2016-2018 Completions	Mid Suffolk	M /2178/14/FUL		Woolpit	Unit 12: Land at Steeles Rd - land 5 of 46-64 Steeles Rd	16	16
ISPA_MSDC_107	2016-2018 Completions	Mid Suffolk	M /2178/14/FUL		Stowmarket	Phase 4C Cedars Park (Final Phase), Nth of Wagtail Drive & Sth of Stowupland Rd	63	63
ISPA_MSDC_108	2016-2018 Completions	Mid Suffolk	M /0758/16/FUL		Stowmarket	9 Finborough Road (off Iliffe Way)	21	21
ISPA_MSDC_109	2016-2018 Completions	Mid Suffolk	M /2211/16/REM		Mendlesham	GR Warehousing Site, Old Station Rd	13	13
ISPA_MSDC_110	2016-2018 Completions	Mid Suffolk	M /3153/14/FUL		Needham Market	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	21	21
ISPA_MSDC_111	2016-2018 Completions	Mid Suffolk	M /2742/14/FUL		Stowmarket	Land at St Mary's Rd, Kingsmead Rd/Close, Lydgate Close & Silverdale Ave	20	20
ISPA_MSDC_112	2016-2018 Completions	Mid Suffolk	M /3918/15/REM		Elmswell	Former Gramplan/Harris Factory, St. Edmund Drive	20	20
SS0004	SHELAA	Mid Suffolk	DC/17/04113	LA067	Haughley	Land south of Bacton Road, Haughley	62	28
SS0006	SHELAA	Mid Suffolk	DC/17/02232	LA090	Thurston	Land to the west of Barton Road, Thurston	82	37
SS0012	SHELAA	Mid Suffolk	1866/17	Boundary Review	Old Newton	Land north of Falconer Avenue, Old Newton	36	16
SS0014	SHELAA	Mid Suffolk		LA022	Eye	Land to the north of Maple Way, Eye	96	43
SS0019	SHELAA	Mid Suffolk	4942/16	LA084	Thurston	Land to the west of Meadow Lane, Thurston	41	18
SS0020	SHELAA	Mid Suffolk	DC/17/04849	Boundary Review	Badwell Ash	Land south of The Broadway, Badwell Ash	8	4
SS0029	SHELAA	Mid Suffolk	4455/16	LA036	Stowmarket	Land south of Union Road, Stowmarket	191	85
SS0031	SHELAA	Mid Suffolk		LA057	Debenham	Land north of Ipswich Road, Debenham	89	0
SS0033	SHELAA	Mid Suffolk		LA102	Whitton	Land west of Old Norwich Road, Whitton	121	54
SS0038	SHELAA	Mid Suffolk		Boundary Review	Yaxley	Land to the east of Old Ipswich Road, Yaxley	10	4
SS0039	SHELAA	Mid Suffolk		LA064	Elmswell	Land to the north of Church Road, Elmswell	38	17
SS0040	SHELAA	Mid Suffolk	1352/17	LA091	Walsham-le-Willows	Land to the east of Watfield Road, Walsham-le-Willows	38	17
SS0042	SHELAA	Mid Suffolk		Boundary Review	Yaxley	Land west of Old Ipswich Road, Yaxley	6	3
SS0054	SHELAA	Mid Suffolk		Boundary Review	Weybread	Land north-east of The Street, Weybread	10	0
SS0058	SHELAA	Mid Suffolk	3872/16	Boundary Review	Fressingfield	Land between Outfields and Stradbroke Road, Fressingfield	11	5
SS0064	SHELAA	Mid Suffolk	DC/18/01163	LA033	Stowmarket	Land south of Gun Cotton Way, Stowmarket	43	19
SS0065	SHELAA	Mid Suffolk		LA073	Mendlesham	Land south of Glebe Way, Mendlesham	16	7
SS0069	SHELAA	Mid Suffolk		Boundary Review	Laxfield	Land to the south of Framlingham Road, Laxfield	10	4
SS0073	SHELAA	Mid Suffolk	5024/16 and 0195/16	LA100	Stowupland	Land to the north of B1115, Stowupland	41	91
SS0075	SHELAA	Mid Suffolk		LA089	Thurston	Land to the east of leworth Road, Thurston	128	0
SS0076	SHELAA	Mid Suffolk		LA002	Barham	Land to the north of Church Lane, Barham	172	77
SS0079	SHELAA	Mid Suffolk		LA080	Stradbroke	Land to the west of Queen Street and primary school, Stradbroke	48	21
SS0083	SHELAA	Mid Suffolk		LA074	Mendlesham	Land to the north east of Chapel Road, Mendlesham	32	14
SS0084	SHELAA	Mid Suffolk		Boundary Review	Westhorpe	Land north of The Street	6	3
SS0085	SHELAA	Mid Suffolk	0210/17	LA062	Elmswell	Land east of Ashfield Road, Elmswell	68	30
SS0088	Public Land	Mid Suffolk		LA046	Bacton	Bacton Middle School, Wyverstone Road, Bacton	32	14
SS0090	SHELAA	Mid Suffolk		LA085	Thurston	Land to the East of Church Road and South of Old Post Office Lane, Thurston	16	7
SS0091	Public Land	Mid Suffolk		LA051	Botesdale & Rickingham	Land between The Street and A143, Rickingham	64	0
SS0093	SHELAA	Mid Suffolk	2112/16	LA093	Woolpit	Land east of Green Road, Woolpit	31	14
SS0096	SHELAA	Mid Suffolk	4909/16	LA063	Elmswell	Land east of Warren Lane, Elmswell	24	11
SS0099	SHELAA	Mid Suffolk	DC/18/00723	LA047	Bacton	Land to the north east of Turkey Hall Lane, Bacton	33	14
SS0101	Public Land	Mid Suffolk	DC/19/02484	LA037	Stowmarket	Stowmarket Middle School, Walnut Tree Walk	26	0
SS0107	SHELAA	Mid Suffolk		LA065	Elmswell	Land to the north west of School Road, Elmswell	32	14
SS0121	SHELAA	Mid Suffolk		LA006	Bramford	Land south of Fitzgerald Road, Bramford	64	28
SS0129	SHELAA	Mid Suffolk	0460/17	LA049	Botesdale & Rickingham	Land south of Back Hills, Botesdale and Rickingham	26	11
SS0131	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land east of Stowmarket Road, Old Newton	6	3
SS0132	SHELAA	Mid Suffolk		LA066	Elmswell	Land west of Station Road, Elmswell	64	0
SS0141	SHELAA	Mid Suffolk		LA076	Stonham Aspal	Land south of The Street, Stonham Aspal	22	0
SS0145	SHELAA	Mid Suffolk		Boundary Review	Somersham	Land to the west of Main Road, Somersham	19	9
SS0151	SHELAA	Mid Suffolk		LA077	Stowupland	Land south of Church Road, Stowupland	11	5
SS0157	Allocation	Mid Suffolk		LA036*	Stowmarket	Land north east of the junction of Finborough Road and Starhouse Lane, Onehouse	100	44
SS0171	SHELAA	Mid Suffolk		Boundary Review	Henley	Land south of Ashbrook Road, Henley	13	6
SS0264	Allocation	Mid Suffolk		LA035	Stowmarket	Land north of Stowupland Road and east of Newton Road	570	253
SS0268	SHELAA	Mid Suffolk		LA058	Debenham	Land east of Aspell Road, Debenham	15	0
SS0319	SHELAA	Mid Suffolk		LA086	Thurston	Land South of Heath Road, Thurston	70	0
SS0343	SHELAA	Mid Suffolk		Boundary Review	Onehouse	Land south of Forest Road	6	0
SS0369	SHELAA	Mid Suffolk	DC/17/02783	LA092	Walsham-le-Willows	Land east of Watfield Road, Walsham-le-Willows	14	0
SS0380	SHELAA	Mid Suffolk		Boundary Review	Finingham	Land south of Wickham Road, Finningham	6	0
SS0478	SHELAA	Mid Suffolk	DC/18/00233	LA007	Bramford	Land east of The Street, Bramford	124	55
SS0500	SHELAA	Mid Suffolk	DC/18/00229	Boundary Review	Rattlesden	Land east of Mitchley Lane, Rattlesden	14	6
SS0530	Public Land	Mid Suffolk		LA032	Needham Market	Mid Suffolk District Council Offices, 131 High Street, Needham Market	32	14
SS0547	SHELAA	Mid Suffolk	1636/16	LA094	Woolpit	Land south of Old Stowmarket Road, Woolpit	77	34
SS0550	SHELAA	Mid Suffolk		Boundary Review	Mendham	Land east of Withersdale Road, opposite Mendham Primary School	6	3
SS0551	SHELAA	Mid Suffolk		LA001	Barham	Land to the east of Norwich Road, Barham	207	92
SS0558	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	Land to the south of Long Thurlow Road, Long Thurlow	6	3
SS0570	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land east of A140 The Street, Wetheringsett	6	3
SS0599	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett	6	0
SS0603	SHELAA	Mid Suffolk		Boundary Review	Barking	Land north of Barking Road and west of Hascot Hill	6	0
SS0616	SHELAA	Mid Suffolk		Boundary Review	Laxfield	Land east of Mill Road	10	4
SS0668	Public Land	Mid Suffolk		LA038	Stowmarket	Land south of Creething Road West, north of Navigation Approach, Stowmarket	16	0
SS0669	Public Land	Mid Suffolk		LA031	Needham Market	Needham Market Middle School, School Street, IP6 8BB	26	0
SS0670	SHELAA	Mid Suffolk		LA095	Woolpit	Land south of A14, north east of The Street and east of White Elm Road	319	142

WSP_ISPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)
SS0672	Public Land	Mid Suffolk		LA021	Eye	Land north of Church Street,	13	6
SS0673	SHELAA	Mid Suffolk		LA096	Woolpit	land north east of Heath Road, adjacent to Woolpit Primary School	6	3
SS0681	SHELAA	Mid Suffolk		LA083	Stradbroke	Land east of Farriers Close, Stradbroke	22	0
SS0706	Public Land	Mid Suffolk		Boundary Review	Pettaugh	Land to the west of Dabenhay Way, Pettaugh,	6	0
SS0716	SHELAA	Mid Suffolk	4963/16	LA088	Thurston	Land west of Iwerth Road, Thurston	159	71
SS0728	SHELAA	Mid Suffolk		Boundary Review	Howne	Land to the south of Denham Road, Howne,	19	0
SS0729	SHELAA	Mid Suffolk		LA087	Thurston	Land south of Beyton Road	128	57
SS0735	SHELAA	Mid Suffolk		Boundary Review	Westhorpe	Land south of Church Road, Westhorpe	6	3
SS0736	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land north of Tostock Road	6	3
SS0783	SHELAA	Mid Suffolk		LA097	Woolpit	Land west of Heath Road, Woolpit	19	9
SS0786	SHELAA	Mid Suffolk		Boundary Review	Thwaite	Land to the south of Wickham Road and west of A140	6	3
SS0796	SHELAA	Mid Suffolk		Boundary Review	Ashbocking	Land to the west of B1077	10	0
SS0806	SHELAA	Mid Suffolk		Boundary Review	Cotton	Land north east of Mill Hill	10	0
SS0809	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	land north of Long Thurlow Road, Long Thurlow	6	3
SS0818	SHELAA	Mid Suffolk		Boundary Review	Redgrave	land south of B1113 Hall Lane, opposite junction with Half Moon Lane	6	3
SS0832	SHELAA	Mid Suffolk		Boundary Review	Henley	land west of Main Road	16	7
SS0849	SHELAA	Mid Suffolk		Boundary Review	Frimmingham	Land west of Gillingham Road, Frimmingham	6	3
SS0861	SHELAA	Mid Suffolk		LA003	Claydon	Land east of Exeter Road and south of Church Lane, Claydon	48	21
SS0863	SHELAA	Mid Suffolk		Boundary Review	Mettfield	Land north of B1123, Mettfield	16	0
SS0864	SHELAA	Mid Suffolk		LA011	Great Blakenham	Land north of Gipping Road, west of the railway line, Great Blakenham	13	6
SS0902	SHELAA	Mid Suffolk		LA056	Debenham	Land south of Low Road,	22	10
SS0949	SHELAA	Mid Suffolk	DC/17/02760	LA052	Botesdale & Rickinghall	Land south of Diss Road and north of Mill Road, Botesdale	44	0
SS1005	SHELAA	Mid Suffolk		LA032*	Needham Market	Mid Suffolk District Council car park, land west Hurstlea Road	19	9
SS1011	SHELAA	Mid Suffolk		Boundary Review	Brome & Oakley	Land north of B1118, Oakley	6	3
SS1021	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton	6	3
SS1022a	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys	300	0
SS1022b	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys	300	0
SS1043	SHELAA	Mid Suffolk		LA082	Stradbroke	Land South of New Street, Stradbroke	38	17
SS1055	SHELAA	Mid Suffolk		Boundary Review	Great Finborough	Land West of High Road, Great Finborough	16	7
SS1058	SHELAA	Mid Suffolk		Boundary Review	Stonham Earl	Land North East of Haggars Mead, Earl Stonham	13	6
SS1065	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land West of Church Road, Beyton	6	3
SS1071	SHELAA	Mid Suffolk		LA078	Stowupland	Land South of Stowmarket Road, Stowupland	191	0
SS1106	SHELAA	Mid Suffolk		LA079	Stowupland	Land South of Gipping Road, Stowupland	64	0
SS1118	SHELAA	Mid Suffolk		LA020	Eye	Land North of Magdalen Street, Eye	51	0
SS1190	SHELAA	Mid Suffolk	3858/16	LA050	Botesdale & Rickinghall	Land north of Gardenhouse Lane, Botesdale and Rickinghall	27	12
SS1198	SHELAA	Mid Suffolk	DC/19/01343	LA081	Stradbroke	Land north of Laxfield Road, Stradbroke	29	0
SS1199	SHELAA	Mid Suffolk	DC/17/05549	LA030	Needham Market	Land west of Stowmarket Road, Needham Market	42	19
SS1200	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton	15	7

Note - Dwelling numbers for SHELAA and Public Land sites had a factor of 0.64 applied to match Mid Suffolk Local Plan housing target

Appendix A - Mid Suffolk employment developments

							2036		2026
							Total jobs =		
							5905	2726	
WSP_JSPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	Jobs (2036)	Jobs (2026)
MSDC_41	Mid Suffolk	DC/17/05177/FUL	White's Fruit Farm, Helmingham Road,	B1c_B2	sqm	612	337	14	7
MSDC_42	Mid Suffolk	DC/17/02355/FUL	Grove Farm, The Common	B1c_B2	sqm	4502	2476	105	52
MSDC_43	Mid Suffolk	DC/17/04785/FUL	Brome Triangle, Norwich Road	B1_av	sqm	2445	1345	91	45
MSDC_44	Mid Suffolk	M /4710/16/FUL	Land at Paper Mill Lane	B1c_B2	sqm	1454	800	20	10
MSDC_45a	Mid Suffolk	M /2351/16/OUT	Land at Blackacre Hill, Bramford Road	B1a_2	sqm	4400	2420	300	150
MSDC_45b	Mid Suffolk	M /2351/16/OUT	Land at Blackacre Hill, Bramford Road	B8_2	sqm	59500	32725	300	150
MSDC_46	Mid Suffolk	M /1775/16/FUL	The Grange, Hinderclay Road	B1a_1	sqm	719	395	58	29
MSDC_47	Mid Suffolk	M /0019/17/FUL	Land south of Gun Cotton Way	B1_av	sqm	5643	3104	160	80
MSDC_49	Mid Suffolk	M /0095/17/FUL	Brickfields Business Park, Old Stowmarket Road	B1_av	sqm	716	394	27	13
MSDC_50	Mid Suffolk	M /4782/16/FUL	BUUK Utilities, Unit 23, Windmill Avenue, Woolpit Business Park	B1a_1	sqm	2112	1162	169	84
SS0773_Land At La	Mid Suffolk	DC/18/01279	Land At Lawn Farm Warren Lane Woolpit	B2	sqm	16500	9075	296	148
SS0928_Eye Airfield	Mid Suffolk	SS0928	Land To The South Of Eye Airfield And East Of The A140	B2	sqm	20450	11248	300	150
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way [allocated land at Cedars Park]	B1a_1	sqm	3919	1959	313	139
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way [allocated land at Cedars Park]	B1c_B2	sqm	13480	6740	313	139
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way [allocated land at Cedars Park]	B8_1	sqm	20377	10188	313	139
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B1 Office	B1a_1	sqm	6806	3403	545	242
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B2 Other	B1c_B2	sqm	20419	10210	475	211
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B8 Warehousing	B8_1	sqm	71467	35733	1099	489
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B1 Office	B1a_1	sqm	4467	2233	357	159
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B2 Other	B1c_B2	sqm	3403	1702	79	35
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B8 Warehousing	B8_1	sqm	34032	17016	524	233
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Public House with Restaurant	A3	sqm	459	230	26	12
SS1025_Mill Lane,	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Drive Thru	A3	sqm	362	181	21	9

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.85 applied to match Mid Suffolk Local Plan jobs target

Appendix A - Suffolk Coastal residential developments

2036 2026

Total dwellings = 13298 7682

Total dwellings (residual growth not allocated to specific developments) = 1921 961

Total dwellings (developments 10 dwellings+) = 11377 6721

Reference	Source	LPA	PlanningRef (if applicable)	Site Name	Dwellings (2036)	Dwellings (2026)
SCLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133
SCLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133
SCLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	288	66
SCLP12.5	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Brackenbury sports centre (Resi)	80	18
SCLP12.24	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of Humber Doucy Lane, Rushmere St Andrew (Resi)	150	35
SCLP12.25	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Police Headquarters, Martlesham	300	69
SCLP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Residential)	800	185
SCLP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Council Offices, Melton Hill, Melton	100	23
SCLP12.33	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Woodbridge Town Football Club	120	28
SCLP12.44	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land south of Forge Close, Benhall	50	12
SCLP12.45	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south east of Levington Lane, Bucklesham	30	7
SCLP12.46	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Station Road, Campease Ashe	12	3
SCLP12.47	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land behind 15 St Peters Close, Charsfield	20	5
SCLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Darsham Station	120	28
SCLP12.49	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Darsham	25	6
SCLP12.50	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Laxfield Road, Dennington (Resi)	40	9
SCLP12.51	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Eyke CoE Primary School (Resi)	65	15
SCLP12.52	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of Chapel Road, Grundisburgh	70	16
SCLP12.54	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Kettleburgh	16	4
SCLP12.55	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the rear of 31-37 Bucklesham Road, Kirton	12	3
SCLP12.56	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at School Road, Knodishall	16	4
SCLP12.57	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Bridge Road, Levington	20	5
SCLP12.59	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Swiss Farm Cottage, Otley	60	14
SCLP12.60	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Farthings, Sibton Road, Peasenhall	14	3
SCLP12.61	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land between High Street and Chapel Lane, Pettistree	120	28
SCLP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin	150	35
SCLP12.67	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Keightley Way, Tuddenham	25	6
SCLP12.69	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of the B1125, Westleton	20	5
SCLP12.70	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Cherry Lee, Darsham Road, Westleton	15	3
SCLP12.711	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Mow Hill, Witnesham	30	7
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wickham Market	100	23
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kelsale	20	5
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Easton	20	5
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Earl Soham	25	6
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Bredfield	20	5
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wenhaston	25	6
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2
SCDC_52	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP3	Land at Sea Road, Felixstowe	40	40
SCDC_53a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP4	Land North of High Street, Walton, Felixstowe	385	300
SCDC_54	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP5	Land North of Conway Close and Swallow Close, Felixstowe	100	100
SCDC_55	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP6 DC/16/2119/OUT	Land opposite Hand in Hand Public House, Trimley St Martin	70	70
SCDC_56	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP7	Land off Howlett Way, Trimley St Martin	360	250
SCDC_57	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPP8 DC/16/1107/FUL D	Land South of Thurmans Lane, Trimley St Mary	148	148
SCDC_58	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP3	Land to the rear of Rose Hill, Saxmundham Road, Aldeburgh	10	10
SCDC_59	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP4	Land to the east of Aldeburgh Road, Aldringham	40	40
SCDC_60	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP5 DC/16/2997/FUL	Land at Mill Road, Badingham	10	10
SCDC_62	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP8	Land opposite Townsfield Cottages Laxfield Road, Dennington	10	10
SCDC_63	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP9 DC/16/3863/OUT	Land south of Solomon's Rest, The Street, Hacheston	10	10
SCDC_64	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP10	Land south of Ambleside, Main Road, Kelsale cum Carlton	30	30
SCDC_65	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP11	Land north of Mill Close, Orford	10	10
SCDC_66	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP12	Land to the west of Garden Square, Rendlesham	50	45
SCDC_67	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP13	Land East of Redwald Road, Rendlesham	50	50
SCDC_68	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP14	Land north east of Street Farm, Saxmundham	65	65
SCDC_69	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP15	Land opposite The Sorrel Horse, The Street, Shottisham	10	10
SCDC_70	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP16 C/05/0668	Land fronting Old Homes Road	10	10
SCDC_71	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP17	Land south of Lower Road, Westerfield	20	20
SCDC_72a	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP18 DC/15/5031/OUT	Land at Old Stanon Works Main Road, Westerfield	35	35
SCDC_73	Uncertainty Log	Suffolk Coastal (East Suffolk)	SSP19	Land at Street Farm Ipswich Road, Witnesham	20	20
SCDC_74	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM19 - DC/16/4355/FUL	Land off Saxtead Road, Framlingham	24	24
SCDC_75a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM22	Land off Vices Road/Brook Lane, Framlingham	15	15
SCDC_77	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM25	Land off Victoria Road, Framlingham	30	0
SCDC_78	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM26 DC/17/1853/OUT	Station Terrace, Framlingham	15	15
SCDC_80	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA1 DC/16/1961/OUT	Land at Highbury Cottages, Saxmundham Road, Leiston	150	150
SCDC_81	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA2 DC/17/1605/FUL	Land at Red House Lane, Leiston	65	65
SCDC_82	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA3 DC/16/2104/OUT	Land to the rear of St Margaret's Crescent, Leiston	70	70
SCDC_83d	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston	100	100
SCDC_86	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/2573	Aldeburgh Brickworks, Saxmundham Road, Aldeburgh	15	15
SCDC_87	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/2883/OUT	Land adj. to 45 & 50 Watson Way, Alderton	10	10
SCDC_88	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4157/OUT	School Lane, Bawdsey	13	13
SCDC_89	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/09/1862	1-6, 9 & 10 Ullswater Road, Campease Ashe	12	12
SCDC_90a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0873/FUL	6 Levington Lane, Bucklesham	11	11
SCDC_91	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/1844/OUT	Land east of St Peters Close, Charsfield	20	20
SCDC_92	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/11/1123	Land/buildings at Chillesford Lodge Estate, Chillesford	20	20
SCDC_94	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2933/OUT DC/17	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street, Darsham	20	20
SCDC_95	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2244/FUL	Easton Primary School & land adj. The Street, Easton	14	14
SCDC_97	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	The Bartlett Hospital, Felixstowe	22	22
SCDC_98	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road, Felixstowe	69	69
SCDC_99	Uncertainty Log	Suffolk Coastal (East Suffolk)	H33	Garage & parking area rear of 2-16 Philip Avenue, Felixstowe	11	11
SCDC_100	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/3821/OUT DC/16	Walton Green South High Street/Walton/Felixstowe	190	190
SCDC_101	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3776/ARM	Land West Of Ferry Road Residential Centre/Ferry Road/Felixstowe/Suffolk	197	197
SCDC_102	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2471/FUL	23 & 25 Crescent Road, Felixstowe	18	18
SCDC_103a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2505/FUL	Marlborough Hotel, Sea Road, Felixstowe	24	24
SCDC_104	Uncertainty Log	Suffolk Coastal (East Suffolk)	H39	Adastral Close, Felixstowe	13	13
SCDC_105a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0151/FUL DC/16	North Sea Hotel Sea Road Felixstowe Suffolk IP11 2AU	23	23
SCDC_106	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3962/OUT	Land at Junction of Garrison Lane and High Road West Felixstowe	10	10
SCDC_108a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1128/OUT	Land at Candelot Road, Felixstowe	560	310
SCDC_109	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/4202/FUL	Former Civil Service Sports Ground Straight Road Foxhall Suffolk IP10 0BZ	14	14
SCDC_110	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	Land off Station Rd, Framlingham	99	99
SCDC_111	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/3234/OUT	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham	10	10
SCDC_112	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2759/FUL	Land at Mount Pleasant, Framlingham	95	95
SCDC_113	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2747/FUL	Fairfield Road, Framlingham	163	163
SCDC_114	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1949/FUL	Altisfram Group Ltd, New Road, Framlingham	16	16
SCDC_115	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0960/FUL	Brook Lane, Framlingham	14	0
SCDC_116	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1816/ARM	Development site at Top Field Barn Farm, Ipswich Road, Grundisburgh	24	24
SCDC_117	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0551/ARM	Glebe House Residential Care Home, Rectory Road, Hollisley	10	10
SCDC_118	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/13/0320	Land at Mallard Way, Off Rectory Road, Hollisley	16	16
SCDC_119	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/4225/FUL	Land to rear of 16 to 22 Falkenham Road, Kirton	43	43
SCDC_121	Uncertainty Log	Suffolk Coastal (East Suffolk)	C12/2139	Land opposite 18 to 30a Aldeburgh Road, Leiston	59	59
SCDC_122	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/3018/FUL	Colonial House, Station Road, Leiston	10	10
SCDC_123	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0527/OUT DC/17	Former Gas Works, Carr Avenue, Leiston	20	20
SCDC_124	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0931/FUL	Land west of Mill Cottage, Valley Road, Leiston	18	18
SCDC_125	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1462/FUL	Police Station, Leiston Road, Leiston	19	19
SCDC_126	Uncertainty Log	Suffolk Coastal (East Suffolk)	C10/1906	Land south of Main Road, Martlesham	104	104
SCDC_127	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1992/FUL	Land off Blacklills Lane, Martlesham	47	47

Reference	Source	LPA	Planning/ref applicable	(if applicable)	Site Name	Land Use Metric	Total Jobs =		Jobs (2036)	Jobs (2026)
							Land Use Size (2036)	Land Use Size (2026)		
SLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)			North Fellstone Garden Neighbourhood, Grove Road, Fellstone (B1 Office)	sqm	800	185	64	15
SLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)			North Fellstone Garden Neighbourhood, Grove Road, Fellstone (B1 Office)	sqm	800	185	64	15
SLP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)			North Fellstone Garden Neighbourhood, Grove Road, Fellstone (B1 Office)	sqm	800	185	64	15
SLP12.20 - A	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Fellstone Road, Nacton	sqm	44000	10154	1023	236
SLP12.20 - B	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Fellstone Road, Nacton	sqm	22000	5077	688	159
SLP12.20 - C	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Fellstone Road, Nacton	sqm	22000	5077	688	203
SLP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)			South Saxmundham Garden Neighbourhood (B8)	sqm	8000	1846	123	28
SLP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)			South Saxmundham Garden Neighbourhood (B1b, 1)	sqm	8000	1846	250	58
SLP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)			South Saxmundham Garden Neighbourhood (B1b, 2)	sqm	8000	1846	186	43
SLP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Innocence Farm, Nr Kirtton, Trimley (B8) Cars	sqm	160000	36923	2162	499
SLP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Innocence Farm, Nr Kirtton, Trimley (B1 Office)	sqm	4000	923	320	74
SLP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Innocence Farm, Nr Kirtton, Trimley (Restaurant)	sqm	2000	462	114	26
SLP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Innocence Farm, Nr Kirtton, Trimley (B1c, -B2)	sqm	20000	4615	465	107
SLP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Council Offices, Melton Hill, Melton	sqm	200	46	12	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land to the south of Darsham Station	sqm	2000	462	63	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Carr Road/Langer Road, Fellstone - B1a	sqm	378	113	11	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Carr Road/Langer Road, Fellstone - B1c	sqm	378	113	11	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Carr Road/Langer Road, Fellstone - B2	sqm	378	113	11	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Ransomes, Nacton Heath (Lorry Park access) - B1/B2/B8	sqm	50383	15115	1504	451
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Ransomes, Nacton Heath (Industrial Estate access) - B1/B2/B8	sqm	16794	5038	501	150
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Silverlace Green, Parham - B1	sqm	1322	291	39	13
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Silverlace Green, Parham - B2	sqm	1322	297	39	13
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Former airfield, Parham - B1	sqm	2294	688	66	21
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Former airfield, Parham - B2	sqm	2267	680	68	20
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Carlton Park, Main Road, Kelsale cum Carlton - B1a	sqm	1673	502	50	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Carlton Park, Main Road, Kelsale cum Carlton - B1c	sqm	1673	502	50	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Carlton Park, Main Road, Kelsale cum Carlton - B2	sqm	1646	494	49	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Carlton Park, Main Road, Kelsale cum Carlton - B8	sqm	1646	494	49	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Station Road East, Framlingham - B1	sqm	378	113	11	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Station Road East, Framlingham - B1	sqm	351	105	10	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Station Road East, Framlingham - B2	sqm	351	105	10	3
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Woodbridge Road, Framlingham - B1a	sqm	972	291	29	9
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Woodbridge Road, Framlingham - B1c	sqm	972	291	29	9
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Woodbridge Road, Framlingham - B2	sqm	972	291	29	9
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Woodbridge Road, Framlingham - B1a	sqm	2510	753	201	60
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Woodbridge Road, Framlingham - B1c	sqm	2510	753	58	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Woodbridge Road, Framlingham - B employment (B2)	sqm	2483	745	58	17
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Woodbridge Road, Framlingham - B employment (B8)	sqm	2483	745	38	11
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Masterford Industrial Estate, Leiston - B1	sqm	864	259	20	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Masterford Industrial Estate, Leiston - B2	sqm	837	251	19	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Masterford Industrial Estate, Leiston - B8	sqm	837	251	13	4
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Eastlands Industrial Estate, Leiston - B1	sqm	891	267	21	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Eastlands Industrial Estate, Leiston - B2	sqm	891	267	21	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Eastlands Industrial Estate, Leiston - B8	sqm	891	267	14	4
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Marlsham Heath H- Tech Cluster, Marlsham - B1/B2/B8	sqm	1808	542	42	13
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Marlsham Heath Business Park, Marlsham - B1	sqm	864	259	20	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Marlsham Heath Business Park, Marlsham - B2	sqm	864	259	20	6
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Marlsham Heath Business Park, Marlsham - B8	sqm	837	251	13	4
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Brightwell Barns Waldringfield Road Brightwell Suffolk - B1a	sqm	734	234	22	22
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plot 1, Yew Tree Courtyard, Framlingham Road, Earl Soham - B1a	sqm	225	225	18	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plot 1, Yew Tree Courtyard, Framlingham Road, Earl Soham - B8	sqm	686	686	11	11
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Dock Road The Docks Fellstone Suffolk - B8	sqm	54616	1411	411	411
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Durbans Farm High Road Framlingham Suffolk IP13 9PP - B2	sqm	1132	1132	34	34
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Units 4, 5 and 15 Carlton Park Industrial Estate Main Road Kelsale cum Carlton Suffolk - D2	sqm	1186	1186	18	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Foxhall Stadium Foxhall Road Foxhall Suffolk IP1 5TL - D2	sqm	1793	1793	28	28
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Sizewell B Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4EU - B1a	sqm	686	686	20	20
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Unit 1 Sizewell Crossing Industrial Estate King Georges Avenue Leiston Suffolk IP16 4LL - B8	sqm	974	974	29	29
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bricks Gravel Pit Main Road Kogsware Suffolk IP5 2PE - B1a	sqm	795	795	72	72
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bricks Gravel Pit Main Road Kogsware Suffolk IP5 2PE - B1c	sqm	1629	1629	12	12
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land off Anson Road Marlsham Heath Marlsham Suffolk - A1	sqm	2508	2508	28	28
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bye Engineering Ltd Brick Kiln Lane Marlsham Suffolk IP12 2PB - B2	sqm	803	241	24	24
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Ufford Park Hotel Yarmouth Road Melton Suffolk IP12 1OW - D2	sqm	995	995	15	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			John Woods Nursery Loudham Hall Road Pettistree Suffolk IP13 0NO - B8	sqm	1613	1613	23	23
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Clicket Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B1a	sqm	800	800	7	7
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Clicket Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B8	sqm	31342	31342	331	331
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Os 9854 Peppers Wash Lane Framlingham - B1a	sqm	742	742	89	89
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Os 9854 Peppers Wash Lane Framlingham - B1c	sqm	675	675	89	89
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Os 9854 Peppers Wash Lane Framlingham - B2	sqm	405	405	89	89
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Os 9854 Peppers Wash Lane Framlingham - B8	sqm	877	877	89	89
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Part land north of Railway Line Nicholas Road Trimley St Mary - D2	sqm	2362	2362	34	34
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land south of Marlsham Business Park Marlsham Heath Marlsham - A1	sqm	2508	2508	25	25
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Petrol & Filling Station, land adj, Station Road, Framlingham - B8	sqm	480	480	7	7
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1a	sqm	843	843	67	67
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1c	sqm	843	843	20	20
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at junction of Station Road & Wilford Bridge Road, Melton - B1a	sqm	7021	7021	562	562
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plot 8, Southern Gateway Site, Barrack Square, Marlsham - C1	beds	54	54	18	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plot 8, Southern Gateway Site, Barrack Square, Marlsham - A3	beds	186	186	11	11
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			J C Harvey Agricultural Engineers, Parham Airfield, Martlesford - B2	sqm	803	803	19	19
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bentwaters Business Park, Rendlesham - B1	sqm	945	945	76	76
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bentwaters Business Park, Rendlesham - B2	sqm	945	945	22	22
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bentwaters Business Park, Rendlesham - B8	sqm	945	945	15	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land Between Station Garage And Railway Cottage, Main Road, Darsham - C1	beds	55	55	18	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Newnham Business Park, Saeled Road, Framlingham - B1	sqm	4021	4021	322	322
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Newnham Business Park, Saeled Road, Framlingham - B2	sqm	900	900	21	21
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Newnham Business Park, Saeled Road, Framlingham - B1	sqm	899	899	21	21
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Newnham Business Park, Saeled Road, Framlingham - B8	sqm	899	899	14	14
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Old Jet 567, Bentwaters Parks, Rendlesham - B1	sqm	752	752	60	60
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Garden Centre, Cumberland Street, Woodbridge - A1	sqm	2747	2747	31	31
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Hillside Farm, Thelsham Hall Road, Burch - B1a	sqm	101	101	8	8
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Darrell House, Darrell Road, Fellstone - B1	sqm	304	304	24	24
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Industrial Unit, Charmwood, Peppers Wash Lane, Framlingham - B1a	sqm	109	109	9	9
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Seven Spar Farm, Sandy Lane, Letheringham - B1a	sqm	192	192	15	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bealings Station, The Street, Little Bealings - B1a	sqm	202	202	16	16
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Arkray Factory Ltd - B1a	sqm	212	212	17	17
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			36-38 Woodbridge Road - B1a	sqm	97	97	8	8
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plateau C, Clicket Hill Road, Trimley St Mary - B1a	sqm	302	302	24	24
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Plateau C, Clicket Hill Road, Trimley St Mary - B2	sqm	302	302	7	7
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			High House Farm, Ferry Road, Bawdsey - B1a	sqm	99	99	8	8
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			85-93 St Andrews Road - B1a	sqm	128	128	10	10
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Three Rivers Business Centre, Fellstone Road, Foxhall - B1a	sqm	223	223	18	18
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land north east of Brook House, Street Farm Road, Saxmundham - B1a	sqm	340	340	27	27
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Police Station, Station Approach, Saxmundham - B1a	sqm	98	98	8	8
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			The Lindos Centre, Saddle Markers Lane, Melton - D1	pupils	456	456	13	13
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Deben Swimming Pool, Station Road - D2	sqm	533	533	8	8
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Bull Ride, 70 New Street, Woodbridge - A3	sqm	274	274	16	16
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land at Hartree Way, Kesgrave - A1	sqm	262	262	15	15
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B2	sqm	843	843	20	20
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B8	sqm	842	842	13	13
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land Adjacent To Unit 14, Cloughton Commercial Park, Dobach Airfield, Cloughton - B2	sqm	435	435	10	10
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Lorry Park Orwell Crossing Service Area, A14 Nacton East Bound, Nacton - B1a	sqm	126	126	10	10
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			31 Anson Road, Marlsham Heath - B8	sqm	1048	1048	14	14
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Yew Tree Courtyard, Framlingham Road, Plot 3, 5 & Church And Gooderham, Earl Soham - B1a	sqm	112	112	9	9
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Units 7, 17-19 Cloughton Commercial Park, Dobach Airfield, Cloughton - B1a	sqm	391	391	31	31
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Wink Farm, Old Fellstone Road, Levington - B1c	sqm	221	221	7	7
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Three Rivers Business Centre, Fellstone Road, Foxhall - B1a	sqm	132	132	11	11
SLP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)			Land North of High Street, Walton, Fellstone - B1a	sqm	258	258	21	21
SLP12.48</										

Appendix B

TRIP GENERATION BY DEVELOPMENT



Appendix B - Babergh residential developments - Trip generation

WSP_SPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SPA_BDC_1	OPPs to 1st April 2018	Babergh	DC/17/02751/OUT		Action	Land South East Of Barrow Hill, Action, CO10 DAS	100	44	32	13	13	4	15	28	7	12
SPA_BDC_2	OPPs to 1st April 2018	Babergh	DC/17/06170/RES		Assington	Land North Of The Hollies, The Street, Assington, CO10 5LH	10	10	1	1	1	1	3	2	3	2
SPA_BDC_3	OPPs to 1st April 2018	Babergh	B/17/00003/FUL		Bentley	Osleigh, Capel Road, Bentley, IP9 2DW	16	16	5	2	2	2	4	2	4	2
SPA_BDC_4	OPPs to 1st April 2018	Babergh	B/15/01433/OUT		Blidston	Land East of Arns Close and, Rotherham Road, Blidston	48	48	16	6	15	4	7	11	13	4
SPA_BDC_5	OPPs to 1st April 2018	Babergh	B/15/00262/FUL		Brantham	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	320	142	173	61	77	27	100	166	45	16
SPA_BDC_6	OPPs to 1st April 2018	Babergh	B/16/01493/OFD		Brantham	Britannia House, Factory Lane, Brantham, CO11 1NH	21	21	7	3	7	3	6	3	6	3
SPA_BDC_7	OPPs to 1st April 2018	Babergh	B/15/01737/FUL		Brantham	Land North of Windridge, Brantham Hill, Brantham	13	13	4	2	4	2	4	2	4	2
SPA_BDC_8	OPPs to 1st April 2018	Babergh	B/17/00212/FUL		Capel St Mary	Land North And West Of Capel Community Church, Days Road	31	31	13	5	13	5	16	7	21	7
SPA_BDC_9	OPPs to 1st April 2018	Babergh	B/14/00100/OUT		Capel St Mary	Land west of Pine Dell & Ashcroft (See Notes)	24	24	8	3	8	3	7	4	7	4
SPA_BDC_10	OPPs to 1st April 2018	Babergh	B/16/00802/FUL		Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	15	15	5	2	5	2	4	2	4	2
SPA_BDC_11	OPPs to 1st April 2018	Babergh	B/15/00673/FUL		East Bergholt	Land North West Of, Moores Lane, East Bergholt	144	64	46	18	20	8	22	40	10	18
SPA_BDC_12	OPPs to 1st April 2018	Babergh	B/16/01192/OUT		East Bergholt	Land East Of The Constable County Medical Centre, Heath Road, East Bergholt	75	24	10	10	10	11	21	3	21	3
SPA_BDC_13	OPPs to 1st April 2018	Babergh	B/15/01678/FUL		East Bergholt	Land South of Galtton Hse (Over 55's Scheme)	10	10	3	1	3	1	2	2	3	2
SPA_BDC_14	OPPs to 1st April 2018	Babergh	B/17/01014/RES		Glemford	SKF Factory, Chequers Lane (Reserved Matters for PP-B/17/00468/OUT)	10	10	3	1	3	1	3	2	3	2
SPA_BDC_15	OPPs to 1st April 2018	Babergh	B/14/00849/FUL		Great Cornard	Land East of Carsons Drive (Pleasemond)	166	74	53	23	24	9	25	4	11	21
SPA_BDC_16	OPPs to 1st April 2018	Babergh	B/16/00767/FUL		Hadleigh	Former Best Works And 109 High Street, Hadleigh, IP7 5EJ	66	21	8	6	10	10	19	10	19	10
SPA_BDC_17	OPPs to 1st April 2018	Babergh	B/16/00903/FUL		Hadleigh	Land North of Castle Road, Hadleigh	14	14	4	2	4	2	4	2	4	2
SPA_BDC_18	OPPs to 1st April 2018	Babergh	B/06/00330/RES		Hadleigh	Former Hadleigh Building Supplies, Benton Street	11	11	4	1	4	1	3	2	3	2
SPA_BDC_19	OPPs to 1st April 2018	Babergh	DC/17/09820/OUT		Hollesham	Land To The East Of Dales Street And North Of Red House Cottages, Hollesham	11	11	4	1	4	1	3	2	3	2
SPA_BDC_20	OPPs to 1st April 2018	Babergh	B/14/01288/FUL		Holbrook	Land on East side of Ipswich Road	78	25	10	25	10	12	22	12	22	12
SPA_BDC_21	OPPs to 1st April 2018	Babergh	B/16/00437/OUT		Lavenham	Land Off Norman Way, Lavenham	25	25	8	3	8	3	4	7	4	7
SPA_BDC_22	OPPs to 1st April 2018	Babergh	B/17/03100/OUT		Lavenham	Land South Of Howlett Farm, Lavenham, Melford Road, Lavenham	25	25	8	3	8	3	4	7	4	7
SPA_BDC_23	OPPs to 1st April 2018	Babergh	B/17/04024/FUL		Lavenham	Land Adjacent To Baser Lane, Lavenham	24	24	8	3	8	3	4	7	4	7
SPA_BDC_24	OPPs to 1st April 2018	Babergh	B/16/01559/FUL		Lavenham	Former Highways Depot, Melford Road, Lavenham	18	18	6	2	6	2	5	3	5	3
SPA_BDC_25	OPPs to 1st April 2018	Babergh	B/16/01581/RES		Long Melford	Land N of Rogers Lane, Rodbridge Hill (Southgate Prop. Ltd) (Planning Permission: B/15/00180/OUT)	77	77	25	10	25	10	12	22	12	22
SPA_BDC_26	OPPs to 1st April 2018	Babergh	B/16/00717/FUL		Long Melford	Land On The South Side Of, Rill Lane, Long Melford	71	71	23	9	23	9	23	11	23	11
SPA_BDC_27	OPPs to 1st April 2018	Babergh	B/15/01045/FUL		Long Melford	Former Fleethwood Caravan Site, Hall Street	48	48	15	6	15	6	13	7	13	7
SPA_BDC_28	OPPs to 1st April 2018	Babergh	B/16/01718/OUT		Monks Elsiegh	Former Monks Elsiegh Controlled School, Churchfield, Monks Elsiegh, Colchester, IP7 7JH	17	17	5	2	5	2	5	3	5	3
SPA_BDC_29	OPPs to 1st April 2018	Babergh	B/14/01377/OUT		Pinewood	Belkhead House Sprites Lane, Pinewood, IP8 3NA	165	69	20	22	19	23	43	10	19	23
SPA_BDC_30	OPPs to 1st April 2018	Babergh	B/12/00500/FUL		Shotley	Former H&S Ganges Site, Shotley Gate	41	41	12	5	12	5	16	8	16	8
SPA_BDC_31	OPPs to 1st April 2018	Babergh	B/91/00723/OUT		Shotley	Shotley Marina, Ltd King Edward VII Drive	131	58	42	17	19	7	20	37	9	16
SPA_BDC_32	OPPs to 1st April 2018	Babergh	B/13/01384/FUL		Shotley	Shotley Marina Ltd, King Edward VII Drive, Shotley, IP9 1QJ (Part reserved scheme of B/91/00723/OUT)	19	19	6	2	6	2	5	3	5	3
SPA_BDC_33	OPPs to 1st April 2018	Babergh	B/15/01672/FUL		Shotley	Shotley Lodge, Bristol Hill (Was B/07/01648/FUL)	12	12	4	2	4	2	3	2	3	2
SPA_BDC_34	OPPs to 1st April 2018	Babergh	B/16/01210/RES		Sproughton	Land south of Sproughton Vc, Primary School, Church Lane (Submission of details OPP B/17/00745/OUT)	30	30	10	4	10	4	7	4	7	4
SPA_BDC_35	OPPs to 1st April 2018	Babergh	B/15/00029/OUT		Sproughton	Russettts, Hadleigh Road (See notes + B/16/00067/ROC also refs)	16	16	5	2	5	2	4	2	4	2
SPA_BDC_36	OPPs to 1st April 2018	Babergh	B/16/01469/OFD		Sproughton	Geest House, Hadleigh Rd, IP8 3AS (B/14/00826/OFD also refs. See also Non-Res records)	15	15	5	2	5	2	4	2	4	2
SPA_BDC_37a	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury	575	256	228	86	101	85	126	196	57	88
SPA_BDC_37b	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury	575	256	228	86	101	85	126	196	57	88
SPA_BDC_38	OPPs to 1st April 2018	Babergh	B/16/00499/FUL		Sudbury	Walnut Tree Hospital, Walnut Tree Lane, Sudbury	49	49	16	6	16	6	7	14	7	14
SPA_BDC_39	OPPs to 1st April 2018	Babergh	DC/17/04326/RES		Sudbury	Land east of Bulmer Road, Sudbury (Reserved Matters for PP-B/17/00991/FUL)	43	43	14	6	14	6	12	6	12	6
SPA_BDC_40	OPPs to 1st April 2018	Babergh	DC/17/04796/OFD		Sudbury	Sallys House, North Street, Sudbury, CO10 1BE (Reserved Scheme from B/17/00506/OFD)	39	39	12	5	12	5	7	2	7	2
SPA_BDC_41	OPPs to 1st April 2018	Babergh	B/17/01023/OUT		Sudbury	Crown Building, Newton Road, Sudbury, CO10 2RL	20	20	6	3	6	3	6	3	6	3
SPA_BDC_42	OPPs to 1st April 2018	Babergh	B/16/01670/FUL		Sudbury	Easterns, 31 Station Road, Sudbury, CO10 2SS	15	15	5	2	5	2	4	2	4	2
SPA_BDC_43	OPPs to 1st April 2018	Babergh	B/14/00585/FUL		Sudbury	St Leonards Hospital, Newton Road, Sudbury (B/03/00282/OUT also ref)	12	12	4	2	4	2	3	2	3	2
SPA_BDC_44	OPPs to 1st April 2018	Babergh	B/15/00626/FUL		Sudbury	Former 'Sudbury Hall Hotel, Melford Rd	12	12	4	2	4	2	3	2	3	2
SPA_BDC_101	2016-2018 Completions	Babergh	B/17/00148/OUT		Boxford	Land S of Daking Ave / W of Swan St (aka Goodlands Farm) (See notes)	21	21	7	3	7	3	6	3	6	3
SPA_BDC_102	2016-2018 Completions	Babergh	B/13/01288/FUL		Glemford	Former EW Downes Works, 2-4 Brook Street	26	26	8	3	8	3	4	7	4	7
SPA_BDC_103	2016-2018 Completions	Babergh	B/13/00133/OUT		Great Cornard	Landford Europe, Radcliffe Road (B/15/00679/RES / See Notes)	105	105	34	13	34	13	16	29	16	29
SPA_BDC_104	2016-2018 Completions	Babergh	B/17/00748/FUL		Lavenham	Former Arnes Site, Preston Rd	16	16	5	2	5	2	4	2	4	2
SPA_BDC_105	2016-2018 Completions	Babergh	B/15/00490/FUL		Lavenham	Land S of 81-86 Meadow Close (BDC, Art Hang House)	12	12	4	2	4	2	3	2	3	2
SPA_BDC_106	2016-2018 Completions	Babergh	B/14/01520/RES		Sudbury	ANAP CLOSE, MEADOW, Walsfield Rd (See also B/12/01198/OUT)	124	124	40	16	40	16	19	35	19	35
SPA_BDC_107	2016-2018 Completions	Babergh	B/14/01259/FUL		Sudbury	Land East of Boxford Court, Sand Hill (see notes)	8	8	2	1	2	1	2	1	2	1
SPA_BDC_108	2016-2018 Completions	Babergh	B/14/01288/FUL		Holbrook	Land on East side of Ipswich Road	27	27	9	3	9	3	8	4	8	4
SPA_BDC_109	2016-2018 Completions	Babergh	B/14/01600/FUL		Glemford	Land rear of 49-55 Schoolfield	15	15	5	2	5	2	4	2	4	2
SPA_BDC_110	2016-2018 Completions	Babergh	B/15/00426/FUL		Walsfield	Land West of Church Farm, Naughton Rd (Was B/12/00595/OUT)	15	15	5	2	5	2	4	2	4	2
S00177	SHELAA	Babergh	DC/17/02751	AD45	Action	Land south of Tarnage Road, Action	26	26	8	3	9	4	7	12	4	7
S00179	SHELAA	Babergh	B/17/00950	Boundary Review	Stutton	Land east of Church Road, Stutton	20	9	2	3	3	1	3	6	1	2
S00181	SHELAA	Babergh	B/15/00673	AD60	East Bergholt	Land north west of Moores Lane	84	37	27	11	12	5	13	23	6	10
S00182	SHELAA	Babergh	B/16/01092	AD61	East Bergholt	Land south of Heath Road	44	19	14	6	4	2	7	12	3	5
S00185	SHELAA	Babergh	AD63	Brantham	Land south of Ipswich Road, Brantham	17	8	6	2	6	2	5	1	5	1	2
S00191	SHELAA	Babergh	AD13	Sproughton	Land west of London Road (A1214) and east of Hadleigh Road	349	0	111	45	0	53	0	98	0	0	0
S00200	SHELAA	Babergh	DC/18/00200	Boundary Review	Great Waddingfield	Land to the east of Valley Road	19	8	6	2	3	1	3	5	1	2
S00203	SHELAA	Babergh		Boundary Review	Woolvestonstone	Land South of Main Road, Woolvestonstone, Suffolk	6	3	2	0	1	0	1	2	1	0
S00204	SHELAA	Babergh		Boundary Review	Chelmondston	Land south of B1456, Chelmondston	4	3	1	1	1	0	1	2	1	1
S00208	SHELAA	Babergh	AD75	Shotley	Land south of The Street, Shotley	29	13	9	4	4	2	4	8	2	4	4
S00212	SHELAA	Babergh	B/17/01009	Boundary Review	Ernstett	Land west of Hadleigh Road	24	11	8	3	3	1	4	2	3	1
S00223	SHELAA	Babergh	AD12	Hitcham	Land west of The Causeway	7	7	2	1	1	0	1	2	1	0	1
S00223	SHELAA	Babergh	AD12	Sproughton	Land north of Buntall Lane and west of B113	44	19	14	6	4	2	7	12	3	5	3
S00242	SHELAA	Babergh	AD42	Great Cornard	Land at Tye Farm, Great Cornard	291	0	93	37	0	0	44	82	0	0	0
S00251	SHELAA	Babergh	DC/17/06318	AD54	Capel St Mary	Land east of Longfield Road	38	26	19	7	8	3	9	16	4	7
S00278	SHELAA	Babergh	AD48	Blidston	Land south of Watisham Road	44	0	14	6	0	0	7	12	0	0	0
S00288	SHELAA	Babergh	AD69	Lavenham	Land North West of Melford Road, Lavenham	12	0	4	2	0	0	2	3	0	0	0
S00295	SHELAA	Babergh	AD08	Copdock and Washbrook	Land south east of Back Lane	131	58	42	17	19	7	20	37	9	16	9
S00298	Allocation	Babergh	AD09	Hadleigh	Land north east of Frog Hall Lane	900	222	160	64	71	68	75	140	33	62	62
S00299	Allocation	Babergh	B/15/00993	AD14	Sproughton	Land at Poplar Lane	475	211	201	67	90	30	117	186	52	83
S00433	SHELAA	Babergh	DC/18/02469	AD40	Sudbury	Land west of Bures Road, Great Cornard	27	12	3	4	3	2	4	8	2	3
S00537	Public Land	Babergh	AD07	Hadleigh	Babergh District Council offices, Cocks Lane, Hadleigh	29	13	9	4	4	2	4	8	2	4	4
S00580	SHELAA	Babergh	AD98	Lavenham	Land south of High Road, Lavenham	14	10	4	2	4	1	3	6	2	3	3
S00591	SHELAA	Babergh	DC/18/04329	AD05	Belstead	Acres Field between Grove Hill and Holly Lane, Belstead	8	4	3	1	0	1	2	1	1	1
S00593	SHELAA	Babergh	AD09	Copdock and Washbrook	Land south west of London Road, Copdock	7	3	2	1	1	0	1	2	0	1	1
S00597	SHELAA	Babergh	AD05	Capel St Mary	Land to the south west of Rembrow Road, Capel St Mary	17	6	2	1	2	1	1	4	1	2	1
S00682	SHELAA	Babergh	Boundary Review	Laxhall	Land east of Bury Road, Laxhall IP29 4FH	9	4	3	1	1	0	1	2	1	1	1
S00717																

Appendix B - Babergh employment developments - Trip generation

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
BDC_32	Babergh	DC/17/02664/FUL	Albert E Webb And Son, Acton Place Industrial Estate, Acton	B1a_1	sqm	214	118	0	4	0	2	3	0	2	0
BDC_5b	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A1_1	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5c	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A3	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5d	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A4	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5e	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A5	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5f	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1a_1	sqm	8187	4503	25	169	14	93	133	24	73	13
BDC_5g	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16752	9214	12	44	7	24	38	8	21	4
BDC_5h	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16372	9005	57	107	32	59	73	30	40	16
BDC_5i	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B8_av	sqm	12812	7047	7	21	4	12	22	12	12	7
BDC_5j	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	D1	sqm	288	158	14	15	8	8	0	0	0	0
BDC_33	Babergh	B/17/00441/FUL	Former Wardle Storeys, Factory Lane, Brantham	B8_2	sqm	4507	2479	2	6	1	3	6	2	3	1
BDC_10b	Babergh	B/15/00673/FUL	Land North West Of, Moores Lane, East Bergholt	B1b_1	sqm	360	198	0	2	1	1	0	0	1	0
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5680	3130	24	31	13	17	81	129	44	71
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5680	3130	24	31	13	17	81	129	44	71
SS0299_Land At Po	Babergh	B/15/00993/FUL	Land At Poplar Lane	D2	Pupils	210	116	46	64	25	35	5	2	3	1
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1a_1	sqm	416	129	1	7	0	2	6	1	2	0
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1c_B2	sqm	1432	441	3	7	1	2	6	1	2	0
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B8_1	sqm	2165	666	1	3	0	1	3	1	1	0
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B1a_1	sqm	2145	1072	4	36	2	18	33	3	16	1
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B1c_B2	sqm	7378	3689	17	34	9	17	30	7	15	4
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B8_1	sqm	11153	5577	6	15	3	8	14	4	7	2
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B1	B1a_1	sqm	2121	653	4	36	1	11	63	3	10	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B2	B1c_B2	sqm	5473	1684	13	25	4	8	22	5	7	2
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B8	B8_1	sqm	6089	1874	3	8	1	3	8	2	2	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - Hotel	C1	beds	12	4	3	2	1	1	2	3	1	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - A1	A1_1	sqm	190	58	0	0	0	0	2	2	1	1
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1a_1	sqm	252	126	0	4	0	2	4	0	2	0
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1c_B2	sqm	868	434	2	4	1	2	3	1	2	0
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B8_1	sqm	1312	656	1	2	0	1	2	0	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1a_1	sqm	202	62	0	3	0	1	3	0	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1c_B2	sqm	694	214	2	3	0	1	3	1	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B8_1	sqm	1050	323	1	1	0	0	1	0	0	0
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B1	B1a_1	sqm	905	279	10	23	10	23	15	10	15	10
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B2	B1c_B2	sqm	3114	958	5	15	5	15	0	5	0	5
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B8	B8_1	sqm	4707	1448	2	6	1	2	6	2	2	1
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B2	B1c_B2	sqm	257	79	1	1	0	0	1	0	0	0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	0	1	0	0	0	0	0	0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	0	1	0	0	0	0	0	0

Appendix B - Babergh employment developments - Trip generation (HGVs)

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
BDC_5i	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B8 Warehousing	Csqm	12812	7047	2.6	2.4	1.4	1.3	2.6	2.3	1.4	1.3
BDC_33	Babergh	B/17/00441/FUL	former Wardle Storeys, Factory Lane, Brantham	B8 Warehousing	Csqm	4507	2479	0.9	0.9	0.5	0.5	0.9	0.8	0.5	0.4
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B8 Warehousing	Csqm	2165	666	0.4	0.4	0.1	0.1	0.4	0.4	0.1	0.1
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B8 Warehousing	Csqm	11153	5577	2.2	2.1	1.1	1.1	2.2	2.0	1.1	1.0
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B8	B8 Warehousing	Csqm	6089	1874	1.2	1.2	0.4	0.4	1.2	1.1	0.4	0.3
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughon	B8 Warehousing	Csqm	1312	656	0.3	0.2	0.1	0.1	0.3	0.2	0.1	0.1
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B8 Warehousing	Csqm	1050	323	0.2	0.2	0.1	0.1	0.2	0.2	0.1	0.1
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B8	B8 Warehousing	Csqm	4707	1448	0.9	0.9	0.3	0.3	0.9	0.8	0.3	0.3
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8 Warehousing	Csqm	389	120	0.1	0.1	0.0	0.0	0.1	0.1	0.0	0.0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8 Warehousing	Csqm	389	120	0.1	0.1	0.0	0.0	0.1	0.1	0.0	0.0

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.15 applied to match Babergh Local Plan jobs target

Appendix B - Mid Suffolk residential developments - Trip generation

WSP_JSP_A_ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2034)	Dwellings (2026)	2034 AM Peak - Origin Trips (Departures)	2034 AM Peak - Destination Trips (Arrivals)	2034 AM Peak - Origin Trips (Departures)	2034 AM Peak - Destination Trips (Arrivals)	2034 PM Peak - Origin Trips (Departures)	2034 PM Peak - Destination Trips (Arrivals)	2034 PM Peak - Origin Trips (Departures)	2034 PM Peak - Destination Trips (Arrivals)
SPA_MSDC_1	OPPs to 1st April 2018	Mid Suffolk	M/2370/16/OUT		Bacton	Land adjacent Wyverstone Road (opposite School)	64	64	18	6	20	8	10	18	10	18
SPA_MSDC_2	OPPs to 1st April 2018	Mid Suffolk	M/0764/15/OUT		Bacton	Land West of Broad Road	47	47	15	7	6	15	7	13	7	13
SPA_MSDC_3	OPPs to 1st April 2018	Mid Suffolk	M/4070/16/OUT		Badwell Ash	Land adj to Donard Black Lane	17	17	5	2	5	3	5	3	5	3
SPA_MSDC_4	OPPs to 1st April 2018	Mid Suffolk	M/0197/17/OUT		Barham	Land near of De Summors Drive	23	23	7	3	3	6	3	6	3	6
SPA_MSDC_5	OPPs to 1st April 2018	Mid Suffolk	M/0928/17/OUT		Barham	Land at Norwich Roadadjacent to Henry VIII Farmhouse)	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_6	OPPs to 1st April 2018	Mid Suffolk	M/0166/17/REM		Brampford	Land adjacent to Brampford Playing Field, The Street	130	130	21	17	20	23	19	20	36	41
SPA_MSDC_7	OPPs to 1st April 2018	Mid Suffolk	M/2300/16/OUT		Brampford	Former Scots/Floors sheepfold Mill Landadjacent Application ref. used twice for CL and Full	48	48	13	11	13	11	13	11	13	11
SPA_MSDC_8	OPPs to 1st April 2018	Mid Suffolk	M/2700/17/OUT		Brampford	Former Scots/Floors sheepfold Mill Landadjacent Application ref. used twice for Full and Outline	74	74	21	24	19	21	24	19	21	24
SPA_MSDC_9	OPPs to 1st April 2018	Mid Suffolk	M/0408/17/OUT		Brampford	By-pass Nuneaton/Brampford Road	110	110	20	35	14	26	3	6	3	6
SPA_MSDC_10	OPPs to 1st April 2018	Mid Suffolk	M/1937/16/OUT		Combs	Land W of Farmers Rd, Edgecombe Park, Hybrid App (Phase 2)	20	20	6	3	6	3	6	3	6	3
SPA_MSDC_11	OPPs to 1st April 2018	Mid Suffolk	M/1492/15/OUT		Combs	Land W of Farmers Rd, Edgecombe Park, Hybrid App (Phase 1)	75	75	21	24	11	20	11	20	11	20
SPA_MSDC_12	OPPs to 1st April 2018	Mid Suffolk	M/4188/15/OUT		Cretingham St Mary	J. Breheny Contractors Ltd Fardon Road	52	52	17	7	17	8	15	8	15	8
SPA_MSDC_13	OPPs to 1st April 2018	Mid Suffolk	M/4911/16/OUT		Elmswell	Land adjacent to Wehrden Road	240	135	77	87	36	17	20	38	36	38
SPA_MSDC_14	OPPs to 1st April 2018	Mid Suffolk	M/2916/16/REM		Elmswell	Former Grampian/Harris Factory, St. Edmund Drive	190	107	61	24	53	14	34	16	30	14
SPA_MSDC_15	OPPs to 1st April 2018	Mid Suffolk	M/3469/16/OUT		Elmswell	Land East of Boley Crescent	60	60	19	8	19	9	17	9	17	9
SPA_MSDC_16	OPPs to 1st April 2018	Mid Suffolk	M/3563/15/OUT		Eye	Land South of Eye Airfield/Castleton Way	280	157	89	36	50	20	42	75	24	44
SPA_MSDC_17	OPPs to 1st April 2018	Mid Suffolk	M/4410/16/OUT		Fressingfield	Land and buildings at Red House Farm, Priory Road	28	28	9	4	11	6	4	6	4	6
SPA_MSDC_18	OPPs to 1st April 2018	Mid Suffolk	M/0294/15/OUT		Gillingham	Land to rear of West View Gardens, Thornham Road	40	40	13	6	5	13	6	5	11	6
SPA_MSDC_19	OPPs to 1st April 2018	Mid Suffolk	M/3310/14/OUT		Great Blakenham	Former Missions Cement Wks, Land btwn Gipping and Bramford Rd	424	239	136	55	76	31	64	119	36	67
SPA_MSDC_20	OPPs to 1st April 2018	Mid Suffolk	M/2022/16/OUT		Great Blakenham	Land on West side of Stowmarket Road	130	73	41	17	23	11	9	20	36	11
SPA_MSDC_21	OPPs to 1st April 2018	Mid Suffolk	M/2110/15/OUT		Laufeld	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	12	12	4	2	4	2	4	2	4	2
SPA_MSDC_22	OPPs to 1st April 2018	Mid Suffolk	M/3642/17/OUT		Laufeld	Land on west side of Bickers Hill Road	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_23	OPPs to 1st April 2018	Mid Suffolk	M/5013/16/OUT		Mellis	Land at Bullocks Farm/Arford Road	28	10	9	3	1	2	1	3	2	1
SPA_MSDC_24	OPPs to 1st April 2018	Mid Suffolk	M/2211/16/REM		Mendisham	GR Warehousing Site, Old Station Rd	56	56	18	7	18	7	16	8	16	8
SPA_MSDC_25	OPPs to 1st April 2018	Mid Suffolk	M/4242/16/OUT		Mendisham	Land to North West of Mason Court (known as Old Engine Meadow)	10	4	28	4	4	4	4	4	4	4
SPA_MSDC_26	OPPs to 1st April 2018	Mid Suffolk	M/3153/14/OUT		Needham	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	266	149	85	42	34	48	19	40	22	42
SPA_MSDC_27	OPPs to 1st April 2018	Mid Suffolk	M/3679/13/OUT		Needham Market	Land W of Anderson Close, Hill House Lane	5	37	12	6	5	10	6	5	10	6
SPA_MSDC_28	OPPs to 1st April 2018	Mid Suffolk	M/2452/16/OUT		Onehouse	Land at Red Willow Rd Estate, Finborough Rd	11	11	4	1	4	1	4	1	4	1
SPA_MSDC_29	OPPs to 1st April 2018	Mid Suffolk	M/4195/16/OUT		Palgrave	Land south east of Lion Road	21	21	7	3	6	3	6	3	6	3
SPA_MSDC_30	OPPs to 1st April 2018	Mid Suffolk	M/210265/17/OUT		Rickingham	Land at Rectory Hill	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_31	OPPs to 1st April 2018	Mid Suffolk	M/2786/16/OUT		Rickingham	Land to the rear of Willmoore/Garden House Lane	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_32	OPPs to 1st April 2018	Mid Suffolk	M/4847/16/OUT		Stonham Algal	Green Farm, Croxfield Rd	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_33	OPPs to 1st April 2018	Mid Suffolk	M/2722/13/OUT		Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	215	121	69	28	39	15	32	40	18	34
SPA_MSDC_34	OPPs to 1st April 2018	Mid Suffolk	M/2300/16/OUT		Stowmarket	Phase 4C Codrins Park (Final Phase), Nth of Waplad Drive & Sth of Stowupland Rd	28	28	9	4	11	6	4	6	4	6
SPA_MSDC_35	OPPs to 1st April 2018	Mid Suffolk	M/4556/16/OUT		Stowmarket	Phase 3D Codrins Park/Land south of Gun Cotton Way	48	48	15	6	15	6	13	5	13	5
SPA_MSDC_36	OPPs to 1st April 2018	Mid Suffolk	M/1662/14/OUT		Stowmarket	Land adjoining roundabout, Bury Road	27	27	8	4	8	4	8	4	8	4
SPA_MSDC_37	OPPs to 1st April 2018	Mid Suffolk	M/210615/14/OUT		Stowmarket	115 Ipswich Street(Joker's Night Club, 111 Ipswich Street)	25	25	8	4	3	7	8	4	7	8
SPA_MSDC_38	OPPs to 1st April 2018	Mid Suffolk	M/2022/16/OUT		Stowmarket	Land off Croxfield Road West	14	14	4	2	4	2	4	2	4	2
SPA_MSDC_39	OPPs to 1st April 2018	Mid Suffolk	M/3208/16/OUT		Stowmarket	Mulberry House, Milton Road South	14	14	4	2	4	2	4	2	4	2
SPA_MSDC_40	OPPs to 1st April 2018	Mid Suffolk	M/3756/17/OUT		Stowmarket	19-21 Violet Hill Road	13	13	4	2	4	2	4	2	4	2
SPA_MSDC_41	OPPs to 1st April 2018	Mid Suffolk	M/3131/16/OUT		Stowupland	Land between Gipping Road and Church Road (Phase 2)	100	56	32	13	18	7	16	8	16	8
SPA_MSDC_42	OPPs to 1st April 2018	Mid Suffolk	M/210275/RES		Stowupland	Land between Gipping Road and Church Road (Phase 1)	21	21	7	4	24	11	10	21	10	21
SPA_MSDC_43	OPPs to 1st April 2018	Mid Suffolk	M/0117/17/OUT		Stowupland	Land at Church Road	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_44	OPPs to 1st April 2018	Mid Suffolk	M/4005/14/OUT		Stradbroke	Grove Farm, Queen Street	4	4	14	6	12	4	11	6	12	4
SPA_MSDC_45	OPPs to 1st April 2018	Mid Suffolk	M/7812/16/OUT		Thurston	Wentons Conference & Training Centre, Stoke Ash Road	28	28	9	4	9	4	8	4	8	4
SPA_MSDC_46	OPPs to 1st April 2018	Mid Suffolk	M/5070/16/OUT		Thurston	Land on the North side of Norton Road	200	131	64	26	36	14	36	14	36	14
SPA_MSDC_47	OPPs to 1st April 2018	Mid Suffolk	M/5010/16/OUT		Thurston	Land to the south of Norton Road	175	98	49	56	21	35	15	22	28	31
SPA_MSDC_48	OPPs to 1st April 2018	Mid Suffolk	M/26137/17/OUT		Thurston	Thurston Granary, Station Hill	92	92	31	12	31	12	31	12	31	12
SPA_MSDC_49	OPPs to 1st April 2018	Mid Suffolk	M/4974/16/OUT		Tostock	Land east of Norton Road(south of Fiddlers Creek, north of Tostock Village Hall)	14	14	4	2	4	2	4	2	4	2
SPA_MSDC_50	OPPs to 1st April 2018	Mid Suffolk	M/2982/15/OUT		Whitton	Whitton Park Retirement Home, Thurleston Lane	19	19	4	2	4	2	4	2	4	2
SPA_MSDC_51	OPPs to 1st April 2018	Mid Suffolk	M/2460/16/OUT		Worthington	Land south of Bury Road	13	13	4	2	4	2	4	2	4	2
SPA_MSDC_101	2016-2018 Completions	Mid Suffolk	M/01101/16/REM		Brampford	Acorn Business Centres (also known as The Hub/Paper Mill Lane	28	28	9	4	11	6	4	6	4	6
SPA_MSDC_102	2016-2018 Completions	Mid Suffolk	M/1492/15/OUT		Combs	Land west of Farmers Road Edgecombe Park	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_103	2016-2018 Completions	Mid Suffolk	M/3310/14/OUT		Great Blakenham	Former Missions Cement Works, Land between Gipping and Bramford Road	122	122	39	16	34	16	34	16	34	16
SPA_MSDC_104	2016-2018 Completions	Mid Suffolk	M/210265/17/OUT		Great Blakenham	Land off Kingfisher Drive/Chalks Hill Rise (MSDC land)	10	10	3	1	3	1	3	1	3	1
SPA_MSDC_105	2016-2018 Completions	Mid Suffolk	M/2722/13/OUT		Haughley	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	215	121	69	28	39	15	32	40	18	34
SPA_MSDC_106	2016-2018 Completions	Mid Suffolk	M/2178/14/OUT		Woolpit	Unity 12, Land at Steeles Rd - land S of 46-64 Steeles Rd	5	5	2	1	4	5	2	1	4	5
SPA_MSDC_107	2016-2018 Completions	Mid Suffolk	M/2300/16/OUT		Stowmarket	Phase 4C Codrins Park (Final Phase), Nth of Waplad Drive & Sth of Stowupland Rd	28	28	9	4	11	6	4	6	4	6
SPA_MSDC_108	2016-2018 Completions	Mid Suffolk	M/0958/16/OUT		Stowmarket	9 Finborough Road (off lifts Way)	21	21	7	3	6	3	6	3	6	3
SPA_MSDC_109	2016-2018 Completions	Mid Suffolk	M/2211/16/REM		Mendisham	GR Warehousing Site, Old Station Rd	56	56	18	7	18	7	16	8	16	8
SPA_MSDC_110	2016-2018 Completions	Mid Suffolk	M/3153/14/OUT		Needham Market	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	266	149	85	42	34	48	19	40	22	42
SPA_MSDC_111	2016-2018 Completions	Mid Suffolk	M/2474/16/OUT		Stowmarket	Land at St Mary's St, Kingsmead Rd Close, Lydbourne Ave & Sherborne Ave	11	11	4	1	4	1	4	1	4	1
SPA_MSDC_112	2016-2018 Completions	Mid Suffolk	M/3918/15/REM		Elmswell	Former Grampian/Harris Factory, St. Edmund Drive	60	20	6	3	6	3	6	3	6	3
S00004	SHELAA	Mid Suffolk	M/21704113	LA067	Haughley	Land south of Bacton Road, Haughley	60	20	6	3	6	3	6	3	6	3
S00006	SHELAA	Mid Suffolk	M/21022232	LA090	Thurston	Land to the west of Barton Road, Thurston	92	92	31	12	31	12	31	12	31	12
S00012	SHELAA	Mid Suffolk	1866/17	Boundary Review	Old Newton	Land north of Falconer Avenue, Old Newton	34	16	10	5	2	5	2	5	2	5
S00014	SHELAA	Mid Suffolk	A0022	Eye	Land to the north of Maple Way, Eye	96	43	21	11	12	14	6	5	12	6	
S00019	SHELAA	Mid Suffolk	4942/16	LA084	Thurston	Land to the west of Meadow Lane, Thurston	18	18	5	3	5	3	5	3	5	3
S00020	SHELAA	Mid Suffolk	M/21704849	Boundary Review	Badwell Ash	Land south of The Broadway, Badwell Ash	8	4	3	1	1	1	1	1	1	1
S00029	SHELAA	Mid Suffolk	4455/16	LA036	Stowmarket	Land south of Union Road, Stowmarket	191	85	61	24	27	11	24	13	24	13
S00031	SHELAA	Mid Suffolk	LA057	Dobenham	Land north of Ipswich Road, Dobenham	89	0	28	0	11	0	13	0	13	0	
S00033	SHELAA	Mid Suffolk	LA102	Whitton	Land west of Old Norwich Road, Whitton	121	54	39	16	17	8	16	7	16	7	
S00038	SHELAA	Mid Suffolk	Boundary Review	Yaxley	Land to the east of Old Ipswich Road, Yaxley	1	4	3	1	1	1	1	1	1	1	
S00039	SHELAA	Mid Suffolk	LA064	Elmswell	Land to the north of Church Road, Elmswell	38	17	12	5	5	2	5	11	2	5	
S00040	SHELAA	Mid Suffolk	1352/17	LA091	Waltham-le-Willows	Land to the east of Watfield Road, Waltham-le-Willows	38	17	12	5	5	2	5	11	2	5
S00042	SHELAA	Mid Suffolk	Boundary Review	Yaxley	Land west of Old Ipswich Road, Yaxley	1	4	3	1	1	1	1	1	1	1	
S00054	SHELAA	Mid Suffolk	Boundary Review	Woybread	Land north east of The Street, Woybread	10	0	4	0	1	0	0	0	0	0	
S00058	SHELAA	Mid Suffolk	3872/16	Boundary Review	Fressingfield	Land between Outfields and Stradbroke Rd, Fressingfield	11	5	4	1	2	1	2	1	2	1
S00064	SHELAA	Mid Suffolk	M/21801163	LA033	Stowmarket	Land south of Gun Cotton Way, Stowmarket	43	19	12	14	3	6	4	5	4	5
S00065	SHELAA	Mid Suffolk	LA073	Mendisham	Land south of Gibe Way, Mendisham	16	7	5	2	4	1	2	4	1	2	4
S00069	SHELAA	Mid Suffolk	Boundary Review	Laufeld	Land to the south of Framingham Road, Laufeld	10	4	3	1	3	1	3	1	3	1	
S00073	SHELAA	Mid Suffolk	M/202416 and 0195/16	LA100	Stowupland	Land to the north of B1115, Stowupland	91	41	29	11	13	5	12	11	13	5
S00075	SHELAA	Mid Suffolk	LA089	Thurston	Land to the east of ixworth Road, Thurston	128	0	41	0	16	0	16	0	16	0	
S00076	SHELAA	Mid Suffolk														

WSP_JSPA_ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)	
S02478	SHELAA	Mid Suffolk	DC/18/00233	LA007	Bramford	Land east of The Street, Bramford		124	55	40	16	18	7	19	35	8	15
S02500	SHELAA	Mid Suffolk	DC/18/00229	Boundary Review	Rattlesden	Land east of Mitchehy Lane, Rattlesden		14	6	4	2	2	1	2	4	1	2
S02530	Public Land	Mid Suffolk		LA032	Needham Market	Mid Suffolk District Council Offices, 121 High Street, Needham Market		32	14	10	4	5	2	5	8	2	4
S02547	SHELAA	Mid Suffolk	1636/16	LA094	Woolpit	Land south of Old Stowmarket Road, Woolpit		77	34	24	10	11	4	12	21	5	10
S02550	SHELAA	Mid Suffolk		Boundary Review	Mendham	land east of Withersdale Road, opposite Mendham Primary School		6	3	2	1	1	0	1	2	0	1
S02551	SHELAA	Mid Suffolk		LA001	Barham	Land to the east of Norwich Road, Barham		209	92	66	27	11	12	31	58	14	28
S02558	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	Land to the south of Long Thurlow Road, Long Thurlow		6	3	2	1	1	0	2	5	1	1
S02570	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land east of A140 The Street, Wetheringsett		6	1	2	1	1	0	1	2	0	1
S02599	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett		6	0	2	1	0	0	1	2	0	0
S02603	SHELAA	Mid Suffolk		Boundary Review	Barkling	Land north of Barkling Road and west of Nassot Hill		6	0	2	1	0	0	1	2	0	0
S02616	SHELAA	Mid Suffolk		Boundary Review	Laufold	land east of Mill Road		10	4	3	1	1	1	1	1	1	1
S02648	Public Land	Mid Suffolk		LA038	Stowmarket	Land south of Creeting Road West, north of Navigation Approach, Stowmarket		16	0	5	2	0	0	2	4	0	0
S02649	Public Land	Mid Suffolk		LA031	Needham Market	Needham Market Middle School, School Street, IP6 8BB		26	0	8	3	0	0	4	7	0	0
S02670	SHELAA	Mid Suffolk		LA095	Woolpit	land south of A14, north east of The Street and east of White Elm Road		319	142	102	41	45	18	48	89	21	40
S02672	Public Land	Mid Suffolk		LA021	Eye	Land north of Church Street,		13	6	4	2	2	1	2	4	1	2
S02673	SHELAA	Mid Suffolk		LA096	Woolpit	land north east of Heath Road, adjacent to Woolpit Primary School		8	3	2	1	1	0	1	2	0	1
S02681	SHELAA	Mid Suffolk		LA083	Stradbroke	Land east of Farnes Close, Stradbroke		22	0	7	3	3	0	4	6	0	0
S02706	Public Land	Mid Suffolk		Boundary Review	Pettaugh	Land to the west of Debenham Way, Pettaugh,		4	0	2	1	0	0	0	2	0	0
S02716	SHELAA	Mid Suffolk	4963/16	LA088	Thurston	Land west of Iwerth Road, Thurston		159	71	20	23	9	24	45	11	20	4
S02726	SHELAA	Mid Suffolk		Boundary Review	Howe	Land to the south of Denham Road, Howe,		19	0	6	2	0	0	3	5	0	0
S02729	SHELAA	Mid Suffolk		LA087	Thurston	Land south of Beyton Road		128	57	41	16	18	7	19	36	9	16
S02735	SHELAA	Mid Suffolk		Boundary Review	Westhorpe	Land south of Church Road, Westhorpe		6	3	2	1	1	0	1	2	0	1
S02746	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land north of Testock Road		6	3	2	1	1	0	1	2	0	1
S02783	SHELAA	Mid Suffolk		LA097	Woolpit	Land west of Heath Road, Woolpit		19	9	6	2	3	1	2	3	1	2
S02786	SHELAA	Mid Suffolk		Boundary Review	Thwaite	Land to the south of Wickham Road and west of A140		6	3	2	1	1	0	1	2	0	1
S02796	SHELAA	Mid Suffolk		Boundary Review	Ashbocking	Land to the west of B1077		10	0	3	1	0	0	1	3	0	0
S02806	SHELAA	Mid Suffolk		Boundary Review	Critton	Land north east of Mill Hill		10	0	3	1	0	0	1	3	0	0
S02809	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	land north of Long Thurlow Road, Long Thurlow		6	3	2	1	1	0	1	2	0	1
S02818	SHELAA	Mid Suffolk		Boundary Review	Redgrave	land south of B1113 Hall Lane, opposite junction with Half Moon Lane		6	3	2	1	1	0	1	2	0	1
S02822	SHELAA	Mid Suffolk		Boundary Review	Hensley	land west of Main Road		16	7	5	2	1	0	2	4	1	2
S02849	SHELAA	Mid Suffolk		Boundary Review	Finningham	Land west Gbilingham Road, Finningham		4	3	2	1	1	0	1	2	0	1
S02861	SHELAA	Mid Suffolk		LA003	Claydon	Land east of Exeter Road and south of Church Lane, Claydon		48	21	15	6	7	3	13	3	6	6
S02863	SHELAA	Mid Suffolk		Boundary Review	Metfield	Land north of B1123, Metfield		16	0	5	2	4	0	2	4	0	0
S02864	SHELAA	Mid Suffolk		LA011	Great Blakenham	Land north of Gipping Road, west of the railway line, Great Blakenham		13	6	4	2	2	1	2	4	1	2
S02902	SHELAA	Mid Suffolk		LA056	Debenham	Land south of Low Road,		22	10	7	3	1	3	6	3	3	3
S02949	SHELAA	Mid Suffolk	DC/17/02760	LA052	Botesdale & Rickinghall	Land south of Disis Road and north of Mill Road, Botesdale		44	0	14	6	0	0	7	12	0	0
S03005	SHELAA	Mid Suffolk		LA022*	Needham Market	Mid Suffolk District Council car park, land west Hurdles Road		18	9	6	2	3	1	3	5	2	3
S03101	SHELAA	Mid Suffolk		Boundary Review	Brome & Oakley	Land north of B1118, Oakley		4	3	2	1	1	0	2	0	1	1
S03101	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton		6	3	2	1	1	0	1	2	0	1
S03102a	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys		300	0	96	38	0	0	45	84	0	0
S03102b	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys		300	0	96	38	0	0	45	84	0	0
S03104	SHELAA	Mid Suffolk		LA082	Stradbroke	Land South of New Street, Stradbroke		38	17	12	5	5	2	6	11	5	5
S03105	SHELAA	Mid Suffolk		Boundary Review	Great Finborough	Land West of High Road, Great Finborough		16	7	5	2	2	1	4	3	2	2
S03106	SHELAA	Mid Suffolk		Boundary Review	Stonham East	Land North East of Haggan Mead, East Stonham		13	6	4	2	4	1	2	4	1	2
S03106	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land West of Church Road, Beyton		4	3	2	1	1	0	1	2	0	1
S031071	SHELAA	Mid Suffolk		LA078	Stowupland	Land South of Stowmarket Road, Stowupland		191	0	61	24	0	0	29	54	0	0
S031106	SHELAA	Mid Suffolk		LA079	Stowupland	Land South of Gipping Road, Stowupland		64	0	20	8	0	0	10	18	0	0
S031118	SHELAA	Mid Suffolk		LA020	Eye	Land North of Maggallon Street, Eye		51	0	16	7	0	0	8	14	0	0
S031190	SHELAA	Mid Suffolk	3858/16	LA050	Botesdale & Rickinghall	Land north of Gardenhouse Lane, Botesdale and Rickinghall		27	12	9	3	4	2	8	2	3	3
S031198	SHELAA	Mid Suffolk	DC/19/01343	LA081	Stradbroke	Land north of Laufield Road, Stradbroke		29	0	0	0	0	0	4	8	0	0
S031199	SHELAA	Mid Suffolk	DC/17/05549	LA030	Needham Market	Land west of Stowmarket Road, Needham Market		42	19	13	5	6	3	12	3	5	5
S03200	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton		16	7	5	2	2	1	2	4	1	2

Note - Dwelling numbers for SHELAA and Public Land sites had a factor of 0.64 applied to match Mid Suffolk Local Plan housing target

Appendix B - Mid Suffolk employment developments - Trip generation

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
MSDC_41	Mid Suffolk	DC/17/05177/FUL	White's Fruit Farm, Helmingham Road.	B1c_B2	sqm	612	337	1	3	1	2	2	1	1	0
MSDC_42	Mid Suffolk	DC/17/02355/FUL	Grove Farm, The Common	B1c_B2	sqm	4502	2476	10	21	6	11	18	4	10	2
MSDC_43	Mid Suffolk	DC/17/04785/FUL	Brome Triangle, Norwich Road	B1_av	sqm	2445	1345	4	22	2	12	19	2	10	1
MSDC_44	Mid Suffolk	M/4710/16/FUL	Land at Paper Mill Lane	B1c_B2	sqm	1454	800	3	7	2	4	6	1	3	1
MSDC_45a	Mid Suffolk	M/2351/16/OUT	Land at Blackacre Hill, Bramford Road	B1a_2	sqm	4400	2420	7	25	4	14	25	1	14	1
MSDC_45b	Mid Suffolk	M/2351/16/OUT	Land at Blackacre Hill, Bramford Road	B8_2	sqm	59500	32725	43	107	24	59	55	27	30	15
MSDC_46	Mid Suffolk	M/1775/16/FUL	The Grange, Hinderclay Road	B1a_1	sqm	719	395	1	12	1	7	11	1	6	1
MSDC_47	Mid Suffolk	M/0019/17/FUL	Land south of Gun Cotton Way	B1_av	sqm	5643	3104	8	51	5	28	43	5	24	3
MSDC_49	Mid Suffolk	M/0095/17/FUL	Brickfields Business Park, Old Stowmarket Road	B1_av	sqm	716	394	1	6	1	4	5	1	3	0
MSDC_50	Mid Suffolk	M/4782/16/FUL	BUUK Utilities, Unit 23, Windmill Avenue, Woolpit Business Park	B1a_1	sqm	2112	1162	4	35	2	20	32	3	18	2
SS0773_Land At Law	Mid Suffolk	DC/18/01279	Land At Lawn Farm Warren Lane Woolpit	B2	sqm	16500	9075	22	179	12	99	143	17	79	9
SS0928_Eye Airfield	Mid Suffolk	SS0928	Land To The South Of Eye Airfield And East Of The A140	B2	sqm	20450	11248	0	0	0	0	0	0	0	0
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B1a_1	sqm	3919	1959	7	66	3	33	60	5	30	3
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B1c_B2	sqm	13480	6740	31	61	16	31	54	13	27	7
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B8_1	sqm	20377	10188	11	28	5	14	25	8	13	4
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B1 Office	B1a_1	sqm	6806	3403	12	114	6	57	103	9	52	5
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B2 Other	B1c_B2	sqm	20419	10210	47	93	24	47	82	20	41	10
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B8 Warehousing	B8_1	sqm	71467	35733	38	97	19	49	89	26	44	13
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B1 Office	B1a_1	sqm	4467	2233	8	75	4	37	68	6	34	3
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B2 Other	B1c_B2	sqm	3403	1702	8	16	4	8	14	3	7	2
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B8 Warehousing	B8_1	sqm	34032	17016	18	46	9	23	42	13	21	6
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Public House with Restaurant	A3	sqm	459	230	0	0	0	0	8	11	4	5
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Drive Thru	A3	sqm	362	181	0	0	0	0	6	9	3	4

Appendix B - Mid Suffolk employment developments - Trip generation (HGVs)

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
MSDC_45b	Mid Suffolk	M/2351/16/OUT	Land at Blackacre Hill, Bramford Road	B8 Warehousing (C)	sqm	59500	32725	11.9	11.3	6.5	6.2	11.9	10.7	6.5	5.9
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B8 Warehousing (C)	sqm	20377	10188	4.1	3.9	2.0	1.9	4.1	3.7	2.0	1.8
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B8 Warehousing	B8 Warehousing (C)	sqm	71467	35733	14.3	13.6	7.1	6.8	14.3	12.9	7.1	6.4
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B8 Warehousing	B8 Warehousing (C)	sqm	34032	17016	6.8	6.5	3.4	3.2	6.8	6.1	3.4	3.1
SS0773_Land At Law	Mid Suffolk	DC/18/01279	Land At Lawn Farm Warren Lane Woolpit	B8 Warehousing (C)	sqm	16500	9075	0.7	1.5	0.4	0.8	0.7	1.2	0.4	0.6
SS0928_Eye Airfield	Mid Suffolk	SS0928	Land To The South Of Eye Airfield And East Of The A140	B8 Warehousing (C)	sqm	20450	11248	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.85 applied to match Mid Suffolk Local Plan jobs target

Appendix B - Ipswich residential developments - Trip generation

WSP_IPSA_Ref	LPA	PlanningRef	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
IBC_2	Ipswich	IP200	Griffin Wharf, Bath Street	113	113	36	14	36	14	17	32	17	32
IBC_3b	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfield) College Street Ipswich	30	30	4	4	10	4	5	8	5	8
IBC_3	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfield) College Street Ipswich	137	100	44	18	32	13	21	38	15	28
IBC_4a	Ipswich	IP/05/00296/FUL (IP211)	Pauls Mall Ltd Key Street Ipswich	156	156	50	20	50	20	23	44	23	44
IBC_5	Ipswich	IP/04/00612/FUL	Hayhill Phase 2b, Allotments Hayhill Road Ipswich Suffolk	2	2	1	1	2	1	3	6	3	6
IBC_8	Ipswich	IP/06/00246/REM	Area S&T, Ravenswood Nacton Road Ipswich Suffolk	36	36	11	5	11	5	5	10	5	10
IBC_9	Ipswich	14/00435 (IP150a)	Ravenswood U V W	94	94	30	12	30	12	14	26	14	26
IBC_11	Ipswich	13/09443 (IP165)	Europa Way	94	94	30	12	30	12	14	26	14	26
IBC_13a	Ipswich	IP205	Barton Son And Sanders Warehouse, St Peter's Wharf	14	14	4	2	4	2	2	4	2	4
IBC_14	Ipswich	IP132	Bridge Street, Northern Quays (west)	73	0	23	9	0	0	11	20	0	0
IBC_16	Ipswich	IGS Phase 1a (14/00638)	Ipswich Garden Suburb Fornereau (West of Westerfield Rd)	800	364	264	64	120	29	112	184	51	84
IBC_17	Ipswich	IGS Phase 2a (16/00608)	Ipswich Garden Suburb Henley Gate (North of railway line)	1140	526	376	91	174	42	160	263	74	121
IBC_18	Ipswich	IGS Phase 3a & 3b	Ipswich Garden Suburb Red House Farm (East of Westerfield Road)	1065	241	365	80	19	166	34	240	59	150
IBC_19	Ipswich	IP004	Bus Depot, Sir Alf Ramsey Way	48	0	15	6	0	0	7	13	0	0
IBC_20a	Ipswich	IP005	Tooks Bakery	60	60	19	8	19	8	9	17	9	17
IBC_20b	Ipswich	IP032	King George V Playing Field	99	0	32	13	0	0	15	28	0	0
IBC_22a	Ipswich	IP010a	Felctowne Road	75	0	24	10	0	0	11	21	0	0
IBC_22b	Ipswich	IP010b	Felctowne Road	62	0	20	8	0	0	9	17	0	0
IBC_23	Ipswich	IP011b	Smart Street/Foundation Street	56	0	18	7	0	0	8	16	0	0
IBC_24	Ipswich	IP012	Peter's Ice Cream etc, Grimwade Street	35	0	11	4	0	0	5	10	0	0
IBC_26	Ipswich	IP023	Land at Bramford Road (Stock's site)	53	0	18	7	0	0	8	15	0	0
IBC_27	Ipswich	IP037	Island Site	421	0	134	54	0	0	63	118	0	0
IBC_28	Ipswich	IP039a	Land between Vernon Street and Stoke Quay (west)	45	0	14	6	0	0	7	13	0	0
IBC_29	Ipswich	IP043	Commercial Bldgs, Star Lane	50	0	16	6	0	0	8	16	0	0
IBC_30a	Ipswich	IP048a	Mint Quarter (east)	53	0	17	7	0	0	8	15	0	0
IBC_30b	Ipswich	IP048b	Mint Quarter (west)	53	0	11	5	0	0	5	10	0	0
IBC_30c	Ipswich	IP048c	6-10 Cox Lane and 36-46 Carr Street	33	33	11	4	11	4	5	9	5	9
IBC_31	Ipswich	IP052	Land between Lower Orwell Street and Star Lane	29	0	9	4	0	0	4	8	0	0
IBC_32a	Ipswich	IP054a	20 Lower Brook Street	62	62	20	8	20	8	9	17	9	17
IBC_32b	Ipswich	IP054b	Land between Old Cattle Market and Star Lane	40	0	13	5	0	0	6	11	0	0
IBC_33	Ipswich	IP059a	Eton Park Industrial Estate	103	52	33	13	16	7	15	29	8	14
IBC_34	Ipswich	IP061	Loweham Road	23	12	7	3	4	1	3	6	3	6
IBC_35	Ipswich	IP080	240 Wherstead Road	27	0	9	3	0	0	4	8	0	0
IBC_36	Ipswich	IP098	Tranco, south of Patteson Road	63	0	20	8	0	0	9	17	0	0
IBC_37a	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	31	31	10	4	10	4	5	9	5	9
IBC_37	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	196	196	63	26	63	26	29	53	29	53
IBC_38	Ipswich	IP113	South of Felaw Street	45	0	14	6	0	0	7	13	0	0
IBC_39	Ipswich	IP136	Silo, College Street	48	0	15	6	0	0	7	13	0	0
IBC_40	Ipswich	IP226	Helena Road	337	0	109	43	0	0	51	94	0	0
IBC_41	Ipswich	IP015	West End Road Surface Car Park	67	0	21	8	0	0	10	19	0	0
IBC_42a	Ipswich	IP031a	Burrell Road Car Park	20	0	6	3	0	0	3	6	0	0
IBC_42b	Ipswich	IP031b	Burrell Road - 22 Stoke Street	18	18	6	2	6	2	3	3	5	5
IBC_43	Ipswich	IP047	Land at Commercial Road	173	130	55	22	41	17	26	49	20	36
IBC_44	Ipswich	IP089	Waterworks Street	23	0	7	3	0	0	3	6	0	0
IBC_45	Ipswich	IP096	Car Park, Handford Road East	22	0	7	3	0	0	3	6	0	0
IBC_46	Ipswich	15/01040/FUL IP042	Land between Cliff Quay and Landsaver Road	222	0	71	28	0	0	33	62	0	0
IBC_48	Ipswich	IP045	Holywells Road West / Toller Road	148	0	47	19	0	0	22	41	0	0
IBC_49	Ipswich	IP038b	Land West of Groyfians Road (Jewsons)	40	0	13	5	0	0	6	11	0	0
IBC_50	Ipswich	IP064a	Holywells Road East	66	0	21	8	0	0	10	19	0	0
IBC_52	Ipswich	IP142	Land at Duke Street	44	0	14	6	0	0	7	12	0	0
IBC_53	Ipswich	IP066	JJ Wilson Elm Street	55	55	18	7	18	7	8	15	8	15
IBC_54	Ipswich	IP014	Rope Church, Fore Hamlet	23	23	7	3	7	3	3	6	3	6
IBC_59	Ipswich	IP009	Victoria Nurseries, Westerfield Road	12	0	4	2	0	0	2	4	0	0
IBC_60	Ipswich	IP011a	Lower Orwell Street	18	0	6	2	0	0	3	5	0	0
IBC_62	Ipswich	IP088	79 Caudwell Hall Road	17	17	5	2	5	2	3	5	3	5
IBC_63	Ipswich	IP105	1 A Wyard Depot, Beardonfield Road	13	0	4	1	0	0	2	3	0	0
IBC_64	Ipswich	IP109	The Drift, Woodbridge Road	13	13	4	2	4	2	2	4	2	4
IBC_66	Ipswich	IP135	112-116 Bramford Road	19	19	6	2	6	2	3	5	3	5
IBC_67	Ipswich	IP221	Waterford Road	12	0	4	2	0	0	2	3	0	0
IBC_68	Ipswich	IP256	Sport's Club, Henley Road	28	48	9	4	9	4	4	8	4	8
IBC_69	Ipswich	IP282	Observation Court, Princes Street	15	15	5	2	5	2	2	4	2	4
IBC_70	Ipswich	IP283	25 Grimwade Street, Club and car park, Rope Walk	14	14	4	2	4	2	2	4	2	4
IBC_78c	Ipswich	IP035(c)	Key Street/Star Lane/Burtons Site	86	0	27	11	0	0	13	24	0	0
IBC_159	Ipswich		North East Ipswich allocation - northern end of Humber Doucy Lane	494	0	168	64	0	0	75	139	0	0
IBC_160	Ipswich	IP150e	Land south of Ravenswood	126	50	40	16	16	6	19	35	8	14
IBC_162	Ipswich	IGS Phase 1b	Ipswich Garden Suburb (Ipswich School)	283	0	93	23	0	0	40	65	0	0
IBC_163a	Ipswich	IP051	Waste tip and employment area north of Sir Alf Ramsey Way (Red)	114	0	36	15	0	0	17	32	0	0
IBC_164	Ipswich	IP040(b)	Civic Centre area, Civic Drive	59	0	19	8	0	0	9	16	0	0
IBC_167	Ipswich	IP041	Former Police Station, Civic Drive	19	0	7	0	0	0	3	6	0	0
IBC_170	Ipswich	IP067a	Former British Energy Site (north), Cliff Quay	27	0	5	2	0	0	3	5	0	0
IBC_172a	Ipswich	IP119	Land east of West End Road	18	0	6	0	0	0	4	8	0	0
IBC_174	Ipswich	IP143	Former Norsk Hydro site, Sandhill Lane	85	85	27	11	27	11	13	24	13	24
IBC_177	Ipswich	IP150d	Land south of Ravenswood	34	0	11	4	0	0	5	10	0	0
IBC_178a	Ipswich	IP279a	Former BT offices, Handford Road	104	104	33	13	33	13	16	29	16	29
IBC_178b	Ipswich	IP279b	North and south of former BT offices, Handford Road	47	47	15	6	15	6	7	13	7	13
IBC_179	Ipswich	IP287	Prince of Wales Drive	4	4	1	0	1	0	1	2	1	2
IBC_183	Ipswich	IP106	391 Bramford Road	11	11	4	1	2	1	2	3	2	3
IBC_184	Ipswich	IP125	Corner of Hawke Road and Holbrook Road	15	15	5	2	5	2	2	4	2	4
IBC_185	Ipswich	IP245	12-12a Arcade Street	14	14	4	2	4	2	2	4	2	4
IBC_186	Ipswich	IP099	Former Social Club and amenity land 18-42 Austin Street	15	15	5	2	5	2	2	4	2	4
IBC_187	Ipswich	IP354	72 (Old Boatyard) Cullingham Road	24	24	8	3	8	3	4	7	4	7
IBC_188	Ipswich	IP358	Saxon House, 1 Cromwell Square	34	34	11	4	11	4	5	10	5	10
IBC_189	Ipswich	IP359	19 Elm Street	17	17	5	2	5	2	3	5	3	5
IBC_190	Ipswich	IP362	29 Princes Street	12	12	4	2	4	2	2	4	2	4
IBC_191	Ipswich	IP363	34 Foundation Street	12	12	4	2	4	2	2	3	2	3
IBC_192	Ipswich	IP365	15-17 Princes Street	14	14	4	2	4	2	2	4	2	4
IBC_195	Ipswich	IP120b	Land west of West End Road	103	0	33	13	0	0	15	29	0	0
IBC_196	Ipswich	IP121	218 Hawthorn Drive	23	0	7	3	0	0	3	6	0	0
IBC_197	Ipswich	IP071	St Edmund House, Rope Walk	36	36	11	5	11	5	5	10	5	10
IBC_198	Ipswich	IP218	St Helen's Street	4	4	2	1	2	1	2	3	2	3
IBC_199	Ipswich	IP246	London Road	14	14	4	2	4	2	2	4	2	4
IBC_200	Ipswich	IP253	Electric House, Lloyds Avenue	13	13	4	2	4	2	2	4	2	4
IBC_201	Ipswich	IP272	72 Foundation Street	10	10	3	1	3	1	2	3	2	3
IBC_202	Ipswich	IP275	25 London Road	14	14	4	2	4	2	2	4	2	4
IBC_203	Ipswich	IP244	1 Jacki Street (28-32)	17	17	5	2	5	2	3	5	3	5
IBC_204	Ipswich	IP161	2 Park Road	4	4	2	1	2	1	2	4	2	4
IBC_205	Ipswich	IP169	Burrell Road	14	14	4	2	4	2	2	4	2	4
IBC_206	Ipswich	IP214	300 Old Foundry Road	12	12	4	2	4	2	2	3	2	3
IBC_207	Ipswich	IP215	7-15 Queen Street	11	11	4	1	4	1	2	3	2	3

Appendix B - Ipswich employment developments - Trip generation

WSP_SPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
IRC_4b	Ipswich	IP/05/00296/FUL	IP2 Pauls Matt Ltd Key Street Ipswich	A1	sem	5000	5000	2	10	2	10	46	48	46	48
IRC_10	Ipswich	14/00920 (IP129)	Russett Road/Woodbridge Road	D1 (SEN School)	pupils	60	60	0	53	0	53	53	0	53	0
IRC_13b	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1a	sem	786	786	1	5	1	5	0	0	4	0
IRC_13c	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1c	sem	2683	2683	2	12	2	12	10	10	10	10
IRC_13d	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	A3	sem	728	728	0	0	0	0	2	12	2	12
IRC_13e	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	D1	sem	537	537	1	2	1	2	1	1	1	1
IRC_23	Ipswich	IP2029	Opposite 674, 734 Bramford Road	B1c	sem	2848	2848	2	13	0	0	11	0	1	0
IRC_72a	Ipswich	IP141a	Futura Park (B2 land use)	B2	sem	2170	2170	5	10	5	10	9	2	9	2
IRC_72b	Ipswich	IP141a	Futura Park (B8 land use)	B8	sem	6475	6475	3	3	3	9	8	2	8	2
IRC_72a	Ipswich	IP141a	Futura Park (1 & 2 Crane Boulevard)	Car Showroom	sem	2331	2331	11	24	11	24	11	10	11	10
IRC_72b	Ipswich	IP141a	Futura Park (land adjacent 12 Crane Boulevard)	B1c	sem	13250	13250	8	58	8	58	50	6	50	6
IRC_72c	Ipswich	IP141a	Futura Park (3 Crane Boulevard)	Car Showroom	sem	1530	1530	7	16	7	16	11	6	11	6
IRC_72d	Ipswich	IP141a	Futura Park (13 Crane Boulevard)	B8	sem	5624	5624	3	8	3	8	2	7	2	7
IRC_74	Ipswich	IP204	Bus Depot, Sir Air Ramsey Way	B1a	sem	3000	3000	0	0	0	0	29	3	0	0
IRC_79	Ipswich	IP2040(A)	Civic Centre area, Civic Drive	Retail A1	sem	2050	2050	4	1	4	1	4	19	20	19
IRC_80	Ipswich	IP2043	Commercial Bldgs & Jewish Burial Ground, Star Lane	Employment B1 use	sem	1000	600	1	4	0	0	4	0	2	0
IRC_81a	Ipswich	IP2051(A)	Old Cattle Market site, Portman Road (South) (B1a business park)	B1a serviced business	sem	4243	4243	5	43	3	26	41	25	4	25
IRC_81b	Ipswich	IP2051(B)	Old Cattle Market site, Portman Road (South) (B1a call centre)	B1a call centre	sem	7072	4243	5	43	3	26	41	4	25	2
IRC_81c	Ipswich	IP2051(C)	Old Cattle Market site, Portman Road (South) (A3 land use)	A3	sem	4420	2652	0	0	0	0	13	71	8	43
IRC_85	Ipswich	IP2067b	Former British Energy site, Cliff Quay	B1b small business	sem	20000	0	27	240	0	0	191	25	0	0
IRC_86	Ipswich	IP2094	Road of Grafton House, Russell Road	B1a	sem	3000	3000	2	4	2	4	18	2	18	2
IRC_88a	Ipswich	IP140(A)	Land north of Whittton Lane	B1a call centre	sem	2772	1663	2	17	1	10	16	1	10	1
IRC_88b	Ipswich	IP140(B)	Land north of Whittton Lane	B1a small business	sem	2772	1663	2	17	1	10	16	1	10	1
IRC_88c	Ipswich	IP140(C)	Land north of Whittton Lane	B1	sem	11588	6905	6	4	4	9	16	1	9	3
IRC_88d	Ipswich	IP140(D)	Land north of Whittton Lane	B1a	sem	1860	1110	1	11	1	7	11	1	6	1
IRC_89a	Ipswich	IP146(A)	Ranmore Europark (east)(Land around Makro (B1a land use))	B1a serviced business	sem	706	706	1	4	1	4	4	0	4	0
IRC_89b	Ipswich	IP146(B)	Ranmore Europark (east)(Land around Makro (B2 land use))	B2	sem	3268	3268	1	14	1	14	3	12	3	12
IRC_89c	Ipswich	IP146(C)	Lytham Road (rear of Base Point Centre, 20 The Havens)	B1a	sem	1036	1036	1	6	1	6	0	4	0	1
IRC_89d	Ipswich	IP146(D)	Lytham Road (rear of Base Point Centre, 20 The Havens)	B8	sem	1500	1500	1	2	1	2	2	1	2	1
IRC_89e	Ipswich	IP146(E)	Land opposite 30 The Havens	D2	sem	1200	1200	6	7	6	7	16	16	16	16
IRC_89F	Ipswich	IP146(F)	Land opposite 20 The Havens	B1	sem	976	4	1	4	1	4	1	4	1	4
IRC_90	Ipswich	IP147	Land between railway junction and Hadleigh Road	B8	sem	17667	17667	27	9	24	7	22	7	22	7
IRC_91a	Ipswich	IP152(A)	Airport Farm Kennels, north of A14 (B1b land use)	B1b Science park	sem	3538	17688	33	212	7	42	169	22	34	4
IRC_91b	Ipswich	IP152(B)	Airport Farm Kennels, north of A14 (B8 land use)	B8	sem	2588	10288	16	258	4	4	16	1	3	1
IRC_92a	Ipswich	IP2047	Land at Commercial Road	A3	sem	1616	1253	0	0	0	0	5	26	4	21
IRC_92b	Ipswich	IP2047	Land at Commercial Road	C1	bed	48	48	10	4	8	3	7	3	6	6
IRC_92c	Ipswich	IP2047	Land at Commercial Road	D2	sem	1928	1542	9	11	7	9	26	21	21	21
IRC_93	Ipswich	IP2049	No 8 Shed Offwell Quay	B1	sem	506	506	2	4	2	4	2	4	2	4
IRC_94	Ipswich	IP2005	Former Toaks Bakery, Old Norwich Road	Health Centre elem	sem	390	390	9	17	9	17	7	10	7	10
IRC_96a	Ipswich	IP237(A)	Island site (B1a business park land use)	B1a serviced business	sem	3853	0	3	24	0	0	23	2	0	0
IRC_96b	Ipswich	IP237(B)	Island site (B1b Science park and small business units)	B1b Science park	sem	2850	0	0	0	0	0	29	0	0	0
IRC_96c	Ipswich	IP237(C)	Island site (B1b High tech R & D)	B1b High tech R & D	sem	2880	0	5	35	0	0	28	4	0	0
IRC_96d	Ipswich	IP237(D)	Island site (A3 land use)	A3	sem	3010	0	0	0	0	0	9	48	0	0
IRC_96a	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A1 Shops	sem	410	308	0	1	0	1	4	3	4	3
IRC_96b	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A3 Restaurant	sem	637	0	0	0	0	0	13	0	13	0
IRC_96c	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	B1 Office	sem	1602	1282	1	10	1	8	9	1	9	1
IRC_96d	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A2	sem	414	331	0	0	0	0	4	3	4	3
IRC_96e	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A2 gym	sem	412	412	44	21	44	21	49	39	49	39
IRC_96f	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A4 nightclub	sem	180	144	0	0	0	0	1	2	1	2
IRC_99	Ipswich	IP136	Site, College Street	B1a	sem	200	0	0	1	0	0	1	0	0	0
IRC_143	Ipswich	14/00940/FUL	East Suffolk Family Health, St Clements Hospital, Foxhall Road	B1c	sem	878	878	4	4	4	4	4	4	4	4
IRC_144a	Ipswich	IP206	Cranfields, College Street (Hotel)	C1 Hotel	bed	81	81	14	6	14	6	5	10	5	10
IRC_144b	Ipswich	IP206	Cranfields, College Street (A1)	A1	sem	3640	3640	1	8	1	8	35	37	35	37
IRC_145a	Ipswich	IP211	Regatta Quay, Key Street (D2 Gym land use)	D2 Gym	sem	500	500	3	4	3	4	5	9	5	9
IRC_145b	Ipswich	IP211	Regatta Quay, Key Street (A3 Restaurant)	A3 Restaurant	sem	1000	1000	0	0	0	0	16	3	16	3
IRC_145c	Ipswich	IP211	Regatta Quay, Key Street (B1 Office)	B1 Office	sem	500	500	0	0	0	0	3	0	3	0
IRC_145d	Ipswich	IP211	Regatta Quay, Key Street (D2 Theatre)	D2 Theatre	sem	1000	1000	0	0	0	0	9	6	9	6
IRC_146	Ipswich	IP142	Land at Duke Street	A1	sem	36	0	0	0	0	0	0	0	0	0
IRC_147	Ipswich	IP133	South of Felaw Street	A1	sem	1537	922	1	3	0	2	14	15	8	9
IRC_148a	Ipswich	IP2042	Land between Cliff Quay and Landseer Road (D1 Museum)	D1	sem	3232	2586	0	0	0	0	9	11	7	9
IRC_148b	Ipswich	IP2042	Land between Cliff Quay and Landseer Road (B1 / B8 land use)	B1 / B8	sem	1680	1282	1	1	1	1	6	1	5	1
IRC_148c	Ipswich	IP2042	Land between Cliff Quay and Landseer Road (A1 land use)	A1	sem	410	308	0	1	0	1	4	1	3	1
IRC_148d	Ipswich	IP2042	Land between Cliff Quay and Landseer Road (A3 land use)	A3	sem	188	150	0	0	0	0	1	3	0	2
IRC_148e	Ipswich	IP2042	Land between Cliff Quay and Landseer Road (D2 Health Club)	D2	sem	1084	803	5	6	4	5	14	14	11	11
IRC_149	Ipswich	IP2061 (17/00981/FUL)	Lurga Way/Spraggon Road	A3	sem	1254	1254	3	15	3	12	1	12	1	12
IRC_150	Ipswich	IP283	25 Grimwade Street Club and car park, Rope Walk	B1a	sem	370	370	0	0	0	0	2	0	2	0
IRC_151	Ipswich	IP17/00408/FUL	12 Foxhall Road	Car Showroom	sem	1000	1000	5	10	5	10	7	4	7	4
IRC_152	Ipswich	17/00886/FUL	The Malings, Prices Street IP1 15B	B1	sem	2865	2865	2	13	2	13	1	11	1	11
IRC_153a	Ipswich	17/00513/FUL	38- 40 White House RoadIpswichSuffolk (B8 land use)	B8	sem	2219	2219	1	3	1	3	3	1	3	1
IRC_153b	Ipswich	17/00513/FUL	38- 40 White House RoadIpswichSuffolk (A1 land use)	A1	sem	111	111	0	0	0	0	1	1	1	1
IRC_154	Ipswich	17/00261/FUL	Amertity Land Adjacent To 20 Wentworth Road	B	sem	2673	2673	2	12	2	12	10	1	10	1
IRC_155	Ipswich	17/00744/FUL	Land Adjacent To 20 Wharfedale Road	B	sem	172	172	0	0	0	0	1	0	1	0
IRC_156	Ipswich	17/00831/FUL	Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0UE	B8	sem	571	571	0	1	0	1	0	1	0	1
IRC_163b	Ipswich	IP203	Waste tip and employment area north of Sir Air Ramsey Way (B1a)	B1a	sem	800	0	1	5	0	0	5	0	0	0
IRC_168	Ipswich	IP2045	Holywell Road West / Toller Road	Employment B1 use	sem	2500	0	2	15	0	0	15	0	0	0
IRC_169	Ipswich	IP2048b	Mini Quarter (west)	Retail A1	sem	4800	960	0	0	2	44	46	9	9	9
IRC_172b	Ipswich	IP119	Land east of West End Road	B1c	sem	500	0	0	2	0	0	2	0	0	0
IRC_172c	Ipswich	IP119	Land east of West End Road	Leisure	sem	500	0	2	0	0	0	2	0	0	0
IRC_175	Ipswich	IP150b	Land south of Ravenswood	D2 Sports Park	ha	11000	600	0	0	0	0	4	1	4	1
IRC_176	Ipswich	IP150c	Land south of Ravenswood	Retail A1	sem	11000	4400	8	68	3	27	64	6	26	2
IRC_181	Ipswich	IP2147	Micca Brigs, Loyds Avenue	Retail A1	sem	650	390	1	1	1	1	6	4	4	4
IRC_182	Ipswich	IP2148	Upper Princes Street	Retail A1	sem	400	240	0	0	0	0	1	0	1	0
IRC_193	Ipswich	IP18/00793/FUL	42 White House Road	B1a	sem	1917	1917	1	12	1	12	11	1	11	1
IRC_194a	Ipswich	IP18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B1/B2	sem	893	893	2	4	2	4	4	1	4	1
IRC_194b	Ipswich	IP18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B1	sem	8662	8662	5	12	5	12	3	1	3	1
IRC_194c	Ipswich	IP18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	A1/A3	sem	448	448	0	1	0	1	1	1	1	1
IRC_194d	Ipswich	IP18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	D2	sem	3136	3136	15	18	15	18	43	42	43	42
IRC_28a	Ipswich	IP205	Key Street/Star Lane/Burtons Site	A3 & B1a	sem	200	0	0	0	0	0	0	0	0	0
IRC_27a	Ipswich	IP132	Former St Peters Warehouse (A1 land use)	A1 & B1a	sem	60	0	0	0	0	0	0	0	0	0

Appendix B - Ipswich employment developments - Trip generation (NGV)

WSP_SPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
IRC_72b	Ipswich	IP141a	Futura Park (B8 land use)	B8 Warehousing (C)	sem	6475	6475	1	1	1	1	1	1	1	1
IRC_72d	Ipswich	IP141a	Futura Park (13 Crane Boulevard)	B8 Warehousing (C)	sem	5624	5624	1	1	1	1	1	1	1	1
IRC_88c	Ipswich	IP140(C)	Land north of Whittton Lane	B8 Warehousing (C)	sem	1168	6905	2	1	0	1	0	1	0	1
IRC_89d	Ipswich	IP144(D)	Lytham Road (near of Base Point Centre, 70 The Havens)	B8 Warehousing (C)	sem	1500	1500	0	0	0	0	0	0	0	0
IRC_90	Ipswich	IP147	Land between railway junction and Highgrove Road	B8 Warehousing (C)	sem	17687	17687	4	3	4	3	4	3	4	3
IRC_915(B)	Ipswich	IP15(B)	Airport Farm Kennels, north of A12 (B8 land use)	B8 Warehousing (C)	sem	2119	2119	0	0	0	0	0	0	0	0
IRC_133a	Ipswich	17/00513/FUL	38-40 White House Road Ipswich/Fulham, (B8 land use)	B8 Warehousing (C)	sem	2219	2219	0	0	0	0	0	0	0	0
IRC_156	Ipswich	17/00631/FUL	Heavy Goods White Testing Slab, Holbrook Road IP3 ULE	B8 Warehousing (C)	sem	571	571	0	0	0	0	0	0	0	0
IRC_144b	Ipswich	09/100046/FUL	22-31 and Dairy Cent, New Hall Road	B8 Warehousing (C)	sem	905	905	2	2	2	2	2	2	2	2

Appendix B - Suffolk Coastal residential developments - Trip generation

Reference	Source	LPA	PlanningRef (if applicable)	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133	198	84	46	19	100	177	23	41
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133	198	84	46	19	100	177	23	41
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	288	66	99	42	23	10	50	88	12	20
SCP12.5	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Brickbury sports centre (Res)	80	18	27	6	3	14	6	14	3	6
SCP12.24	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of Humber Dousy Lane, Rushmere St Andrew (Res)	150	35	52	22	12	6	25	46	6	11
SCP12.25	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Police Headquarters, Martlesham	300	69	103	44	24	10	52	12	21	21
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Residential)	800	185	275	116	63	27	138	246	32	57
SCP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Council Offices, Melton Hill, Melton	100	23	34	15	8	3	17	31	4	7
SCP12.33	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Woodbridge Town Football Club	120	28	41	17	10	4	21	37	5	9
SCP12.44	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land south of Forge Close, Benhall	50	12	17	7	4	2	9	15	2	4
SCP12.45	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south east of Levington Lane, Bucklesham	30	7	10	4	2	1	5	9	1	2
SCP12.46	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Station Road, Campsea Ashe	12	3	4	2	1	0	2	4	0	1
SCP12.47	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land behind 15 St Peters Close, Charsfield	20	5	7	3	2	1	3	6	1	1
SCP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Darsham Station	120	28	41	17	10	4	21	37	5	9
SCP12.49	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Darsham	25	6	9	4	2	1	4	8	1	2
SCP12.50	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Laxfield Road, Dennington (Res)	40	9	14	6	3	1	7	12	2	3
SCP12.51	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Eyre Cole Primary School (Res)	65	15	22	9	5	2	10	3	5	5
SCP12.52	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of Chapel Road, Grundisburgh	70	16	24	10	6	2	12	21	3	5
SCP12.54	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Kettleburgh	16	4	5	2	1	1	3	5	1	1
SCP12.55	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the rear of 31-37 Bucklesham Road, Kirton	12	3	4	2	1	0	2	4	0	1
SCP12.56	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at School Road, Knodishall	16	4	5	2	1	1	3	5	1	1
SCP12.57	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Bridge Road, Levington	20	5	7	3	2	1	3	6	1	1
SCP12.59	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Swiss Farm Cottage, Otley	60	14	21	9	2	5	18	9	2	4
SCP12.60	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Farthing, Siben Road, Peasenhall	14	3	5	2	1	1	4	1	1	1
SCP12.61	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land between High Street and Chapel Lane, Pettistree	120	28	41	17	10	4	21	37	5	9
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin	150	35	52	22	12	5	26	46	6	11
SCP12.67	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Keightley Way, Tuddenham	25	6	9	4	2	1	4	8	1	2
SCP12.69	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of the B1125, Westleton	20	5	7	3	2	1	3	6	1	1
SCP12.70	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Cherry Lee, Darsham Road, Westleton	15	3	5	2	1	1	3	5	1	1
SCP12.711	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Mow Hill, Winesham	30	7	10	4	2	1	5	9	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wickham Market	100	23	34	15	8	3	17	31	4	7
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kelsale	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Easton	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		East Soham	25	6	9	4	2	1	4	8	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Bredfield	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wenhaston	25	6	9	4	2	1	4	8	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2	3	1	1	0	2	3	0	1
SCDC_52	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF3	Land at Sea Road, Felixstowe	40	2	14	6	1	2	6	7	1	12
SCDC_53a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF4	Land North of High Street, Walton, Felixstowe	385	300	132	56	103	44	67	118	52	92
SCDC_54	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF5	Land North of Conway Close and Swallow Close, Felixstowe	100	100	34	15	34	15	17	31	17	31
SCDC_55	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF6 DC/16/2119/OUT	Land opposite Hand in Hand Public House, Trimley St Martin	70	70	24	10	24	10	12	21	12	21
SCDC_56	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF7	Land off Howlett Way, Trimley St Martin	360	250	124	52	42	86	36	62	43	77
SCDC_57	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF8 DC/16/1107/FUL	Land South of Thurmans Lane, Trimley St Mary	148	148	51	22	51	22	26	45	26	45
SCDC_58	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP3	Land to the rear of Rose Hill, Saxmundham Road, Aldeburgh	10	10	3	1	3	1	2	3	2	3
SCDC_59	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP4	Land to the east of Aldeburgh Road, Aldringham	40	40	14	6	14	6	7	12	7	12
SCDC_60	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP5 DC/16/2997/FUL	Land at Mill Road, Badingham	10	10	3	1	3	1	2	3	2	3
SCDC_62	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP8	Land opposite Townshield Cottages Laxfield Road, Dennington	10	10	3	1	3	1	2	3	2	3
SCDC_63	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP9 DC/16/3863/OUT	Land south of Solomon's Rest, The Street, Hacheston	10	10	3	1	3	1	2	3	2	3
SCDC_64	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP10	Land south of Ambleside, Main Road, Kelsale cum Carlton	30	30	5	10	4	5	9	5	9	9
SCDC_65	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP11	Land north of Mill Close, Orford	10	10	3	1	3	1	2	3	2	3
SCDC_66	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP12	Land to the west of Garden Square, Rendlesham	50	45	17	7	15	7	9	15	8	14
SCDC_67	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP13	Land East of Redwold Road, Rendlesham	50	50	17	7	17	7	9	15	9	15
SCDC_68	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP14	Land north east of Street Farm, Saxmundham	65	65	22	9	22	9	11	20	11	20
SCDC_69	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP15	Land opposite The Sorrel Horse, The Street, Shottisham	10	10	3	1	3	1	2	3	2	3
SCDC_70	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP16 C/05/0668	Land fronting Old Homes Road	10	10	3	1	3	1	2	3	2	3
SCDC_71	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP17	Land south of Lower Road, Westerfield	20	20	7	3	7	3	6	3	6	6
SCDC_72a	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP18 DC/15/5031/OUT	Land at Old Stanon Works Main Road, Westerfield	35	35	12	5	12	5	6	11	6	11
SCDC_73	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP19	Land at Street Farm Ipswich Road, Winesham	20	20	7	3	7	3	6	3	6	6
SCDC_74	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM19 - DC/16/4355/FUL	Land off Saxeoad Road, Framlingham	24	24	8	3	8	3	4	7	4	7
SCDC_75a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM22	Land off Vyces Road/Brook Lane, Framlingham	15	15	5	2	5	2	3	5	3	5
SCDC_77	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM25	Land off Victoria Road, Framlingham	30	0	10	4	10	4	5	9	5	9
SCDC_78	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM26 DC/17/1853/OUT	Station Terrace, Framlingham	15	15	5	2	5	2	3	5	3	5
SCDC_80	Uncertainty Log	Suffolk Coastal (East Suffolk)	SAT DC/16/1961/OUT	Land at Highbury Cottages, Saxmundham Road, Leiston	150	150	52	22	52	22	26	46	26	46
SCDC_81	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA2 DC/17/1605/FUL	Land at Red House Lane, Leiston	65	65	22	9	22	9	11	20	11	20
SCDC_82	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA3 DC/16/2104/OUT	Land to the rear of St Margaret's Crescent, Leiston	20	20	7	3	7	3	6	3	6	6
SCDC_83d	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston	100	100	34	15	34	15	17	31	17	31
SCDC_86	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/2573	Aldesburgh Brickworks, Saxmundham Road, Aldeburgh	15	15	5	2	5	2	3	5	3	5
SCDC_87	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/2883/OUT	Land adj. to 45 & 50 Watson Way, Alderton	10	10	3	1	3	1	2	3	2	3
SCDC_88	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1157/OUT	School Lane, Bawsey	2	2	1	2	1	2	4	2	4	4
SCDC_89	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/09/1962	T-4, 9 & 10 Ullswater Road, Campsea Ashe	12	12	4	2	4	2	4	7	4	7
SCDC_90a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0873/FUL	6 Levington Lane, Bucklesham	11	11	4	2	4	2	2	3	2	3
SCDC_91	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/1844/OUT	Land east of St Peters Close, Charsfield	20	20	7	3	7	3	6	3	6	6
SCDC_92	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/11/1123	Land/buildings at Chillesford Lodge Estate, Chillesford	20	20	7	3	7	3	6	3	6	6
SCDC_94	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2933/OUT DC/17/	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street, Darsham	20	20	7	3	7	3	6	3	6	6
SCDC_95	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2244/FUL	Easton Primary School & land adj. The Street, Easton	14	14	5	2	5	2	4	2	4	4
SCDC_97	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	The Bartlett Hospital, Felixstowe	23	22	8	3	8	3	7	4	7	4
SCDC_98	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road, Felixstowe	69	69	24	10	24	10	12	24	12	21
SCDC_99	Uncertainty Log	Suffolk Coastal (East Suffolk)	H33	Garage & parking area rear of 2-16 Philip Avenue, Felixstowe	11	11	4	2	4	2	2	3	2	3
SCDC_100	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/3821/OUT DC/16/	Walton Green SouthHigh StreetWaltonFelixstowe	190	190	65	28	65	28	33	58	33	58
SCDC_101	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3776/ARM	Land West Off Ferry Road Residential CentreFerry RoadFelixstoweSuffolk	197	197	68	29	68	29	34	60	34	60
SCDC_102	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2471/FUL	23 & 25 Crescent Road, Felixstowe	18	18	6	3	6	3	6	6	6	6
SCDC_103a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2505/FUL	Marborough Hotel, Sea Road, Felixstowe	8	8	3	4	3	4	4	4	4	4
SCDC_104	Uncertainty Log	Suffolk Coastal (East Suffolk)	H39	Adastral Close, Felixstowe	13	13	4	2	4	2	4	4	4	4
SCDC_105a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0151/FUL DC/16/	North Sea Hotel Sea Road Felixstowe Suffolk IP11 2AU	23	23	8	3	8	3	4	7	4	7

Appendix B - Suffolk Coastal employment developments - Trip generation

Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Local Centre)	sqm	500	115	18	20	4	5	24	23	6	5
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	800	185	1	13	0	3	12	1	3	0
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Leisure Centre)	ha	2	0	16	21	4	5	49	52	11	12
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Primary School)	pupils	126	29	31	40	7	9	5	3	1	1
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	800	185	1	13	0	3	12	1	3	0
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	400	92	1	7	0	2	6	1	1	0
SCP12.5	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Brackenbury sports centre (Nursery)	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.16	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Felixstowe Leisure Centre	ha	0	0	3	3	1	1	8	8	2	2
SCP12.20 - A	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	44000	10154	102	201	23	46	177	43	41	10
SCP12.20 - B	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	22000	5077	41	264	9	61	210	28	48	6
SCP12.20 - C	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	22000	5077	41	264	9	61	210	28	48	6
SCP12.24	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of Humber Doucy Lane, Rushmere St Andrew (Nursery)	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Primary School)	pupils	210	48	51	67	12	16	8	5	2	1
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Community Centre)	sqm	500	115	1	2	0	0	1	1	0	0
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Local Centre)	sqm	500	115	18	20	4	5	24	23	6	5
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Hotel)	beds	100	23	26	17	6	4	14	26	3	6
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B8)	sqm	8000	1846	4	11	1	3	10	3	2	1
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B1b, 1)	sqm	8000	1846	15	96	3	22	76	10	18	2
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B1b, 2)	sqm	8000	1846	18	36	4	8	32	8	7	2
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B8) Cars	sqm	160000	36923	85	218	20	50	198	59	46	14
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B1 Office)	sqm	4000	923	7	67	2	15	61	5	14	1
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (Restaurant)	sqm	2000	462	0	0	0	0	19	43	4	10
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B1c, /B2)	sqm	20000	4615	46	91	11	21	81	19	19	4
SCP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Council Offices, Melton Hill, Melton	sqm	0	260	0	0	0	0	2	3	0	1
SCP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Darsham Station	sqm	2000	462	4	24	1	6	19	4	4	1
SCP12.50	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Ladfield Road, Dennington (Primary School)	pupils	133	31	32	43	7	10	5	3	1	1
SCP12.51	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Eyke CoE Primary School (Primary School)	pupils	70	16	17	22	4	5	3	2	1	0
SCP12.61	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land between High Street and Chapel Lane, Pettistree	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin (Primary School)	pupils	420	97	102	134	24	31	16	10	4	2
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin (Primary School)	pupils	60	14	10	12	2	3	11	10	3	2
SCDC_2a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B1a	sqm	378	113	1	6	0	2	6	1	2	0
SCDC_2b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B1c	sqm	378	113	0	2	0	0	1	0	0	0
SCDC_2c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B2	sqm	378	113	1	2	0	0	2	0	0	0
SCDC_4a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Lorry Park access) - B1/B2/B8	sqm	50383	15115	75	285	22	86	236	41	71	12
SCDC_4b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Industrial Estate access) - B1/B2/B8	sqm	16794	5038	25	95	7	29	79	14	24	4
SCDC_5a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E6	Silverlaze Green, Parham - B1	sqm	1322	397	2	22	1	7	20	2	6	1
SCDC_5b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E6	Silverlaze Green, Parham - B2	sqm	1322	397	3	6	1	2	5	1	2	0
SCDC_6a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E7	Former airfield, Parham - B1	sqm	2294	688	4	39	1	12	35	3	10	1
SCDC_4b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E7	Former airfield, Parham - B2	sqm	2267	680	2	10	2	9	27	2	8	1
SCDC_7a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B1a	sqm	1673	502	3	28	1	8	25	2	8	1
SCDC_7b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B1c	sqm	1673	502	1	7	0	2	6	1	2	0
SCDC_7c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B2	sqm	1646	494	4	8	1	2	7	2	2	0
SCDC_7d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B8	sqm	1646	494	1	2	0	1	2	1	1	0
SCDC_8a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B1	sqm	378	113	1	6	0	2	6	1	2	0
SCDC_8b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B1	sqm	351	105	1	6	0	2	5	0	2	0
SCDC_8c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B2	sqm	351	105	1	2	0	0	1	0	0	0
SCDC_9a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B1a	sqm	972	291	2	16	0	5	15	1	4	0
SCDC_9b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B1c	sqm	972	291	1	4	0	1	4	0	1	0
SCDC_9c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B2	sqm	972	291	2	4	1	1	4	1	1	0
SCDC_11a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B1a	sqm	2510	753	4	42	1	13	38	3	11	1
SCDC_11b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B1c	sqm	2510	753	2	11	0	3	9	1	3	0
SCDC_11c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B employment (B2)	sqm	2483	745	6	11	2	3	10	2	3	1
SCDC_11d	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B employment (B8)	sqm	2483	745	1	3	0	1	3	1	1	0
SCDC_12a	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B1	sqm	864	259	1	4	0	1	3	0	1	0
SCDC_12b	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B2	sqm	837	251	2	4	1	1	3	1	1	0
SCDC_12c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B8	sqm	837	251	0	1	0	0	1	0	0	0
SCDC_13a	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B1	sqm	891	267	1	4	0	1	3	0	1	0
SCDC_13b	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B2	sqm	891	267	2	4	1	1	4	1	1	0
SCDC_13c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B8	sqm	891	267	0	1	0	0	1	0	0	0
SCDC_14	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Hi-Tech Cluster, Martlesham - B1/B2/B8	sqm	1808	542	4	8	1	2	7	2	2	1
SCDC_15a	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B1	sqm	864	259	2	10	0	3	8	1	2	0
SCDC_15b	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B2	sqm	864	259	2	4	1	1	3	1	1	0
SCDC_15c	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B8	sqm	837	251	0	1	0	0	1	0	0	0
SCDC_16	Uncertainty Log	Suffolk Coastal (East Suffolk)	E13 - C11/1987 & Various	Brightwell Barns Waldringfield Road Brightwell Suffolk - B1a	sqm	734	734	1	12	1	12	11	1	11	1
SCDC_18a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E15 - DC/16/3524/FUL	Plot 1, New Tree Courtyard, Framlingham Road, Earl Soham - B1a	sqm	225	225	0	4	0	3	0	3	0	0
SCDC_18b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E15 - DC/16/3524/FUL	Plot 1, New Tree Courtyard, Framlingham Road, Earl Soham - B8	sqm	225	225	0	4	0	3	0	3	0	0
SCDC_20	Uncertainty Log	Suffolk Coastal (East Suffolk)	E17 - DC/15/2576/FUL	Land off Dock Road The Docks Felixstowe Suffolk - B8	sqm	56281	56281	30	77	30	77	70	21	70	21
SCDC_22	Uncertainty Log	Suffolk Coastal (East Suffolk)	E19 - DC/14/1159/FUL	Durbans Farm High Road Framlingham Suffolk IP13 9RP - B2	sqm	1132	1132	3	5	3	5	1	5	1	0
SCDC_23	Uncertainty Log	Suffolk Coastal (East Suffolk)	E20 - DC/15/3338/FUL	Units 4, 5 and 15 Carlton Park Industrial Estate Main Road Kelsale cum Carlton Suffolk - D2	sqm	1186	1186	1	4	1	4	3	3	3	3
SCDC_24	Uncertainty Log	Suffolk Coastal (East Suffolk)	E21 - DC/15/1379/FUL	Foxhall Stadium Foxhall Road Foxhall Suffolk IP4 5TL - D2	sqm	1793	1793	2	7	2	7	5	5	5	5
SCDC_25	Uncertainty Log	Suffolk Coastal (East Suffolk)	E22	Sizewell B Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4EU - B1a	sqm	686	686	1	12	1	12	10	1	10	1
SCDC_26	Uncertainty Log	Suffolk Coastal (East Suffolk)	E23 - DC/14/2978/FUL	Unit 1 Sizewell Crossing Industrial Estate King Georges Avenue Leiston Suffolk IP16 4LL - B8	sqm	974	974	1	1	1	1	1	0	1	0
SCDC_27a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E24 - DC/13/3408/FUL	Sinks Gravel Pit Main Road Kesgrave Suffolk IP5 2PE - B1a	sqm	795	795	1	13	1	13	12	1	12	1
SCDC_27b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E24 - DC/13/3408/FUL	Sinks Gravel Pit Main Road Kesgrave Suffolk IP5 2PE - B1c	sqm	1629	1629	1	7	1	7	6	1	6	1
SCDC_28	Uncertainty Log	Suffolk Coastal (East Suffolk)	E25 - DC/16/2828/FUL	Land Off Anson Road Martlesham Heath Martlesham Suffolk - A1	sqm	2508	2508	1	5	1	5	23	24	23	24
SCDC_29	Uncertainty Log	Suffolk Coastal (East Suffolk)	E26 - DC/15/3651/FUL	Bye Engineering Ltd Brick Kiln Lane Melton Suffolk IP12 2PB - B2	sqm	803	803	2	4	2	4	3	1	3	1
SCDC_30	Uncertainty Log	Suffolk Coastal (East Suffolk)	E27	Ufford Park Hotel Yarmouth Road Melton Suffolk IP12 1QW - D2	sqm	995	995	1	4	1	4	3	3	3	3
SCDC_31	Uncertainty Log	Suffolk Coastal (East Suffolk)	E28 - DC/15/0906/FUL	John Woods Nursery Loudham Hall Road Pettistree Suffolk IP13 0NO - B8	sqm	1613	1613	1	2	1	2	1	2	1	2
SCDC_33a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E31 - DC/13/2656/FUL	Land at Clickett Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B1a	dwellings	800	800	1	0	1	0	0	1	0	1
SCDC_33b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E31 - DC/13/2656/FUL	Land at Clickett Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B8	dwellings	31342	31342	31	14	31	14	12	36	12	36
SCDC_36a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B1a	sqm	742	742	1	12	1	12	11	1	11	1

Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCDC_36b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B1c	sqm	675	675	0	3	0	3	3	0	3	0
SCDC_36c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B2	sqm	405	405	1	2	1	2	2	0	2	0
SCDC_36d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B8	sqm	877	877	0	1	0	1	1	0	1	0
SCDC_37	Uncertainty Log	Suffolk Coastal (East Suffolk)	E35 - DC/16/2199/ARM	Part land north of Railway Line Nicholas Road Trimley St Mary - D2	sqm	2362	2362	3	9	3	9	6	6	6	6
SCDC_39	Uncertainty Log	Suffolk Coastal (East Suffolk)	E37 - C13/1215	Land south of Martinside Boardmore Park Martlesham Heath Martlesham - A1	sqm	2265	2265	1	5	1	5	21	22	21	22
SCDC_40b	Uncertainty Log	Suffolk Coastal (East Suffolk)	C13/0856	Petrol & Filling Station, land adj. Station Road, Framlingham - B8	sqm	480	480	0	1	0	1	1	0	1	0
SCDC_41a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1928/OUT	Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1a	sqm	843	843	1	14	1	14	13	1	13	1
SCDC_41b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1928/OUT	Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1c	sqm	843	843	1	4	1	4	3	0	3	0
SCDC_42a	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/09/0584, DC/16/2544/	Land at junction of Station Road & Wilford Bridge Road, Melton - B1a	sqm	7021	7021	12	118	12	118	107	9	107	9
SCDC_43a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2321/OUT	Plot B, Southern Gateway Site, Barrack Square, Martlesham - C1	beds	54	54	14	9	14	9	8	14	8	14
SCDC_43b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2321/OUT	Plot B, Southern Gateway Site, Barrack Square, Martlesham - A3	sqm	186	186	0	0	0	0	2	4	2	4
SCDC_45	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/10/3060	J C Harvey Agricultural Engineers, Parham Airfield, Marlesford - B2	sqm	803	803	2	4	2	4	3	1	3	1
SCDC_46a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B1	sqm	945	945	2	11	2	11	9	1	9	1
SCDC_46b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B2	sqm	945	945	2	4	2	4	4	1	4	1
SCDC_46c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B8	sqm	945	945	1	1	1	1	1	0	1	0
SCDC_48a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1749/ARM	Land Between Station Garage And Railway Cottage, Main Road, Darsham - C1	beds	55	55	14	9	14	9	8	14	8	14
SCDC_49a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B1	sqm	4021	4021	7	48	7	48	38	5	38	5
SCDC_49b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B1	sqm	900	900	2	11	2	11	9	1	9	1
SCDC_49c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B2	sqm	899	899	2	4	2	4	4	1	4	1
SCDC_49d	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B8	sqm	899	899	0	1	0	1	1	0	1	0
SCDC_50	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3108/FUL	Old Jot 567, Bentwaters Parks, Rendlesham - B1	sqm	752	752	1	13	1	13	11	1	11	1
SCDC_51	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/2966/FUL	Garden Centre, Cumberland Street, Woodbridge - A1	sqm	2747	2747	1	6	1	6	25	26	25	26
SCDC_159	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/0047	Hillside Farm, Thistleton Hall Road, Burgh - B1a	sqm	101	101	0	2	0	2	2	0	2	0
SCDC_160	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/5421/FUL	Darrell House, Darell Road, Felixstowe - B1	sqm	304	304	1	5	1	5	5	0	5	0
SCDC_161	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/13/1077	Industrial Unit, Charnwood, Peppers Wash Lane, Framlingham - B1a	sqm	109	109	0	0	0	0	0	0	0	0
SCDC_162	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0384/FUL	Seven Spar Farm, Sandy Lane, Letheringham - B1a	sqm	192	192	0	3	0	3	3	0	3	0
SCDC_163	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/0150/FUL	Bealings Station, The Street, Little Bealings - B1a	sqm	202	202	0	3	0	3	3	0	3	0
SCDC_164	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1659/FUL	Arkray Factory Ltd - B1a	sqm	212	212	0	1	0	1	1	0	1	0
SCDC_165	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3564/FUL	36-38 Woodbridge Road - B1a	sqm	97	97	0	2	0	2	1	0	1	0
SCDC_166a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/3478/FUL	Platou C, Clickett Hill Road, Trimley St Mary - B1a	sqm	302	302	1	5	1	5	5	0	5	0
SCDC_166b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/3478/FUL	Platou C, Clickett Hill Road, Trimley St Mary - B2	sqm	302	302	1	1	1	1	1	0	1	0
SCDC_167	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1824/FUL	High House Farm, Ferry Road, Bawdsey - B1a	sqm	99	99	0	2	0	2	1	0	1	0
SCDC_168	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/07/0193	85-93 St Andrews Road - B1a	sqm	128	128	0	2	0	2	2	0	2	0
SCDC_169	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3830/FUL	Three Rivers Business Centre, Felixstowe Road, Foxhall - B1a	sqm	223	223	0	3	0	3	2	0	2	0
SCDC_170	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1897/FUL	Land north east of Brook House, Street Farm Road, Saxmundham - B1a	sqm	340	340	1	6	1	6	5	0	5	0
SCDC_171	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4250/COU	Police Station, Station Approach, Saxmundham - B1	sqm	98	98	0	2	0	2	1	0	1	0
SCDC_172	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4553/FUL	The Lindos Centre, Saddlemarkers Lane, Melton - D1	pupils	456	456	39	59	39	59	13	6	13	6
SCDC_173	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/5221/FUL	Deben Swimming Pool, Station Road - D2	sqm	533	533	1	2	1	2	1	1	1	1
SCDC_174	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3289/FUL	Bull Ride, 70 New Street, Woodbridge - A3	sqm	274	274	0	0	0	0	3	6	3	6
SCDC_175	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1900/FUL	Land at Hartree Way, Kesgrave - A1	sqm	262	262	0	1	0	1	2	3	2	3
SCDC_178	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3091/FUL	21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B2	sqm	843	843	2	4	2	4	3	1	3	1
SCDC_179	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3091/FUL	21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B8	sqm	842	842	0	1	0	1	1	0	1	0
SCDC_180	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/2464/FUL	Land Adjacent To Unit 14, Clifton Commercial Park, Debach Airfield, Clifton - B2	sqm	435	435	1	2	1	2	2	0	2	0
SCDC_181	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/4727/FUL	Lorry Park Onwell Crossing Service Area, A14 Nacton East Bound, Nacton - B1a	sqm	126	126	0	2	0	2	2	0	2	0
SCDC_182	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5216/FUL	31 Anson Road, Martlesham Heath - B8	sqm	1048	1048	1	1	1	1	1	0	1	0
SCDC_183	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5058/FUL	Yew Tree Courtyard, Framlingham Road, Plot 3, 5 & Church And Gooderham, Earl Soham - B1a	sqm	112	112	0	2	0	2	2	0	2	0
SCDC_184	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5419/FUL	Units 7, 17-19 Clifton Commercial Park, Debach Airfield, Clifton - B1a	sqm	391	391	1	7	1	7	6	1	6	1
SCDC_185	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/4411/FUL	Walk Farm, Old Felixstowe Road, Lexington - B1c	sqm	321	321	0	1	0	1	1	0	1	0
SCDC_186	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5207/FUL	Three Rivers Business Centre, Felixstowe Road, Foxhall - B1a	sqm	132	132	0	2	0	2	2	0	2	0
SCDC_53b	Uncertainty Log	Suffolk Coastal (East Suffolk)	PPP4	Land North of High Street, Walton, Felixstowe - B1a	sqm	258	258	0	4	0	4	4	0	4	0
SCDC_72b	Uncertainty Log	Suffolk Coastal (East Suffolk)	SPS18 DC/15/5031/OUT	Land at Old Stason Works Main Road, Westerfield- B1a	sqm	756	756	1	13	1	13	11	1	11	1
SCDC_75b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM22	Land off Vycos Road/Brook Lane, Framlingham - D2	sqm	337	337	0	1	0	1	1	0	1	0
SCDC_83a	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - B1a	sqm	337	337	1	6	1	6	5	0	5	0
SCDC_83f	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - B1c	sqm	337	337	0	1	0	1	1	0	1	0
SCDC_83b	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - A3	sqm	226	226	0	0	0	0	2	5	2	5
SCDC_84a	Uncertainty Log	Suffolk Coastal (East Suffolk)	MEL20	Land off Wilford Bridge Road, Melton - B1a	sqm	2969	891	5	50	2	15	45	4	14	1
SCDC_84b	Uncertainty Log	Suffolk Coastal (East Suffolk)	MEL20	Land off Wilford Bridge Road, Melton - B1c	sqm	2969	891	2	13	1	4	11	1	3	0
SCDC_90b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0873/FUL	8 Lexington Lane, Bucklesham - B1a	sqm	607	607	0	10	0	10	9	3	1	3
SCDC_103b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2505/FUL	Marlborough Hotel, Sea Road, Felixstowe - A3	sqm	144	144	0	1	0	1	1	0	1	0
SCDC_105b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0151/FUL DC/16/	North Sea Hotel Sea Road Felixstowe Suffolk IP11 2AU - A1	sqm	146	146	0	0	0	0	1	1	1	1
SCDC_131b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1884/FUL	Site of former Factory Warehouse, Melton Road, Melton - B1a	sqm	364	364	1	6	1	6	6	0	6	0
SCDC_176	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1157/ARM	Hillview, Church Road, Otley - B1a	sqm	607	607	1	10	1	10	9	1	9	1
SCDC_177	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/3076/FUL	Snappe Matlings, Snappe Bridge, Tunstall - B1a	sqm	631	631	1	11	1	11	10	1	10	1

Appendix B - Suffolk Coastal employment developments - Trip generation

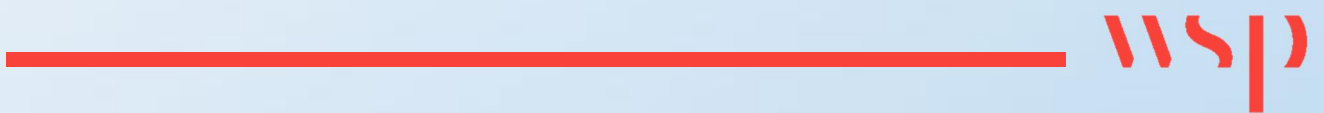
Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SQLP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B8)	sqm	8000	1840	2	2	0	0	2	2	0	0
SQLP12.35.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B8) OGVs	sqm	160000	36800	34	38	8	9	35	34	8	8
SQLP12.35.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B8) (Lorry Parking) OGVs	sqm	60000	13800	13	14	3	3	13	13	3	3
SCDC_4a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Lorry Park access)	sqm	50383	15115	3.4	3.9	1.0	1.2	3.6	3.4	1.1	1.0
SCDC_4b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Industrial Estate access)	sqm	16794	5038	1.1	1.3	0.3	0.4	1.2	1.1	0.4	0.3
SCDC_7d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton	sqm	1646	494	0.3	0.4	0.1	0.1	0.4	0.3	0.1	0.1
SCDC_11d	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham	sqm	2483	745	0.5	0.6	0.2	0.2	0.5	0.5	0.2	0.2
SCDC_12c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMPI	Masterford Industrial Estate, Leiston	sqm	837	251	0.2	0.3	0.1	0.2	0.2	0.1	0.1	0.1
SCDC_13c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMPI	Eastlands Industrial Estate, Leiston	sqm	891	267	0.2	0.2	0.1	0.1	0.2	0.2	0.1	0.1
SCDC_14	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Hi-Tech Cluster, Martlesham	sqm	1808	542	0.4	0.4	0.1	0.1	0.4	0.4	0.1	0.1
SCDC_15c	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham	sqm	837	251	0.2	0.2	0.1	0.1	0.2	0.2	0.1	0.1
SCDC_18b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E15 - DC/16/3524/FUL	Plot 1, Yew Tree Courtyard, Framlingham Road, Earl Soham	sqm	686	686	0.1	0.2	0.1	0.2	0.2	0.1	0.2	0.1

Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCDC_20	Uncertainty Log	Suffolk Coastal (East Suffolk)	E17 - DC/15/2576/FUL	Land off Dock Road The Docks Felixstowe Suffolk	sqm	56281	56281	11.8	13.5	11.8	13.5	12.4	11.8	12.4	11.8
SCDC_26	Uncertainty Log	Suffolk Coastal (East Suffolk)	E23 - DC/14/2978/FUL	Unit 1 Sizewell Crossing Industrial Estate King Georges Avenue Leiston Suffolk IP16 4LL	sqm	974	974	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
SCDC_31	Uncertainty Log	Suffolk Coastal (East Suffolk)	E28 - DC/15/0906/FUL	John Woods Nursery Loudham Hall Road Pettistree Suffolk IP13 0NQ	sqm	1613	1613	0.3	0.4	0.3	0.4	0.4	0.4	0.4	0.3
SCDC_33b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E31 - DC/13/3656/FUL	Land at Clickett Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk	sqm	31342	31342	6.2	3.8	6.2	3.8	3.8	5.2	3.8	5.2
SCDC_36d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham	sqm	877	877	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
SCDC_40b	Uncertainty Log	Suffolk Coastal (East Suffolk)	C13/0856	Petrol & Filling Station, land adj. Station Road, Framlingham	sqm	480	480	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SCDC_46c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham	sqm	945	945	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
SCDC_49d	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham	sqm	899	899	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
SCDC_179	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC17/3091/FUL	21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton	sqm	842	842	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
SCDC_182	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5276/FUL	31 Anson Road, Martlesham Heath	sqm	1048	1048	0.2	0.3	0.2	0.3	0.2	0.2	0.2	0.2

Note - Job numbers and gross floor area for Uncertainty Log sites had a factor of 0.68 applied to match Suffolk Coastal jobs target

Appendix C

DEVELOPMENT TRIP REDUCTIONS



Appendix C - Babergh & Mid Suffolk residential development trip generation adjustments

AM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Residential CHECKS	2774	1099	3873	2700	1069	3770	-74	-30	-104	-3%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Urban	180	273	113	5%	7%	3%	171	246	102	-9	-27	-11	-5%	-10%	-10%
Resi	Rural	1196	1446	161	31%	37%	4%	1172	1417	158	-24	-29	-3	-2%	-2%	-2%
TA	TA	503			13%			503			0			0%		
	Total	3873			100%			3770			-104			-3%		

AM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Residential CHECKS	5559	2198	7757	5412	2139	7551	-147	-59	-206	-3%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Urban	228	445	389	3%	6%	5%	216	401	350	-11	-45	-39	-5%	-10%	-10%
Resi	Rural	1980	3204	379	26%	41%	5%	1941	3140	372	-40	-64	-8	-2%	-2%	-2%
TA	TA	1131			15%			1131			0			0%		
	Total	7757			100%			7551			-206			-3%		

PM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Residential CHECKS	1337	2446	3783	1302	2381	3683	-35	-65	-100	-3%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Urban	174	263	109	5%	7%	3%	165	237	98	-9	-26	-11	-5%	-10%	-10%
Resi	Rural	1153	1393	156	30%	37%	4%	1129	1366	152	-23	-28	-3	-2%	-2%	-2%
TA	TA	535			14%			535			0			0%		
	Total	3783			100%			3683			-100			-3%		

PM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Residential CHECKS	2686	4902	7588	2616	4773	7389	-69	-129	-199	-3%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Urban	219	429	375	3%	6%	5%	208	386	337	-11	-43	-37	-5%	-10%	-10%
Resi	Rural	1908	3087	365	25%	41%	5%	1870	3026	358	-38	-62	-7	-2%	-2%	-2%
TA	TA	1204			16%			1204			0			0%		
	Total	7588			100%			7389			-199			-3%		

Appendix C - Babergh & Mid Suffolk employment development trip generation adjustments

AM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Employment CHECKS	335	977	1311	327	950	1277	-8	-27	-35	-2%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Urban	4	36	98	0%	3%	7%	3	31	83	0	-5	-15	-10%	-15%	-15%
Emp	Rural	108	90	269	8%	7%	20%	105	87	261	-3	-3	-8	-3%	-3%	-3%
TA	TA	706			54%			706			0			0%		
Total	Total	1311			100%			1277			-35			-3%		

AM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Employment CHECKS	630	1854	2483	615	1799	2413	-16	-55	-70	-2%	-3%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Urban	3	0	272	0%	0%	11%	3	0	231	0	0	-41	-10%		-15%
Emp	Rural	88	148	732	4%	6%	29%	85	143	710	-3	-4	-22	-3%	-3%	-3%
TA	TA	1241			50%			1241			0			0%		
Total	Total	2483			100%			2413			-70			-3%		

PM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Employment CHECKS	850	351	1201	826	346	1172	-24	-5	-29	-3%	-1%	-2%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Urban	3	32	77	0%	3%	6%	3	28	65	0	-5	-12	-10%	-15%	-15%
Emp	Rural	110	73	220	9%	6%	18%	107	71	213	-3	-2	-7	-3%	-3%	-3%
TA	TA	685			57%			685			0			0%		
Total	Total	1201			100%			1172			-29			-2%		

PM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
BDC / MSDC Employment CHECKS	1633	648	2280	1584	638	2222	-49	-9	-58	-3%	-1%	-3%
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Urban	3	0	221	0%	0%	10%	2	0	188	0	0	-33	-10%		-15%
Emp	Rural	109	130	597	5%	6%	26%	105	126	579	-3	-4	-18	-3%	-3%	-3%
TA	TA	1221			54%			1221			0			0%		
Total	Total	2280			100%			2222			-58			-3%		

Appendix C - Ipswich residential development trip generation adjustments

AM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction			
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	
IBC Residential		1048	361	1409	969	330	1299	-78	-31	-110	-7%	-9%	-8%
CHECKS				TRUE			TRUE						

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	335	610	0	24%	43%	0%	301	534	0	-33	-76	0	-10%	-13%	
Resi	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	464			33%			464			0			0%		
Total	Total	1409			100%			1299			-110			-8%		

AM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction			
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	
IBC Residential		2901	993	3893	2688	907	3595	-213	-86	-299	-7%	-9%	-8%
CHECKS				TRUE			TRUE						

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	825	1728	0	21%	44%	0%	743	1512	0	-83	-216	0	-10%	-13%	
Resi	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	1340			34%			1340			0			0%		
Total	Total	3893			100%			3595			-299			-8%		

PM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction			
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	
IBC Residential		476	853	1329	439	784	1223	-37	-69	-106	-8%	-8%	-8%
CHECKS				TRUE			TRUE						

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	322	588	0	24%	44%	0%	290	515	0	-32	-74	0	-10%	-13%	
Resi	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	418			31%			418			0			0%		
Total	Total	1329			100%			1223			-106			-8%		

PM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction			
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	
IBC Residential		1317	2353	3669	1216	2166	3382	-100	-187	-288	-8%	-8%	-8%
CHECKS				TRUE			TRUE						

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	795	1665	0	22%	45%	0%	716	1457	0	-80	-208	0	-10%	-13%	
Resi	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Resi	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	1209			33%			1209			0			0%		
Total	Total	3669			100%			3382			-288			-8%		

Appendix C - Ipswich employment development trip generation adjustments

AM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
IBC Employment	207		649	167		534	701	-40	-116	-155	-19%	-18%
CHECKS												
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	106	347	350	12%	41%	41%	90	278	280	-16	-69	-70	-15%	-20%	-20%
Emp	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	53			6%			53			0			0%		
Total	Total	856			100%			701			-155			-18%		

AM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
IBC Employment	333		1390	268		1127	1395	-64	-263	-327	-19%	-19%
CHECKS												
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	135	472	1063	8%	27%	62%	115	377	851	-20	-94	-213	-15%	-20%	-20%
Emp	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	53			3%			53			0			0%		
Total	Total	1723			100%			1395			-327			-19%		

PM 2026

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
IBC Employment	792		549	649		443	1092	-143	-106	-249	-18%	-19%
CHECKS												
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	182	762	345	14%	57%	26%	155	609	276	-27	-152	-69	-15%	-20%	-20%
Emp	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	53			4%			53			0			0%		
Total	Total	1341			100%			1092			-249			-19%		

PM 2036

	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
IBC Employment	1485		796	1205		642	1847	-280	-154	-434	-19%	-19%
CHECKS												
	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Emp	TC	225	991	1012	10%	43%	44%	192	793	810	-34	-198	-202	-15%	-20%	-20%
Emp	Urban	0	0	0	0%	0%	0%	0	0	0	0	0	0			
Emp	Rural	0	0	0	0%	0%	0%	0	0	0	0	0	0			
TA	TA	53			2%			53			0			0%		
Total	Total	2281			100%			1847			-434			-19%		

Appendix C - Suffolk Coastal trip generation adjustments

AM 2026	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Suffolk Coastal Employment	2893	2366	5259	2769	2242	5011	-124	-124	-248	-4%	-5%	-5%
CHECKS	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Resi	Urban	428	822	220	8%	16%	4%	407	739	198	-21	-82	-22	-5%	-10%	-10%
Resi	Rural	660	440	0	13%	8%	0%	647	431	0	-13	-9	0	-2%	-2%	
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Emp	Urban	125	29	430	2%	1%	8%	112	25	366	-12	-4	-65	-10%	-15%	-15%
Emp	Rural	284	58	284	5%	1%	5%	276	56	275	-9	-2	-9	-3%	-3%	-3%
TA / Non sqm	Other	1479			28%			1479			0			0%		
	Total	5259			100%			5011			-248			-5%		

AM 2036	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Suffolk Coastal Employment	5236	4952	10188	4985	4686	9671	-251	-266	-516	-5%	-5%	-5%
CHECKS	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Resi	Urban	492	1277	955	5%	13%	9%	467	1150	859	-25	-128	-95	-5%	-10%	-10%
Resi	Rural	963	624	0	9%	6%	0%	944	612	0	-19	-12	0	-2%	-2%	
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Emp	Urban	322	38	1013	3%	0%	10%	290	32	861	-32	-6	-152	-10%	-15%	-15%
Emp	Rural	358	172	1026	4%	2%	10%	347	167	996	-11	-5	-31	-3%	-3%	-3%
TA / Non sqm	Other	2946			29%			2946			0			0%		
	Total	10188			100%			9671			-516			-5%		

PM 2026	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Suffolk Coastal Employment	2341	2538	4879	2208	2416	4624	-133	-122	-255	-6%	-5%	-5%
CHECKS	TRUE			TRUE								

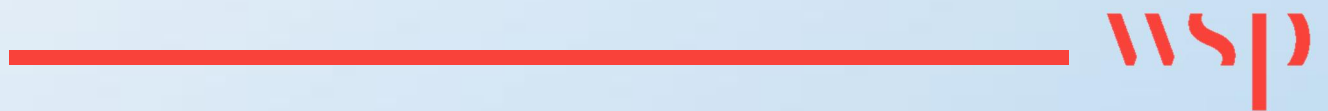
Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Resi	Urban	420	807	216	9%	17%	4%	399	726	195	-21	-81	-22	-5%	-10%	-10%
Resi	Rural	648	432	0	13%	9%	0%	635	424	0	-13	-9	0	-2%	-2%	
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Emp	Urban	148	81	453	3%	2%	9%	133	69	385	-15	-12	-68	-10%	-15%	-15%
Emp	Rural	251	48	219	5%	1%	4%	243	46	213	-8	-1	-7	-3%	-3%	-3%
TA / Non sqm	Other	1155			24%			1155			0			0%		
	Total	4879			100%			4624			-255			-5%		

AM 2036	MR7 - Original Demand			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way	Dep	Arr	Two-Way
Suffolk Coastal Employment	4646	4413	9059	4373	4178	8551	-273	-235	-508	-6%	-5%	-6%
CHECKS	TRUE			TRUE								

Land Use Type	Development Type	MR7 - Original Demand			MR7 - % split			MR7 - Reduced Demand			MR7 - Abs Difference			MR7 - % Reduction		
		Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
Resi	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Resi	Urban	483	1254	937	5%	14%	10%	459	1129	844	-24	-125	-94	-5%	-10%	-10%
Resi	Rural	946	613	0	10%	7%	0%	927	601	0	-19	-12	0	-2%	-2%	
Emp	TC	0	0	0	0%	0%	0%	0	0	0	0	0	0	0	0	0
Emp	Urban	366	135	929	4%	1%	10%	329	114	790	-37	-20	-139	-10%	-15%	-15%
Emp	Rural	312	142	791	3%	2%	9%	303	138	767	-9	-4	-24	-3%	-3%	-3%
TA / Non sqm	Other	2150			24%			2150			0			0%		
	Total	9059			100%			8551			-508			-6%		

Appendix D

ADJUSTED TRIP GENERATION BY DEVELOPMENT



Appendix D - Babergh residential developments - Trip generation (with adjustment)

WSP_SPA_Ref	Source	LPA	PlanningRef	LP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SPA_BDC_1	OPPs to 1st April 2018	Babergh	DC/17/02751/OUT		Action	Land South East Of Barrow Hill, Action, CO10 0AS	100	44	31	13	13	4	15	27	7	12
SPA_BDC_2	OPPs to 1st April 2018	Babergh	DC/17/06170/RES		Assington	Land North Of The Hollies, The Street, Assington, CO10 5LH	10	10	1	1	1	1	3	1	1	3
SPA_BDC_3	OPPs to 1st April 2018	Babergh	B/17/00003/FUL		Bentley	Osleigh, Chapel Road, Bentley, IP9 2DW	16	16	5	2	2	2	4	2	4	2
SPA_BDC_4	OPPs to 1st April 2018	Babergh	B/15/01433/OUT		Blidston	Land East of Arns Close and, Rotherham Road, Blidston	48	48	16	6	6	4	7	11	13	13
SPA_BDC_5	OPPs to 1st April 2018	Babergh	B/15/00262/FUL		Brantham	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	320	142	173	61	77	27	100	166	45	16
SPA_BDC_6	OPPs to 1st April 2018	Babergh	B/16/01493/OFD		Brantham	Britannia House, Factory Lane, Brantham, CO11 1NH	21	21	7	3	7	3	6	3	6	3
SPA_BDC_7	OPPs to 1st April 2018	Babergh	B/15/01737/FUL		Brantham	Land North of Windridge, Brantham Hill, Brantham	13	13	4	2	4	2	4	2	4	2
SPA_BDC_8	OPPs to 1st April 2018	Babergh	B/17/00212/FUL		Capel St Mary	Land North and West of Chapel Community Church, Days Road	24	24	13	5	13	5	21	14	21	14
SPA_BDC_9	OPPs to 1st April 2018	Babergh	B/14/00100/OUT		Capel St Mary	Land west of Pine Dell & Ashcroft (See Notes)	24	24	8	3	8	3	7	4	7	4
SPA_BDC_10	OPPs to 1st April 2018	Babergh	B/16/00802/FUL		Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	15	15	5	2	5	2	4	2	4	2
SPA_BDC_11	OPPs to 1st April 2018	Babergh	B/15/00673/FUL		East Bergholt	Land North West Of, Moores Lane, East Bergholt	144	64	45	18	20	8	21	40	19	18
SPA_BDC_12	OPPs to 1st April 2018	Babergh	B/16/01192/OUT		East Bergholt	Land East Of The Constable County Medical Centre, Heath Road, East Bergholt	75	23	9	11	9	11	21	13	21	13
SPA_BDC_13	OPPs to 1st April 2018	Babergh	B/15/01678/FUL		East Bergholt	Land South of Galtton Hou (Over 55's Scheme)	10	10	3	1	3	1	3	1	3	1
SPA_BDC_14	OPPs to 1st April 2018	Babergh	B/17/01014/RES		Glemford	SKF Factory, Chequers Lane (Reserved Matters for PP-B/17/00468/OUT)	10	10	3	1	3	1	3	1	3	1
SPA_BDC_15	OPPs to 1st April 2018	Babergh	B/14/00849/FUL		Great Cornard	Land East of Carsons Drive (Pleasimond)	166	74	52	23	23	9	24	11	20	11
SPA_BDC_16	OPPs to 1st April 2018	Babergh	B/16/00767/FUL		Hadleigh	Former Best Works And 109 High Street, Hadleigh, IP7 5EJ	66	21	8	21	8	10	18	10	18	10
SPA_BDC_17	OPPs to 1st April 2018	Babergh	B/16/00903/FUL		Hadleigh	Land North of Castle Road, Hadleigh	14	14	4	2	4	2	4	2	4	2
SPA_BDC_18	OPPs to 1st April 2018	Babergh	B/06/00330/RES		Hadleigh	Former Hadleigh Building Supplies, Benton Street	11	11	1	1	1	1	3	2	3	2
SPA_BDC_19	OPPs to 1st April 2018	Babergh	DC/17/09820/OUT		Holbrook	Land to The East Of Dales Street And North Of Red House Cottages, Holfesham	11	11	3	1	3	1	3	2	3	2
SPA_BDC_20	OPPs to 1st April 2018	Babergh	B/14/01288/FUL		Holbrook	Land on East side of Ipswich Road	78	24	78	24	10	10	21	11	21	11
SPA_BDC_21	OPPs to 1st April 2018	Babergh	B/16/00437/OUT		Lavenham	Land Off Norman Way, Lavenham	25	25	8	3	8	3	7	4	7	4
SPA_BDC_22	OPPs to 1st April 2018	Babergh	B/17/03100/OUT		Lavenham	Land South Of Howlett Of Lavenham, Melford Road, Lavenham	25	25	8	3	8	3	7	4	7	4
SPA_BDC_23	OPPs to 1st April 2018	Babergh	DC/17/04024/FUL		Lavenham	Land Adjacent To Biers Lane, Lavenham	24	24	8	3	8	3	7	4	7	4
SPA_BDC_24	OPPs to 1st April 2018	Babergh	B/16/01559/FUL		Lavenham	Former Highways Depot, Melford Road, Lavenham	18	18	6	2	6	2	5	3	5	3
SPA_BDC_25	OPPs to 1st April 2018	Babergh	B/16/01581/RES		Long Melford	Land N of Rogers Lane, Rodbridge Hill (Southgate Prop. Ltd) (Planning Permission: B/15/00180/OUT)	77	77	24	10	24	10	11	21	11	21
SPA_BDC_26	OPPs to 1st April 2018	Babergh	B/16/00717/FUL		Long Melford	Land On The South Side Of, Rill Lane, Long Melford	71	71	22	9	22	9	20	10	20	10
SPA_BDC_27	OPPs to 1st April 2018	Babergh	B/15/01043/FUL		Long Melford	Former Fleethwood Caravan Site, Hall Street	48	15	15	6	15	6	13	7	13	7
SPA_BDC_28	OPPs to 1st April 2018	Babergh	B/16/01718/OUT		Monks Elsiegh	Former Monks Elsiegh Controlled School, Churchfield, Monks Elsiegh, Colchester, IP7 7JH	17	17	5	2	5	2	5	3	5	3
SPA_BDC_29	OPPs to 1st April 2018	Babergh	B/14/01377/OUT		Pinewood	Belkhead House Sprites Lane, Pinewood, IP8 3NA	165	69	19	22	19	23	43	10	19	43
SPA_BDC_30	OPPs to 1st April 2018	Babergh	B/12/00500/FUL		Shotley	Former H&S Ganges Site, Shotley Gate	42	42	12	5	12	5	18	10	18	10
SPA_BDC_31	OPPs to 1st April 2018	Babergh	B/91/00723/OUT		Shotley	Shotley Marina, Ltd King Edward VII Drive	131	49	17	16	16	7	19	36	9	16
SPA_BDC_32	OPPs to 1st April 2018	Babergh	B/13/01384/FUL		Shotley	Shotley Marina Ltd, King Edward VII Drive, Shotley, IP9 1QJ (Part reserved scheme of B/91/00723/OUT)	19	19	6	2	6	2	5	3	5	3
SPA_BDC_33	OPPs to 1st April 2018	Babergh	B/15/01672/FUL		Shotley	Shotley Lodge, Bristol Hill (Was B/07/01648/FUL)	12	12	4	2	4	2	3	2	3	2
SPA_BDC_34	OPPs to 1st April 2018	Babergh	B/16/01210/RES		Sproughton	Land south of Sproughton Vc, Primary School, Church Lane (Submission of details OPP B/17/00745/OUT)	30	9	2	2	2	2	4	2	4	2
SPA_BDC_35	OPPs to 1st April 2018	Babergh	B/15/00029/OUT		Sproughton	Russettts, Hadleigh Road (See notes + B/16/00067/ROC also refs)	16	16	5	2	5	2	4	2	4	2
SPA_BDC_36	OPPs to 1st April 2018	Babergh	B/16/01469/OFD		Sproughton	Gent House, Hadleigh Rd, IP9 3AS (B/14/00826/OFD also refs. See also Non-Res records)	15	15	5	2	5	2	4	2	4	2
SPA_BDC_37a	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury	575	256	86	101	86	120	196	58	196	88
SPA_BDC_37b	OPPs to 1st April 2018	Babergh	B/15/01718/OUT		Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury	575	256	86	101	86	120	196	58	196	88
SPA_BDC_38	OPPs to 1st April 2018	Babergh	DC/17/00499/FUL		Sudbury	Walnut Tree Hospital, Walnut Tree Lane, Sudbury	49	49	15	6	15	6	7	13	7	13
SPA_BDC_39	OPPs to 1st April 2018	Babergh	DC/17/04326/RES		Sudbury	Land east of Bulmer Road, Sudbury (Reserved Matters for PP-B/17/00991/FUL)	43	43	6	5	6	5	6	11	6	11
SPA_BDC_40	OPPs to 1st April 2018	Babergh	DC/17/04796/OFD		Sudbury	Sallyhouse, North Street, Sudbury, CO10 1BE (Reserved Scheme from: B/17/00606/OFD)	39	39	12	5	12	5	7	2	7	2
SPA_BDC_41	OPPs to 1st April 2018	Babergh	B/17/01023/OUT		Sudbury	Crown Building, Newton Road, Sudbury, CO10 2RL	20	20	6	2	6	2	5	3	5	3
SPA_BDC_42	OPPs to 1st April 2018	Babergh	B/16/01670/FUL		Sudbury	Easterns, 31 Station Road, Sudbury, CO10 2SS	15	15	5	2	5	2	4	2	4	2
SPA_BDC_43	OPPs to 1st April 2018	Babergh	B/14/00585/FUL		Sudbury	St Leonards Hospital, Newton Road, Sudbury (B/03/00282/OUT also ref)	12	12	4	1	4	1	3	2	3	2
SPA_BDC_44	OPPs to 1st April 2018	Babergh	B/15/00626/FUL		Sudbury	Former 'Sudbury Hall Hotel, Melford Rd	12	12	4	1	4	1	3	2	3	2
SPA_BDC_101	2016-2018 Completions	Babergh	B/17/00148/OUT		Boxford	Land S of Daking Ave / W of Swan St (aka Goodlands Farm) (See notes)	21	21	7	3	7	3	6	3	6	3
SPA_BDC_102	2016-2018 Completions	Babergh	B/13/01288/FUL		Glemford	Former EW Downes Works, 2-4 Brook Street	26	26	8	3	8	3	4	7	4	7
SPA_BDC_103	2016-2018 Completions	Babergh	B/13/00133/OUT		Great Cornard	Welford Europe, Radwater Road (B/15/00679/RES / See Notes)	105	105	30	12	30	14	26	14	26	14
SPA_BDC_104	2016-2018 Completions	Babergh	B/17/00748/FUL		Lavenham	Former Armes Site, Preston Rd	16	16	5	2	5	2	4	2	4	2
SPA_BDC_105	2016-2018 Completions	Babergh	B/15/00490/FUL		Lavenham	Land S of 81-86 Meadow Close (BDC, Atf Hang Scheme)	12	12	4	2	4	2	3	2	3	2
SPA_BDC_106	2016-2018 Completions	Babergh	B/14/01520/RES		Sudbury	ANAP CLOSE MEADOW, Waddingfield Rd (See also B/12/01198/OUT)	124	124	36	14	36	14	17	31	17	31
SPA_BDC_107	2016-2018 Completions	Babergh	B/14/01259/FUL		Hadleigh	Land East of Boxford Court, Sand Hill (see notes)	25	25	8	3	8	3	4	7	4	7
SPA_BDC_108	2016-2018 Completions	Babergh	B/14/01288/FUL		Holbrook	Land on East side of Ipswich Road	27	27	8	3	8	3	7	4	7	4
SPA_BDC_109	2016-2018 Completions	Babergh	B/14/01600/FUL		Glemford	Land rear of 49-55 Schoolfield	15	15	5	2	5	2	4	2	4	2
SPA_BDC_110	2016-2018 Completions	Babergh	B/15/00426/FUL		Widfield	Land West of Church Farm, Naughton Rd (Was B/12/00595/OUT)	15	15	5	2	5	2	4	2	4	2
S00177	SHEALAA	Babergh	DC/17/02751	AD05	Action	Land south of Tarnage Road, Action	28	28	18	3	18	9	16	4	16	7
S00179	SHEALAA	Babergh	B/17/00090	Boundary Review	Stutton	Land east of Church Road, Stutton	20	9	2	2	3	1	5	1	2	1
S00181	SHEALAA	Babergh	B/15/00673	AD06	East Bergholt	Land north west of Moores Lane	84	37	26	11	12	5	12	5	10	5
S00182	SHEALAA	Babergh	B/16/01092	AD01	East Bergholt	Land south of Heath Road	44	19	14	5	4	2	6	12	3	5
S00185	SHEALAA	Babergh	AD03	Brantham	Land south of Ipswich Road, Brantham	17	8	5	2	5	2	5	1	5	1	
S00191	SHEALAA	Babergh	AD03	Sproughton	Land west of London Road (A1214) and east of Hadleigh Road	349	0	109	44	0	51	0	96	0	0	0
S00200	SHEALAA	Babergh	DC/18/00200	Boundary Review	Great Waddingfield	Land to the east of Valley Road	19	8	6	2	3	1	5	1	5	1
S00203	SHEALAA	Babergh		Boundary Review	Woolvestonstone	Land South of Main Road, Woolvestonstone, Suffolk	6	3	2	1	1	0	1	2	1	0
S00204	SHEALAA	Babergh		Boundary Review	Chelmendiston	Land south of B1456, Chelmendiston	4	4	1	1	1	1	2	1	1	1
S00208	SHEALAA	Babergh	AD05	Shotley	Land south of The Street, Shotley	29	13	9	4	4	2	4	8	2	4	4
S00212	SHEALAA	Babergh	B/17/01009	Boundary Review	Ermett	Land west of Hadleigh Road	24	11	8	3	3	1	4	2	3	1
S00223	SHEALAA	Babergh	AD01	Hitcham	Land west of The Causeway	7	7	2	1	1	0	1	2	1	0	1
S00223	SHEALAA	Babergh	AD02	Sproughton	Land north of Buntall Lane and west of B113	44	19	14	5	4	2	6	12	3	5	3
S00242	SHEALAA	Babergh	AD02	Great Cornard	Land at Tye Farm, Great Cornard	291	0	84	34	0	0	39	73	0	0	0
S00251	SHEALAA	Babergh	DC/17/06318	AD04	Capel St Mary	Land east of Longfield Road	38	26	18	7	8	3	9	16	4	7
S00278	SHEALAA	Babergh	AD048	Blidston	Land south of Watkinson Road	44	0	14	5	0	0	6	12	0	0	0
S00288	SHEALAA	Babergh	AD069	Lavenham	Land North West of Melford Road, Lavenham	12	0	4	1	0	0	2	3	0	0	0
S00295	SHEALAA	Babergh	AD008	Copdock and Washbrook	Land south east of Back Lane	131	58	41	17	18	7	19	36	9	16	9
S00298	Allocation	Babergh	AD09	Hadleigh	Land north east of Frog Hall Lane	900	222	156	62	69	74	137	33	61	61	33
S00299	Allocation	Babergh	B/15/00993	AD014	Sproughton	Land at Poplar Lane	475	211	201	67	90	30	117	186	52	83
S00433	SHEALAA	Babergh	DC/18/02469	AD040	Sudbury	Land west of Bures Road, Great Cornard	27	23	8	3	4	1	4	2	3	3
S00537	Public Land	Babergh	AD007	Hadleigh	Babergh District Council offices, Cocks Lane, Hadleigh	29	13	9	4	4	2	4	8	2	4	4
S00580	SHEALAA	Babergh	AD096	Lavenham	Land south of High Road, Lavenham	14	10	7	3	4	2	3	6	2	3	6
S00591	SHEALAA	Babergh	DC/18/04329	AD005	Belkhead	Acres Field between Green Hill and Holly Lane, Belkhead	8	4	3	1	0	1	2	1	1	1
S00593	SHEALAA	Babergh	AD009	Copdock and Washbrook	Land south west of London Road, Copdock	7	3	2	1	1	0	1	2	0	1	2
S00597	SHEALAA	Babergh	AD035	Capel St Mary	Land to the south west of Rembrow Road, Capel St Mary	17	17	6	2	6	2	1	4	1	2	1
S00682	SHEALAA	Babergh	Boundary Review	Laxhall	Land east of Bury Road, Laxhall IP29 4FH	9	4	3	1	1	0	1				

Appendix D - Babergh employment developments - Trip generation (with adjustment)

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
BDC_32	Babergh	DC/17/02664/FUL	Albert E Webb And Son, Acton Place Industrial Estate, Acton	B1a_1	sqm	214	118	0	3	0	2	3	0	2	0
BDC_5b	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A1_1	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5c	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A3	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5d	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A4	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5e	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	A5	sqm	288	158	14	15	8	8	21	19	11	10
BDC_5f	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1a_1	sqm	8187	4503	25	169	14	93	133	24	73	13
BDC_5g	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16752	9214	12	44	7	24	38	8	21	4
BDC_5h	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B1c_B2	sqm	16372	9005	57	107	32	59	73	30	40	16
BDC_5i	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	B8_av	sqm	12812	7047	7	21	4	12	22	12	7	0
BDC_5j	Babergh	B/15/00263/FUL	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	D1	sqm	288	158	14	15	8	8	0	0	0	0
BDC_33	Babergh	B/17/00441/FUL	Former Wardle Storeys, Factory Lane, Brantham	B8_2	sqm	4507	2479	2	6	1	3	5	2	3	1
BDC_10b	Babergh	B/15/00673/FUL	Land North West Of, Moores Lane, East Bergholt	B1b_1	sqm	360	198	0	2	0	1	1	0	1	0
SS0299_Land At Pp	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5680	3130	24	31	13	17	81	129	44	71
SS0299_Land At Pp	Babergh	B/15/00993/FUL	Land At Poplar Lane	A3_A4_A5_D1	sqm	5680	3130	24	31	13	17	81	129	44	71
SS0299_Land At Pp	Babergh	B/15/00993/FUL	Land At Poplar Lane	D2	Pupils	210	116	46	64	25	35	5	2	3	1
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1a_1	sqm	416	129	1	7	0	2	6	1	2	0
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B1c_B2	sqm	1432	441	3	6	1	2	6	1	2	0
SS1031_Lady Lane	Babergh	SS1031	Lady Lane Employment Allocation (EM03)	B8_1	sqm	2165	666	1	3	0	1	3	1	1	0
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B1a_1	sqm	2145	1072	4	35	2	17	32	3	16	1
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B1c_B2	sqm	7378	3689	17	33	8	16	29	7	14	3
SS1035_Land to th	Babergh	SS1035	Land to the east of Frog Hall Lane	B8_1	sqm	11153	5577	6	15	3	7	13	4	7	2
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B1	B1a_1	sqm	2121	653	3	35	1	11	31	3	10	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B2	B1c_B2	sqm	5473	1684	12	24	4	7	21	5	7	2
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - B8	B8_1	sqm	6089	1874	3	8	1	2	7	2	2	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - Hotel	C1	beds	12	4	3	2	1	1	2	3	1	1
SS0721_Former Su	Babergh	SS0721	Former Sugar Beet Factory Site, Sproughton Road - A1	A1_1	sqm	190	58	0	0	0	0	2	2	1	1
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1a_1	sqm	252	126	0	4	0	2	4	0	2	0
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B1c_B2	sqm	868	434	2	4	1	2	3	1	2	0
SS1026_Poplar Lan	Babergh	SS1026	Poplar Lane, Sproughton	B8_1	sqm	1312	656	1	2	0	1	2	0	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1a_1	sqm	202	62	0	3	0	1	3	0	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B1c_B2	sqm	694	214	2	3	0	1	3	1	1	0
SS1027_Land betw	Babergh	SS1027	Land between The Street and the A14	B8_1	sqm	1050	323	1	1	0	0	1	0	0	0
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B1	B1a_1	sqm	905	279	10	23	10	23	15	10	15	10
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B2	B1c_B2	sqm	3114	958	5	15	5	15	0	5	0	5
SS1028_Allocated l	Babergh	SS1028	Allocated Land at Chilton Woods Site (West) - B8	B8_1	sqm	4707	1448	2	5	1	2	5	1	2	0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B2	B1c_B2	sqm	257	79	1	1	0	0	1	0	0	0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	0	0	0	0	0	0	0	0
SS1029_Land at Ch	Babergh	SS1029	Land at Chilton Woods Allocation (East) - B8	B8_1	sqm	389	120	0	0	0	0	0	0	0	0

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.15 applied to match Babergh Local Plan jobs target

Appendix D - Mid Suffolk residential developments - Trip generation (with adjustment)

WSP_SSPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
ISPA_MSDC_1	OPPs to 1st April 2018	Mid Suffolk	M/3270/16/OUT		Bacton	Land adjacent Wymerstone Road (opposite School)	64	64	20	8	20	8	9	18	9	18
ISPA_MSDC_2	OPPs to 1st April 2018	Mid Suffolk	M/01947/15/OUT		Bacton	Land west of Broad Road	47	47	15	6	15	6	7	13	7	13
ISPA_MSDC_3	OPPs to 1st April 2018	Mid Suffolk	M/4070/16/FUL		Badwell Ash	Land adj to Donardick Lane	17	17	5	2	5	2	3	5	3	5
ISPA_MSDC_4	OPPs to 1st April 2018	Mid Suffolk	M/0191/17/FUL		Barham	Land rear of De Saumarez Drive	23	23	7	3	7	3	4	6	4	6
ISPA_MSDC_5	OPPs to 1st April 2018	Mid Suffolk	M/0928/17/FUL		Barham	Land at Norwich Road(adjacent to Henry VIII farmhouse)	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_6	OPPs to 1st April 2018	Mid Suffolk	M/0156/17/REM		Bramford	Land adjacent to Bramford Playing Field, The Street	130	130	41	16	23	9	36	11	20	7
ISPA_MSDC_7	OPPs to 1st April 2018	Mid Suffolk	M/2700/15/OUT		Bramford	Former 'Scots'/Kings site/adjacent Mill Lane/Hybrid Application ref. used twice for CL and Outline	98	98	31	12	31	12	14	27	14	27
ISPA_MSDC_8	OPPs to 1st April 2018	Mid Suffolk	M/2700/15/OUT		Bramford	Former 'Scots'/Kings site/adjacent Mill Lane/Hybrid Application ref. used twice for CL and Outline	10	10	3	1	3	1	2	4	2	4
ISPA_MSDC_9	OPPs to 1st April 2018	Mid Suffolk	M/0408/17/OUT		Bramford	By-pass Nurseries/Bramford Road	20	20	6	3	6	3	3	5	3	5
ISPA_MSDC_10	OPPs to 1st April 2018	Mid Suffolk	M/1492/15/OUT		Combs	Land W of Farmers Rd, Edgcomb Park, Hybrid App (Phase 2)	110	110	62	34	19	8	16	30	9	17
ISPA_MSDC_11	OPPs to 1st April 2018	Mid Suffolk	M/1492/15/FUL		Combs	Land W of Farmers Rd, Edgcomb Park, Hybrid App (Phase 1)	75	75	23	9	23	9	11	21	11	21
ISPA_MSDC_12	OPPs to 1st April 2018	Mid Suffolk	M/1188/15/OUT		Cretingham St Mary	J. Brehney Contractors Ltd/Hordon Road	52	52	16	7	16	7	8	14	8	14
ISPA_MSDC_13	OPPs to 1st April 2018	Mid Suffolk	M/4911/16/OUT		Elmwell	Land adjacent to Wetherden Road	246	246	135	75	43	17	64	20	37	12
ISPA_MSDC_14	OPPs to 1st April 2018	Mid Suffolk	M/3918/15/REM		Elmwell	Former Grampian/Harris Factory, St. Edmund Drive	190	107	59	24	33	13	52	16	29	10
ISPA_MSDC_15	OPPs to 1st April 2018	Mid Suffolk	M/3449/16/OUT		Elmwell	Land East of Boley Crescent	60	60	19	8	19	8	9	16	9	16
ISPA_MSDC_16	OPPs to 1st April 2018	Mid Suffolk	M/3563/15/OUT		Eye	Land South of Eye Airfield/Castleton Way	280	157	88	35	49	20	77	23	43	14
ISPA_MSDC_17	OPPs to 1st April 2018	Mid Suffolk	M/4410/16/OUT		Fressingfield	Land and buildings at Red House Farm/Prory Road	28	28	9	4	9	4	4	8	4	8
ISPA_MSDC_18	OPPs to 1st April 2018	Mid Suffolk	M/0294/15/OUT		Gislegham	Land to rear of West View Gardens, Thornham Road	40	40	13	5	13	5	11	6	11	6
ISPA_MSDC_19	OPPs to 1st April 2018	Mid Suffolk	M/3310/14/FUL		Great Blakenham	Former Masons Cement Wks, Land btwn Gipping and Bramford Rd	426	239	133	53	75	30	63	117	35	66
ISPA_MSDC_20	OPPs to 1st April 2018	Mid Suffolk	M/2022/16/OUT		Great Blakenham	Land on West side of Stowmarket Road	130	73	41	16	23	9	36	11	20	7
ISPA_MSDC_21	OPPs to 1st April 2018	Mid Suffolk	M/1704375/UL		Laxfield	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	12	12	4	2	4	2	3	2	3	2
ISPA_MSDC_22	OPPs to 1st April 2018	Mid Suffolk	M/3642/16/OUT		Laxfield	Land on west side of Bickers Hill Road	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_23	OPPs to 1st April 2018	Mid Suffolk	M/2613/16/OUT		Mauls	Land at Bullocks Farm/old road	10	10	3	1	3	1	3	1	3	1
ISPA_MSDC_24	OPPs to 1st April 2018	Mid Suffolk	M/2211/16/REM		Mendlesham	GB Warehousing Site, Old Station Rd	56	56	18	7	18	7	8	15	8	15
ISPA_MSDC_25	OPPs to 1st April 2018	Mid Suffolk	M/4242/16/OUT		Mendlesham	Land to North West of Mason Court (known as Old Engine Meadow)	28	28	9	4	9	4	4	8	4	8
ISPA_MSDC_26	OPPs to 1st April 2018	Mid Suffolk	M/3153/14/FUL		Needham Market	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	266	149	83	33	47	19	39	73	22	41
ISPA_MSDC_27	OPPs to 1st April 2018	Mid Suffolk	M/3679/13/OUT		Needham Market	Land W of Anderson Close, Hill House Lane	37	37	12	5	12	5	5	10	5	10
ISPA_MSDC_28	OPPs to 1st April 2018	Mid Suffolk	M/2452/14/FUL		Overhouse	Land at Red Willows Inf. Estate, Finborough Rd	11	11	3	1	3	1	3	2	3	2
ISPA_MSDC_29	OPPs to 1st April 2018	Mid Suffolk	M/4195/15/FUL		Palgrave	Land south east of Lun Road	21	21	7	3	7	3	4	6	4	6
ISPA_MSDC_30	OPPs to 1st April 2018	Mid Suffolk	DC/1702657/OUT		Rickingham	Land at Rectory Hill	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_31	OPPs to 1st April 2018	Mid Suffolk	M/2798/16/OUT		Rickingham	Land to the rear of Willowmere/Garden House Lane	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_32	OPPs to 1st April 2018	Mid Suffolk	M/4847/16/OUT		Stonham Aspal	Green Farm, Crowfield Road	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_33	OPPs to 1st April 2018	Mid Suffolk	M/2722/13/FUL		Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Overhouse)	215	121	62	25	35	14	29	54	16	30
ISPA_MSDC_34	OPPs to 1st April 2018	Mid Suffolk	M/1109/16/FUL		Stowmarket	Phase 6C Cedars Park (Final Phase), Nth of Wagtail Drive & 5th of Stowupland Rd	10	10	3	1	3	1	2	4	2	4
ISPA_MSDC_35	OPPs to 1st April 2018	Mid Suffolk	M/4556/16/FUL		Stowmarket	Phase 3D Cedars Park/Land South of Gun Cotton Way	48	48	15	6	15	6	7	13	7	13
ISPA_MSDC_36	OPPs to 1st April 2018	Mid Suffolk	M/1662/14/FUL		Stowmarket	Land adjoining roundabout, Bury Road	27	27	8	3	8	3	4	7	4	7
ISPA_MSDC_37	OPPs to 1st April 2018	Mid Suffolk	DC/1706154/FUL		Stowmarket	115 Ipswich Street/Jokers Night Club, 111 Ipswich Street	25	25	8	3	8	3	4	7	4	7
ISPA_MSDC_38	OPPs to 1st April 2018	Mid Suffolk	M/2628/15/FUL		Stowmarket	Land off Chertsey Road West	14	14	4	2	4	2	2	4	2	4
ISPA_MSDC_39	OPPs to 1st April 2018	Mid Suffolk	M/2308/15/FUL		Stowmarket	Mulberry House, Millon Road South	14	14	4	2	4	2	4	2	4	2
ISPA_MSDC_40	OPPs to 1st April 2018	Mid Suffolk	M/3756/12/FUL		Stowmarket	19-21 Violet Hill Road	13	13	4	2	4	2	2	3	2	3
ISPA_MSDC_41	OPPs to 1st April 2018	Mid Suffolk	M/3112/15/OUT		Stowupland	Land between Gipping Road and Church Road (Phase 2)	100	56	31	13	18	7	15	27	8	15
ISPA_MSDC_42	OPPs to 1st April 2018	Mid Suffolk	M/1702755/RES		Stowupland	Land between Gipping Road and Church Road (Phase 1)	75	75	23	9	23	9	11	21	11	21
ISPA_MSDC_43	OPPs to 1st April 2018	Mid Suffolk	M/0171/17/FUL		Stowupland	Land at Church Road	10	10	3	1	3	1	1	3	1	3
ISPA_MSDC_44	OPPs to 1st April 2018	Mid Suffolk	M/4605/14/FUL		Stradbroke	Croft Farm, Queen Street	14	14	4	2	4	2	4	2	4	2
ISPA_MSDC_45	OPPs to 1st April 2018	Mid Suffolk	M/4714/16/FUL		Thurston	Kerrison Conference & Training Centre, Stoke Ash Road	28	28	9	4	9	4	4	8	4	8
ISPA_MSDC_46	OPPs to 1st April 2018	Mid Suffolk	M/5070/16/OUT		Thurston	Land on the North side of Norton Road	200	112	63	25	35	14	29	55	17	31
ISPA_MSDC_47	OPPs to 1st April 2018	Mid Suffolk	M/5010/16/OUT		Thurston	Land to the South of Norton Road	175	98	55	22	31	12	26	48	14	27
ISPA_MSDC_48	OPPs to 1st April 2018	Mid Suffolk	M/2613/17/OUT		Thurston	Thurston Granary, Station Hill	97	97	32	12	30	12	14	27	14	27
ISPA_MSDC_49	OPPs to 1st April 2018	Mid Suffolk	M/4914/16/FUL		Tostock	Land east of Norton Road/south of Filders Creek, north of Tostock Village Hall)	14	14	4	2	4	2	4	2	4	2
ISPA_MSDC_50	OPPs to 1st April 2018	Mid Suffolk	M/2982/15/FUL		Whitton	Whitton Park Retirement Home, Thurleston Lane	19	19	6	2	6	2	3	5	3	5
ISPA_MSDC_51	OPPs to 1st April 2018	Mid Suffolk	M/2480/16/FUL		Worham	Land south of Bury Road	12	12	4	2	4	2	3	2	3	2
ISPA_MSDC_101	2016-2018 Completions	Mid Suffolk	M/0110/14/PNN		Bramford	Acorn Business Centre (also known as The Hub)/Paper Mill Lane	18	18	6	2	6	2	3	5	3	5
ISPA_MSDC_102	2016-2018 Completions	Mid Suffolk	M/1492/15/FUL		Combs	Land west of Farmers Road Edgcomb Park	11	11	4	2	4	2	5	9	5	9
ISPA_MSDC_103	2016-2018 Completions	Mid Suffolk	M/3310/14/FUL		Great Blakenham	Former Masons Cement Works, Land between Gipping and Bramford Road	123	122	38	15	39	15	18	34	18	34
ISPA_MSDC_104	2016-2018 Completions	Mid Suffolk	M/0210/15/FUL		Great Blakenham	Land off Kingfisher Drive/Chalk Hill Rise, (MSDC land)	23	23	7	3	7	3	4	3	4	3
ISPA_MSDC_105	2016-2018 Completions	Mid Suffolk	M/2722/13/FUL		Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Overhouse)	109	109	31	13	31	13	15	26	15	26
ISPA_MSDC_106	2016-2018 Completions	Mid Suffolk	M/2178/14/FUL		Woolpit	Unity 12: Land at Steeles Rd - and S of 46-64 Steeles Rd	16	16	5	2	5	2	4	2	4	2
ISPA_MSDC_107	2016-2018 Completions	Mid Suffolk	M/1709/16/FUL		Stowmarket	Phase 6C Cedars Park (Final Phase), Nth of Wagtail Drive & 5th of Stowupland Rd	63	63	18	7	18	7	9	16	9	16
ISPA_MSDC_108	2016-2018 Completions	Mid Suffolk	M/0958/16/FUL		Stowmarket	Finborough Road (off site) Way	21	21	6	3	6	3	6	3	6	3
ISPA_MSDC_109	2016-2018 Completions	Mid Suffolk	M/2211/16/REM		Mendlesham	GB Warehousing Site, Old Station Rd	13	13	4	2	4	2	4	2	4	2
ISPA_MSDC_110	2016-2018 Completions	Mid Suffolk	M/3153/14/FUL		Needham Market	Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it)	21	21	7	3	7	3	6	3	6	3
ISPA_MSDC_111	2016-2018 Completions	Mid Suffolk	M/2742/14/FUL		Stowmarket	Land at St Mary's Rd, Kingmead Rd/Close, Lydgate Close & Silverdale Ave	20	20	6	2	6	2	3	5	3	5
ISPA_MSDC_112	2016-2018 Completions	Mid Suffolk	M/3918/15/REM		Elmwell	Former Grampian/Harris Factory, St. Edmund Drive	20	20	6	2	6	2	3	5	3	5
S00004	SHELAA	Mid Suffolk	DC/17104113	LA067	Haughley	Land south of Bacton Road, Haughley	62	28	20	8	9	3	7	4	8	3
S00006	SHELAA	Mid Suffolk	DC/17102232	LA090	Thurston	Land to the west of Barton Road, Thurston	82	37	26	10	11	5	12	23	5	10
S00012	SHELAA	1866/17	Boundary Review	LA001	Old Newton	Land north of Falconer Avenue, Old Newton	36	16	11	4	5	2	5	2	4	2
S00014	SHELAA	LA022	LA022	Eye	Eye	Land to the north of Maple Way, Eye	96	43	30	12	13	5	14	26	6	12
S00019	SHELAA	4942/16	LA084	Thurston	Thurston	Land to the west of Meadow Lane, Thurston	41	18	13	5	6	2	6	3	5	2
S00020	SHELAA	DC/17104849	Boundary Review	LA067	Haughley	Land south of The Broadway, Badwell Ash	8	8	3	1	3	1	2	1	1	1
S00029	SHELAA	4955/16	LA036	Stowmarket	Stowmarket	Land south of Union Road, Stowmarket	191	85	46	18	27	11	28	63	13	24
S00031	SHELAA	LA057	Debenham	Debenham	Debenham	Land north of Ipswich Road, Debenham	89	0	28	11	0	0	13	25	0	0
S00033	SHELAA	LA102	Whitton	Whitton	Whitton	Land west of Old Norwich Road, Whitton	121	54	38	15	17	7	18	33	8	15
S00038	SHELAA	Boundary Review	Yaxley	Yaxley	Yaxley	Land to the east of Old Ipswich Road, Yaxley	10	4	3	1	1	1	3	1	1	1
S00039	SHELAA	LA064	Elmwell	Elmwell	Elmwell	Land to the north of Church Road, Elmwell	38	17	12	5	5	2	6	11	3	5
S00040	SHELAA	1352/17	LA091	Widham-le-Willows	Widham-le-Willows	Land to the east of Watfield Road, Widham-le-Willows	38	17	12	5	5	2	6	11	3	5
S00042	SHELAA	Boundary Review	Yaxley	Yaxley	Yaxley	Land west of Old Ipswich Road, Yaxley	1	0	1	0	1	0	1	0	1	0
S00054	SHELAA	Boundary Review	Weybread	Weybread	Weybread	Land north-east of The Street, Weybread	10	0	3	1	0	0	1	3	0	0
S00058	SHELAA	3872/16	Boundary Review	Fressingfield	Fressingfield	Land between Outfields and Stradbroke Road, Fressingfield	11	5	1	2	1	2	1	3	1	1
S00064	SHELAA	DC/1801163	LA033	Stowmarket	Stowmarket	Land south of Gun Cotton Way, Stowmarket	43	19	13	5	6	2	6	12	3	5
S00065	SHELAA	LA073	Mendlesham	Mendlesham	Mendlesham	Land south of Gable Way, Mendlesham	16	7	5	2	4	1	4	2	3	4
S00069	SHELAA	Boundary Review	Laxfield	Laxfield	Laxfield	Land to the south of Framlingham Road, Laxfield	10	4	3	1	3	1	3	1	1	1
S00073	SHELAA	5024/16 and 0195/16	LA100	Stowupland	Stowupland	Land to the north of B1115, Stowupland	91	41	2							

WSP_LSPA_Ref	Source	LPA	PlanningRef	JLP Ref	Parish	Site Name	Dwellings (2036)	Dwellings (2036)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
S50121	SHELAA	Mid Suffolk		LA006	Bramford	Land south of Fitzgerald Road, Bramford	64	28	20	8	9	4	9	18	4	8
S50129	SHELAA	Mid Suffolk	0460/17	LA049	Botesdale & Rickingham	Land south of Back Hills, Botesdale and Rickingham	26	11	8	3	4	1	4	7	2	3
S50131	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land east of Stowmarket Road, Old Newton	6	3	2	1	1	0	1	2	0	1
S50132	SHELAA	Mid Suffolk		LA066	Elmswell	Land west of Station Road, Elmswell	64	0	20	8	0	0	9	18	0	0
S50141	SHELAA	Mid Suffolk		LA076	Stonham Aspal	Land south of The Street, Stonham Aspal	22	0	7	3	0	0	3	6	0	0
S50145	SHELAA	Mid Suffolk		Boundary Review	Somercham	Land to the west of Main Road, Somercham	19	9	4	2	1	0	3	5	1	2
S50151	SHELAA	Mid Suffolk		LA077	Stowupland	Land south of Church Road, Stowupland	11	5	4	1	2	1	2	3	1	1
S50157	SHELAA	Mid Suffolk		LA036*	Stowmarket	Land north east of the junction of Finborough Road and Starhouse Lane, Oneshouse	100	44	31	13	14	6	15	27	7	12
S50171	SHELAA	Mid Suffolk		Boundary Review	Henley	Land south of Ashbrooking Road, Henley	13	6	4	2	2	1	2	4	1	2
S50264	SHELAA	Mid Suffolk		LA035	Stowmarket	Land north of Stowupland Road and east of Newton Road	570	253	164	66	73	29	77	144	34	64
S50268	SHELAA	Mid Suffolk		LA058	Debenham	Land east of Aspell Road, Debenham	6	0	1	0	0	0	0	1	0	0
S50319	SHELAA	Mid Suffolk		LA086	Thurston	Land South of Heath Road, Thurston	70	0	22	9	0	0	10	19	0	0
S50343	SHELAA	Mid Suffolk		Boundary Review	Oneshouse	Land south of Forest Road	6	0	2	1	0	0	1	2	0	0
S50369	SHELAA	Mid Suffolk	DC/17/02783	LA092	Walsham-le-Willows	Land east of Watfield Road, Walsham-le-Willows	14	0	4	2	0	0	2	4	0	0
S50380	SHELAA	Mid Suffolk		Boundary Review	Finningham	Land south of Wickham Road, Finningham	4	0	2	1	0	0	1	2	0	0
S50478	SHELAA	Mid Suffolk	DC/18/00233	LA007	Bramford	Land east of The Street, Bramford	124	55	39	16	17	7	16	34	8	15
S50500	SHELAA	Mid Suffolk	DC/18/00229	Boundary Review	Battlesden	Land east of Milschery Lane, Battlesden	14	6	4	2	2	1	2	4	1	2
S50530	Public Land	Mid Suffolk		LA032	Needham Market	Mid Suffolk District Council Offices, 131 High Street, Needham Market	32	14	10	4	4	2	5	9	2	4
S50547	SHELAA	Mid Suffolk	1636/16	LA094	Woolpit	Land south of Old Stowmarket Road, Woolpit	77	34	24	10	11	4	11	21	5	9
S50550	SHELAA	Mid Suffolk		Boundary Review	Mendham	Land east of Withersdale Road, opposite Mendham Primary School	6	3	2	1	1	0	1	2	0	1
S50551	SHELAA	Mid Suffolk		LA001	Barham	Land to the east of Norwich Road, Barham	207	92	66	26	29	12	31	87	14	28
S50558	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	Land to the south of Long Thurlow Road, Long Thurlow	6	3	2	1	1	0	1	2	0	1
S50570	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land east of A140 The Street, Wetheringsett	6	0	2	1	0	0	1	2	0	0
S50599	SHELAA	Mid Suffolk		Boundary Review	Wetheringsett	Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett	6	0	2	1	0	0	1	2	0	0
S50603	SHELAA	Mid Suffolk		Boundary Review	Barking	Land north of Barking Road and west of Hascot Hill	6	0	2	1	0	0	1	2	0	0
S50618	SHELAA	Mid Suffolk		Boundary Review	Ludford	Land east of Mill Road	10	4	3	1	1	0	3	1	1	1
S50648	Public Land	Mid Suffolk		LA038	Stowmarket	Land south of Creething Road West, north of Navigation Approach, Stowmarket	16	0	5	2	0	0	2	4	0	0
S50669	Public Land	Mid Suffolk		LA031	Needham Market	Needham Market Middle School, School Street, IP6 8BB	26	0	8	3	0	0	4	7	0	0
S50670	SHELAA	Mid Suffolk		LA095	Woolpit	Land south of A14, north east of The Street and east of White Elm Road	319	142	100	40	44	18	47	88	21	39
S50672	Public Land	Mid Suffolk		LA021	Eye	Land north of Church Street	13	6	4	2	2	1	2	4	1	2
S50673	SHELAA	Mid Suffolk		LA096	Woolpit	Land north east of Heath Road, adjacent to Woolpit Primary School	6	3	2	1	1	0	1	2	0	1
S50681	SHELAA	Mid Suffolk		LA083	Stradbroke	Land east of Farriers Close, Stradbroke	22	0	7	3	0	0	3	4	0	0
S50706	Public Land	Mid Suffolk		Boundary Review	Pettaugh	Land to the west of Debenham Way, Pettaugh	6	0	2	1	0	0	1	2	0	0
S50716	SHELAA	Mid Suffolk	4963/16	LA088	Thurston	Land west of Isworth Road, Thurston	159	71	50	20	22	9	23	44	10	19
S50728	SHELAA	Mid Suffolk		Boundary Review	Hoime	Land to the south of Denham Road, Hoime	19	0	6	2	0	0	3	5	0	0
S50729	SHELAA	Mid Suffolk		LA087	Thurston	Land south of Beyton Road	128	57	40	16	18	7	19	35	8	16
S50735	SHELAA	Mid Suffolk		Boundary Review	Westhorpe	Land south of Church Road, Westhorpe	6	3	2	1	0	0	1	2	0	1
S50736	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land north of Tostock Road	6	3	2	1	1	0	1	2	0	1
S50783	SHELAA	Mid Suffolk		LA097	Woolpit	Land west of Heath Road, Woolpit	19	9	6	2	3	1	3	5	1	2
S50786	SHELAA	Mid Suffolk		Boundary Review	Thwalite	Land to the south of Wickham Road and west of A140	6	3	2	1	1	0	1	2	0	1
S50796	SHELAA	Mid Suffolk		Boundary Review	Ashbrooking	Land to the west of B1077	10	0	3	1	0	0	1	3	0	0
S50806	SHELAA	Mid Suffolk		Boundary Review	Cotton	Land north east of Mill Hill	10	0	3	1	0	0	1	3	0	0
S50809	SHELAA	Mid Suffolk		Boundary Review	Badwell Ash	Land north of Long Thurlow Road, Long Thurlow	6	3	2	1	1	0	1	2	0	1
S50818	SHELAA	Mid Suffolk		Boundary Review	Redgrave	Land south of B1113 Hall Lane, opposite junction with Half Moon Lane	6	3	2	1	1	0	1	2	0	1
S50832	SHELAA	Mid Suffolk		Boundary Review	Henley	Land west of Main Road	16	7	5	2	2	1	2	4	1	2
S50849	SHELAA	Mid Suffolk		Boundary Review	Finningham	Land west Gillingham Road, Finningham	6	3	2	1	1	0	1	2	0	1
S50881	SHELAA	Mid Suffolk		LA003	Claydon	Land east of Exeter Road and south of Church Lane, Claydon	48	21	15	6	7	3	7	13	3	6
S50883	SHELAA	Mid Suffolk		Boundary Review	Metfield	Land north of B1123, Metfield	16	0	5	2	0	0	2	4	0	0
S50884	SHELAA	Mid Suffolk		LA011	Great Blakenham	Land north of Cipping Road, west of the railway line, Great Blakenham	13	6	4	2	2	1	2	4	1	2
S50902	SHELAA	Mid Suffolk		LA056	Debenham	Land south of Low Road	22	10	7	3	3	1	3	6	1	3
S50949	SHELAA	Mid Suffolk	DC/17/02760	LA052	Botesdale & Rickingham	Land south of Diss Road and north of Mill Road, Botesdale	44	0	14	6	0	0	6	12	0	0
S51005	SHELAA	Mid Suffolk		LA032*	Needham Market	Mid Suffolk District Council car park, land west Hurstlea Road	19	9	4	2	3	1	3	5	1	2
S51011	SHELAA	Mid Suffolk		Boundary Review	Brome & Oakley	Land north of B1118, Oakley	6	3	2	1	1	0	1	2	0	1
S51021	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton	6	3	2	1	1	0	1	2	0	1
S51022a	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys	300	0	94	38	0	0	44	82	0	0
S51022b	Allocation	Mid Suffolk	5007/16	LA034	Stowmarket	Land at Chilton Leys	300	0	86	35	0	0	41	76	0	0
S51043	SHELAA	Mid Suffolk		LA082	Stradbroke	Land South of New Street, Stradbroke	38	17	12	5	5	2	6	11	3	5
S51055	SHELAA	Mid Suffolk		Boundary Review	Great Finborough	Land West of High Road, Great Finborough	16	7	2	1	2	1	2	4	1	2
S51058	SHELAA	Mid Suffolk		Boundary Review	Stonham Earl	Land North East of Huggers Mead, Earl Stonham	13	6	4	2	2	1	2	4	1	2
S51065	SHELAA	Mid Suffolk		Boundary Review	Beyton	Land West of Church Road, Beyton	6	3	2	1	1	0	1	2	0	1
S51071	SHELAA	Mid Suffolk		LA078	Stowupland	Land South of Stowmarket Road, Stowupland	191	0	60	24	0	0	28	53	0	0
S51086	SHELAA	Mid Suffolk		LA079	Stowupland	Land South of Cipping Road, Stowupland	64	0	20	8	0	0	9	18	0	0
S51118	SHELAA	Mid Suffolk		LA020	Eye	Land North of Magdalen Street, Eye	51	6	16	6	0	0	8	14	0	0
S51190	SHELAA	Mid Suffolk	3858/16	LA050	Botesdale & Rickingham	Land north of Gardenhouse Lane, Botesdale and Rickingham	27	12	8	3	4	1	4	7	2	3
S51198	SHELAA	Mid Suffolk	DC/19/01343	LA081	Stradbroke	Land north of Lawfield Road, Stradbroke	29	0	9	4	0	0	4	8	0	0
S51199	SHELAA	Mid Suffolk	DC/17/05549	LA030	Needham Market	Land west of Stowmarket Road, Needham Market	42	19	13	5	6	2	6	12	3	5
S51200	SHELAA	Mid Suffolk		Boundary Review	Old Newton	Land south of Church Road, Old Newton	15	7	5	2	2	1	2	4	1	2

Note - Dwellings numbers for SHELAA and Public Land sites had a factor of 0.64 applied to match Mid Suffolk Local Plan housing target

Appendix D - Mid Suffolk employment developments - Trip generation (with adjustment)

WSP_ISPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
MSDC_41	Mid Suffolk	DC/17/05177/FUL	White's Fruit Farm, Helmingham Road.	B1c_B2	sqm	612	337	1	3	1	1	2	1	1	0
MSDC_42	Mid Suffolk	DC/17/02355/FUL	Grove Farm, The Common	B1c_B2	sqm	4502	2476	10	20	6	11	18	4	10	2
MSDC_43	Mid Suffolk	DC/17/04785/FUL	Brome Triangle, Norwich Road	B1_av	sqm	2445	1345	4	21	2	12	18	2	10	1
MSDC_44	Mid Suffolk	M/4710/16/FUL	Land at Paper Mill Lane	B1c_B2	sqm	1454	800	3	6	2	4	6	1	3	1
MSDC_45a	Mid Suffolk	M/2351/16/OUT	Land at Blackacre Hill, Bramford Road	B1a_2	sqm	4400	2420	7	25	4	14	25	1	14	1
MSDC_45b	Mid Suffolk	M/2351/16/OUT	Land at Blackacre Hill, Bramford Road	B8_2	sqm	59500	32725	43	107	24	59	55	27	30	15
MSDC_46	Mid Suffolk	M/1775/16/FUL	The Grange, Hinderclay Road	B1a_1	sqm	719	395	1	12	1	6	11	1	6	1
MSDC_47	Mid Suffolk	M/0019/17/FUL	Land south of Gun Cotton Way	B1_av	sqm	5643	3104	7	43	4	24	37	5	20	2
MSDC_49	Mid Suffolk	M/0095/17/FUL	Brickfields Business Park, Old Stowmarket Road	B1_av	sqm	716	394	1	6	1	3	5	1	3	0
MSDC_50	Mid Suffolk	M/4782/16/FUL	BUUK Utilities, Unit 23, Windmill Avenue, Woolpit Business Park	B1a_1	sqm	2112	1162	3	34	2	19	31	3	17	1
SS0773_Land At Law	Mid Suffolk	DC/18/01279	Land At Lawn Farm Warren Lane Woolpit	B2	sqm	16500	9075	22	179	12	99	143	17	79	9
SS0928_Eye Airfield	Mid Suffolk	SS0928	Land To The South Of Eye Airfield And East Of The A140	B2	sqm	20450	11248	0	0	0	0	0	0	0	0
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B1a_1	sqm	3919	1959	6	56	3	28	51	4	25	2
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B1c_B2	sqm	13480	6740	26	52	13	26	46	11	23	6
SS1032_Land south	Mid Suffolk	SS1032	Land south of Gun Cotton Way (allocated land at Cedars Park)	B8_1	sqm	20377	10188	9	24	5	12	21	6	11	3
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B1 Office	B1a_1	sqm	6806	3403	11	111	6	55	100	9	50	4
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B2 Other	B1c_B2	sqm	20419	10210	46	90	23	45	80	19	40	10
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 1 - B8 Warehousing	B8_1	sqm	71467	35733	37	94	18	47	86	26	43	13
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B1 Office	B1a_1	sqm	4467	2233	7	73	4	36	66	6	33	3
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B2 Other	B1c_B2	sqm	3403	1702	8	15	4	8	13	3	7	2
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - B8 Warehousing	B8_1	sqm	34032	17016	17	45	9	22	41	12	20	6
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Public House with Restaurant	A3	sqm	459	230	0	0	0	0	8	11	4	5
SS1025_Mill Lane	Mid Suffolk	SS1025	Mill Lane, Stowmarket - Phase 2 - Drive Thru	A3	sqm	362	181	0	0	0	0	6	8	3	4

Note - Job numbers and gross floor area for Allocated sites had a factor of 0.85 applied to match Mid Suffolk Local Plan jobs target

Appendix D - Ipswich residential developments - Trip generation (with adjustment)

WSP_IPSA_Ref	LPA	PlanningRef	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)
IBC_2	Ipswich	IP200	Griffin Wharf, Bath Street	113	113	32	13	32	13	15	28	15	28
IBC_3b	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfield) College Street Ipswich	30	30	8	3	8	3	4	7	4	7
IBC_3	Ipswich	04/00313/FUL (IP206)	Redevelopment Sites (Former Cranfield) College Street Ipswich	137	100	38	15	28	11	18	34	13	24
IBC_4a	Ipswich	IP/05/00296/FUL (IP211)	Pauls Mall Ltd Key Street Ipswich	156	156	44	17	44	17	21	38	21	38
IBC_5	Ipswich	IP/04/00612/FUL	Hayhill Phase 2b, Allotments Hayhill Road Ipswich Suffolk	2	2	3	1	3	1	3	3	3	3
IBC_8	Ipswich	IP/06/00246/REM	Area S&T, Ravenswood Nacton Road Ipswich Suffolk	36	36	10	4	10	4	5	9	5	9
IBC_9	Ipswich	14/00435 (IP150a)	Ravenswood U V W	94	94	26	11	26	11	12	23	12	23
IBC_11	Ipswich	13/09443 (IP165)	Europa Way	94	94	26	11	26	11	12	23	12	23
IBC_13a	Ipswich	IP205	Barton San And Sanders Warehouse, St Peter's Wharf	14	14	4	2	4	2	2	3	2	3
IBC_14	Ipswich	IP132	Bridge Street, Northern Quays (west)	73	0	21	8	0	0	10	18	0	0
IBC_16	Ipswich	IGS Phase 1a (14/00638)	Ipswich Garden Suburb Fornereau (West of Westerfield Rd)	800	364	264	64	120	29	112	184	51	84
IBC_17	Ipswich	IGS Phase 2a (16/00688)	Ipswich Garden Suburb Henley Gate (North of railway line)	1140	526	376	91	174	42	160	263	74	121
IBC_18	Ipswich	IGS Phase 3a & 3b	Ipswich Garden Suburb Red House Farm (East of Westerfield Road)	1061	241	365	80	19	16	166	34	15	
IBC_19	Ipswich	IP004	Bus Depot, Sir Alf Ramsey Way	48	0	14	6	0	0	6	12	0	0
IBC_20a	Ipswich	IP005	Tooks Bakery	60	60	17	7	17	7	8	15	8	15
IBC_20b	Ipswich	IP032	King George V Playing Field	99	0	28	11	0	0	13	24	0	0
IBC_22a	Ipswich	IP010a	Felicitouse Road	75	0	21	8	0	0	10	18	0	0
IBC_22b	Ipswich	IP010b	Felicitouse Road	62	17	0	0	0	0	8	15	0	0
IBC_23	Ipswich	IP011b	Smart Street/Foundation Street	56	0	16	6	0	0	8	14	0	0
IBC_24	Ipswich	IP012	Peter's Ice Cream etc, Grimwade Street	35	0	10	4	0	0	5	9	0	0
IBC_26	Ipswich	IP023	Land at Bramford Road (Stock's site)	52	0	16	6	0	0	7	14	0	0
IBC_27	Ipswich	IP037	Island Site	421	0	118	47	0	0	55	103	0	0
IBC_28	Ipswich	IP039a	Land between Vernon Street and Stoke Quay (west)	45	0	13	5	0	0	6	11	0	0
IBC_29	Ipswich	IP043	Commercial Bldgs, Star Lane	50	0	14	6	0	0	7	13	0	0
IBC_30a	Ipswich	IP048a	Mint Quarter (east)	53	0	15	6	0	0	7	13	0	0
IBC_30b	Ipswich	IP048b	Mint Quarter (west)	36	0	10	4	0	0	5	9	0	0
IBC_30c	Ipswich	IP048c	6-10 Cox Lane and 36-46 Carr Street	33	33	9	4	9	4	4	8	4	8
IBC_31	Ipswich	IP052	Land between Lower Orwell Street and Star Lane	29	0	8	3	0	0	4	7	0	0
IBC_32a	Ipswich	IP054a	30 Lower Brook Street	62	7	17	7	8	15	62	8	15	
IBC_32b	Ipswich	IP054b	Land between Old Cattle Market and Star Lane	40	0	11	4	0	0	5	10	0	0
IBC_33	Ipswich	IP059a	Eton Park Industrial Estate	103	52	29	12	14	6	14	25	7	13
IBC_34	Ipswich	IP061	Loweham Road	23	12	7	3	11	4	2	3	0	0
IBC_35	Ipswich	IP080	240 Wherstead Road	27	0	8	3	0	0	4	7	0	0
IBC_36	Ipswich	IP098	Tranco, south of Pateson Road	62	0	18	7	0	0	8	16	0	0
IBC_37a	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	31	31	9	3	9	3	4	8	4	8
IBC_37	Ipswich	IP116	St Clement's Hospital Grounds, Foxhall Road	196	196	56	22	56	22	26	48	26	48
IBC_38	Ipswich	IP113	South of Felaw Street	45	0	13	5	0	0	6	11	0	0
IBC_39	Ipswich	IP136	Silo, College Street	48	0	14	6	0	0	6	12	0	0
IBC_40	Ipswich	IP226	Helena Road	337	0	94	38	0	0	44	83	0	0
IBC_41	Ipswich	IP015	West End Road Surface Car Park	67	0	19	8	0	0	9	17	0	0
IBC_42a	Ipswich	IP031a	Burrell Road Car Park	20	0	6	2	0	0	3	5	0	0
IBC_42b	Ipswich	IP031b	Burrell Road - 22 Stoke Street	18	18	5	2	5	2	2	5	2	5
IBC_43	Ipswich	IP047	Land at Commercial Road	173	130	48	19	36	15	23	42	17	32
IBC_44	Ipswich	IP089	Waterworks Street	23	0	7	3	0	0	3	6	0	0
IBC_45	Ipswich	IP096	Car Park, Handford Road East	22	6	3	6	3	6	3	6	3	6
IBC_46	Ipswich	15/01040/FUL IP042	Land between Cliff Quay and Landsaver Road	222	0	62	25	0	0	29	54	0	0
IBC_48	Ipswich	IP045	Holywells Road West / Toller Road	148	0	41	17	0	0	19	36	0	0
IBC_49	Ipswich	IP038b	Land West of Groyfians Road (Jewsons)	40	0	11	5	0	0	5	9	0	0
IBC_50	Ipswich	IP064a	Holywells Road East	66	0	19	8	0	0	9	17	0	0
IBC_52	Ipswich	IP142	Land at Duke Street	44	0	13	5	0	0	6	11	0	0
IBC_53	Ipswich	IP066	St Wilson Elm Street	55	55	16	6	16	6	7	14	7	14
IBC_54	Ipswich	IP014	St George Church, Fore Hamlet	23	23	7	3	7	3	3	6	3	6
IBC_59	Ipswich	IP009	Victoria Nurseries, Westerfield Road	12	0	3	1	0	0	1	2	0	0
IBC_60	Ipswich	IP011a	Lower Orwell Street	18	0	5	2	0	0	2	5	0	0
IBC_62	Ipswich	IP088	79 Caudwell Hall Road	17	17	5	2	5	2	2	4	2	4
IBC_63	Ipswich	IP105	1 A Wyard Depot, Beardonfield Road	13	0	4	1	0	0	1	2	0	0
IBC_64	Ipswich	IP109	The Drift, Woodbridge Road	13	13	4	1	4	1	2	3	2	3
IBC_66	Ipswich	IP135	112-116 Bramford Road	19	19	5	2	5	2	3	5	3	5
IBC_67	Ipswich	IP221	Waterford Road	12	0	3	1	0	0	2	3	0	0
IBC_68	Ipswich	IP256	Sport's Club, Henley Road	28	28	8	3	8	3	4	7	4	7
IBC_69	Ipswich	IP282	Observation Court, Princes Street	15	15	4	2	4	2	2	4	2	4
IBC_70	Ipswich	IP283	25 Grimwade Street, Club and car park, Rope Walk	14	14	4	2	4	2	2	4	2	4
IBC_78c	Ipswich	IP035(c)	Key Street/Star Lane/Burtons Site	86	0	24	10	0	0	11	21	0	0
IBC_159	Ipswich		North East Ipswich allocation - northern end of Humber Doucy Lane	494	0	188	54	0	0	122	25	0	0
IBC_160	Ipswich	IP150e	Land south of Ravenswood	126	50	35	14	14	6	17	31	7	12
IBC_162	Ipswich	IGS Phase 1b	Ipswich Garden Suburb (Ipswich School)	283	0	93	23	0	0	46	65	0	0
IBC_163a	Ipswich	IP051	Waste tip and employment area north of Sir Alf Ramsey Way (Red)	114	0	32	13	0	0	15	28	0	0
IBC_164	Ipswich	IP040(b)	Civic Centre area, Civic Drive	59	0	17	7	0	0	8	15	0	0
IBC_167	Ipswich	IP041	Former Police Station, Civic Drive	58	0	17	7	0	0	8	15	0	0
IBC_170	Ipswich	IP067a	Former British Energy Site (north), Cliff Quay	17	0	5	2	0	0	2	4	0	0
IBC_172a	Ipswich	IP119	Land east of West End Road	28	0	8	3	0	0	4	7	0	0
IBC_174	Ipswich	IP143	Former Norsk Hydro site, Sandhill Lane	85	24	10	10	24	10	12	21	0	0
IBC_177	Ipswich	IP150d	Land south of Ravenswood	34	0	10	4	0	0	5	9	0	0
IBC_178a	Ipswich	IP279a	Former BT offices, Handford Road	104	104	29	12	29	12	14	26	14	26
IBC_178b	Ipswich	IP279b	North and south of former BT offices, Handford Road	47	13	5	13	5	6	12	6	12	6
IBC_179	Ipswich	IP287	Prince of Wales Drive	3	0	1	1	0	0	1	2	0	0
IBC_183	Ipswich	IP106	391 Bramford Road	11	11	3	1	3	1	3	1	3	1
IBC_184	Ipswich	IP125	Corner of Hawke Road and Holbrook Road	15	15	4	2	4	2	2	4	2	4
IBC_185	Ipswich	IP245	12-13a Arcade Street	14	14	4	2	4	2	2	4	2	4
IBC_186	Ipswich	IP209	Former Social Club and amenity land 18-42 Austin Street	15	15	4	2	4	2	2	4	2	4
IBC_187	Ipswich	IP354	72 (Old Boatyard) Cullingham Road	24	24	7	3	7	3	3	6	3	6
IBC_188	Ipswich	IP358	Saxon House, 1 Cromwell Square	34	34	10	4	10	4	5	9	5	9
IBC_189	Ipswich	IP359	19 Elm Street	17	17	5	2	5	2	2	4	2	4
IBC_190	Ipswich	IP362	29 Princes Street	12	12	3	1	3	1	2	3	2	3
IBC_191	Ipswich	IP363	34 Foundation Street	12	12	3	1	3	1	2	3	2	3
IBC_192	Ipswich	IP365	15-17 Princes Street	14	14	4	2	4	2	2	4	2	4
IBC_196	Ipswich	IP120b	Land west of West End Road	103	0	29	12	0	0	14	25	0	0
IBC_198	Ipswich	IP071	218 Hawthorn Drive	23	0	7	3	0	0	3	6	0	0
IBC_197	Ipswich	IP071	St Edmund House, Rope Walk	36	36	10	4	10	4	5	9	5	9
IBC_198	Ipswich	IP218	St Helen's Street	3	3	1	1	3	1	2	3	2	3
IBC_199	Ipswich	IP246	London Road	14	14	4	2	4	2	2	4	2	4
IBC_200	Ipswich	IP253	Electric House, Lloyds Avenue	13	13	4	1	4	1	2	3	2	3
IBC_201	Ipswich	IP272	72 Foundation Street	10	10	3	1	3	1	3	1	3	1
IBC_202	Ipswich	IP275	25 London Road	14	14	4	2	4	2	2	4	2	4
IBC_203	Ipswich	IP244	Jackel Street (28-32)	17	17	5	2	5	2	2	4	2	4
IBC_204	Ipswich	IP161	2 Park Road	14	14	4	2	4	2	2	4	2	4
IBC_205	Ipswich	IP169	Burrell Road	14	14	4	2	4	2	2	4	2	4
IBC_206	Ipswich	IP214	300 Old Foundry Road	12	12	3	1	3	1	2	3	2	3
IBC_207	Ipswich	IP215	7-15 Queen Street	11	11	3	1	3	1	1	3	1	3

Appendix D - Ipswich employment developments - Trip generation (with adjustment)

WSP_JSPA_Ref	LPA	PlanningRef	Site Address	Land Use Type	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
IBC_4b	Ipswich	IP/05/00296/FUL	Pauls Mail Ltd Key Street Ipswich	A1	eqm	5000	5000	1	8	1	8	36	38	36	38
IBC_10	Ipswich	14/00920 (IP129)	Russett Road/Woodbridge Road	D1 (SEN School)	pupils	60	60	0	53	0	53	53	53	0	0
IBC_13b	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1a	eqm	766	766	0	4	0	4	4	4	0	0
IBC_13c	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	B1c	eqm	2683	2683	1	9	1	9	8	8	1	1
IBC_13d	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	A3	eqm	725	725	0	0	0	0	2	2	9	9
IBC_13e	Ipswich	IP205	Burton Son And Sanders Warehouse, St Peter's Wharf	D1	eqm	537	537	0	2	1	0	1	1	1	1
IBC_25	Ipswich	IP029	Opposite 674-734 Bramford Road	B1c	eqm	2848	0	2	11	9	0	0	0	0	0
IBC_72a	Ipswich	IP141a	Futura Park (B2 land use)	B2	eqm	2170	2170	4	8	7	8	7	7	0	0
IBC_72b	Ipswich	IP141a	Futura Park (B8 land use)	B8	eqm	6475	6475	3	7	3	7	6	6	2	2
IBC_73a	Ipswich	IP141a	Futura Park (7 & 9 Crane Boulevard)	Car Showroom	eqm	2331	2331	9	19	9	19	14	14	8	8
IBC_73b	Ipswich	IP141a	Futura Park (land adjacent 12 Crane Boulevard)	B1c	eqm	13252	13252	7	47	7	47	40	40	4	4
IBC_73c	Ipswich	IP141a	Futura Park (3 Crane Boulevard)	Car Showroom	eqm	1530	1530	6	13	6	13	9	9	5	5
IBC_73d	Ipswich	IP141a	Futura Park (13 Crane Boulevard)	B8	eqm	5624	5624	2	6	2	6	6	6	2	2
IBC_74	Ipswich	IP004	Bus Depot, Sir Alf Ramsey Way	B1a	eqm	5000	0	3	25	0	0	23	0	0	0
IBC_79	Ipswich	IP040(A)	Civic Centre area, Civic Drive	Retail A1	eqm	2050	2050	1	3	1	3	15	16	15	16
IBC_80	Ipswich	IP043	Commercial Bldgs & Jewish Burial Ground, Star Lane	Employment B1 use	eqm	1000	600	1	4	0	0	3	0	2	0
IBC_81a	Ipswich	IP051(A)	Old Cattle Market site, Portman Road (South) (B1a business park)	B1a serviced business	eqm	7072	4243	4	35	3	21	33	20	2	2
IBC_81b	Ipswich	IP051(B)	Old Cattle Market site, Portman Road (South) (B1a call centre)	B1a call centre	eqm	7072	4243	4	35	3	21	33	20	2	2
IBC_81c	Ipswich	IP051(C)	Old Cattle Market site, Portman Road (South) (A3 land use)	A3	eqm	4420	2652	0	0	0	0	10	57	6	34
IBC_85	Ipswich	IP067b	Former British Energy Site, Cliff Quay	B1b small business	eqm	20000	0	30	192	0	0	153	20	0	0
IBC_86	Ipswich	IP094	Rear of Grafton House, Russell Road	B1a	eqm	3000	600	2	15	0	3	14	1	3	0
IBC_88a	Ipswich	IP140(A)	Land north of Whitton Lane	B1a call centre	eqm	2772	1663	1	14	8	13	1	8	1	1
IBC_88b	Ipswich	IP140(B)	Land north of Whitton Lane	B1a small business	eqm	2772	1663	2	14	8	13	1	8	1	1
IBC_88c	Ipswich	IP140(C)	Land north of Whitton Lane	B8	eqm	11508	6905	5	3	13	7	3	11	2	2
IBC_88d	Ipswich	IP140(D)	Land north of Whitton Lane	B1a	eqm	1850	1110	1	9	1	5	9	1	5	0
IBC_89a	Ipswich	IP146(A)	Ransomes Europark (east)/Land around Makro (B1a land use)	B1a serviced business	eqm	705	705	0	3	0	0	3	0	3	0
IBC_89b	Ipswich	IP146(B)	Ransomes Europark (east)/Land around Makro (B2 land use)	B2	eqm	3086	3086	6	11	10	6	2	10	6	2
IBC_89c	Ipswich	IP146(C)	Lytham Road (rear of Base Point Centre, 70 The Havens)	B1	eqm	1036	5	1	106	5	5	1	5	0	0
IBC_89d	Ipswich	IP146(D)	Lytham Road (rear of Base Point Centre, 70 The Havens)	B8	eqm	1500	1500	1	0	1	0	0	0	0	0
IBC_89e	Ipswich	IP146(E)	Land opposite 30 The Havens	D2	eqm	1200	1200	4	5	4	5	13	13	13	13
IBC_89f	Ipswich	IP146(F)	Land opposite 30 The Havens	B1	eqm	976	976	0	3	0	0	3	0	3	0
IBC_90	Ipswich	IP147	Land between railway junction and Hadleigh Road	B8	eqm	17667	17667	7	19	7	19	18	5	18	5
IBC_91a	Ipswich	IP152(A)	Alport Farm Kennels, north of A14 (B1b land use)	B1b Science park	eqm	17668	3538	26	5	34	27	18	27	18	27
IBC_91b	Ipswich	IP152(B)	Alport Farm Kennels, north of A14 (B8 land use)	B8 Large Scale sub	eqm	12888	2888	5	4	13	4	13	4	13	1
IBC_92a	Ipswich	IP047	Land at Commercial Road	A3	eqm	1616	1293	0	0	0	0	21	3	17	3
IBC_92b	Ipswich	IP047	Land at Commercial Road	C1	bed	60	48	8	3	7	3	6	2	5	5
IBC_92c	Ipswich	IP047	Land at Commercial Road	D2	eqm	1928	1542	7	9	6	7	21	17	17	17
IBC_93	Ipswich	IP049	No 8 Shed Owell Quay	B1	eqm	2508	502	1	2	0	0	8	0	0	0
IBC_94	Ipswich	IP005	Former Toaks Bakery, Old Norwich Road	Health Centre element	eqm	380	380	6	14	9	6	14	9	6	6
IBC_96a	Ipswich	IP037(A)	Island site (B1a business park land use)	B1a serviced business	eqm	3853	0	2	19	0	0	18	0	0	0
IBC_96b	Ipswich	IP037(B)	Island site (B1b Science park and small business units)	B1b Science park	eqm	2890	0	4	28	0	0	22	0	0	0
IBC_96c	Ipswich	IP037(C)	Island site (B1b High tech R & D)	B1b High tech R & D	eqm	2890	0	4	28	0	0	22	0	0	0
IBC_96d	Ipswich	IP037(D)	Island site (A3 land use)	A3	eqm	3010	0	0	0	0	0	39	0	0	0
IBC_96a	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A1 Shops	eqm	410	410	1	3	0	1	2	3	0	0
IBC_96b	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A3 Restaurant	eqm	796	0	0	637	0	0	10	0	8	8
IBC_98c	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	B1 Office	eqm	1602	1282	1	8	1	6	7	1	6	1
IBC_98d	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A2	eqm	414	331	1	0	1	0	3	2	3	3
IBC_98e	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	D2 gym	eqm	5128	4102	27	35	22	28	39	31	31	57
IBC_98f	Ipswich	15/01041/FUL	Land between Cliff Quay and Landseer Road	A1 nightclub	eqm	180	144	0	0	1	0	0	1	1	1
IBC_99	Ipswich	IP136	Site, College Street	B1a	eqm	200	0	0	0	0	0	1	0	0	0
IBC_143	Ipswich	14/00940/FUL	East Suffolk Family Health, St Clements Hospital, Foxhall Road	B1c	eqm	875	875	0	3	0	3	3	0	0	0
IBC_144a	Ipswich	IP206	Cranfields, College Street (Hotel)	C1 Hotel	bed	81	81	12	5	12	5	4	8	4	8
IBC_144b	Ipswich	IP206	Cranfields, College Street (A1)	A1	eqm	3840	3840	1	7	30	1	30	30	31	31
IBC_145a	Ipswich	IP211	Regatta Quay, Key Street (D2 Gym land use)	D2 Gym	eqm	500	500	3	3	4	4	4	4	7	7
IBC_145b	Ipswich	IP211	Regatta Quay, Key Street (A3 Restaurant)	A3 Restaurant	eqm	1000	1000	0	0	0	0	13	0	2	13
IBC_145c	Ipswich	IP211	Regatta Quay, Key Street (B1 Office)	B1 Office	eqm	500	500	0	2	0	0	2	0	0	0
IBC_145d	Ipswich	IP211	Regatta Quay, Key Street (D2 Theatre)	D2 Theatre	eqm	1000	1000	0	0	0	0	7	5	7	5
IBC_146	Ipswich	IP142	Land at Duke Street	A1	eqm	38	38	0	0	0	0	0	0	0	0
IBC_147	Ipswich	IP133	South of Felaw Street	A1	eqm	1537	922	0	0	0	0	12	0	12	7
IBC_148a	Ipswich	IP042	Land between Cliff Quay and Landseer Road (D1 Museum)	D1	eqm	3232	2586	0	0	0	0	7	9	6	7
IBC_148b	Ipswich	IP042	Land between Cliff Quay and Landseer Road (B1 / B8 land use)	B1 / B8	eqm	1602	1282	1	6	1	5	5	4	0	0
IBC_148c	Ipswich	IP042	Land between Cliff Quay and Landseer Road (A1 land use)	A1	eqm	410	328	0	1	0	1	3	2	3	3
IBC_148d	Ipswich	IP042	Land between Cliff Quay and Landseer Road (A3 land use)	A3	eqm	188	150	0	0	0	0	2	0	2	0
IBC_148e	Ipswich	IP042	Land between Cliff Quay and Landseer Road (D2 Health Club)	D2	eqm	1004	803	4	5	11	9	11	9	9	9
IBC_149	Ipswich	IP090 (17/00981/FUL)	Europa Way/Sproughton Road	A1	eqm	1254	1254	0	2	0	2	10	10	10	10
IBC_150	Ipswich	IP283	25 Grimwade Street Club and car park, Rope Walk	B1a	eqm	370	370	0	2	0	2	2	2	0	0
IBC_151	Ipswich	17/00408/FUL	32 Foxtail Road	Car Showroom	eqm	1000	1000	4	9	4	9	6	6	3	3
IBC_152	Ipswich	17/00888/FUL	The Maltings, Princes Street IP1 15B	B1	eqm	2865	2865	1	10	9	1	10	9	9	9
IBC_153a	Ipswich	17/00513/FUL	38-40 White House Road/Ipswich/Suffolk (B8 land use)	B8	eqm	2219	2219	1	3	2	1	3	2	1	1
IBC_153b	Ipswich	17/00513/FUL	38-40 White House Road/Ipswich/Suffolk (A1 land use)	A1	eqm	111	0	0	111	0	0	1	0	1	1
IBC_154	Ipswich	17/00261/FUL	Amenity Land Adjacent To 7 Wentworth Road	B	eqm	2673	2673	1	10	1	10	9	1	9	1
IBC_155	Ipswich	17/00744/FUL	Land Adjacent To 30 Wharfedale Road	B1	eqm	172	172	0	1	1	1	0	1	0	0
IBC_156	Ipswich	17/00831/FUL	Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0JE	B8	eqm	571	571	0	1	1	0	1	1	0	0
IBC_163b	Ipswich	IP003	Waste tip and employment area north of Sir Alf Ramsey Way (B1a)	B1a	eqm	800	0	0	0	0	0	4	0	0	0
IBC_168	Ipswich	IP045	Holywells Road West / Toller Road	Employment B1 use	eqm	2500	0	12	0	12	0	0	0	0	0
IBC_169	Ipswich	IP048b	Mini Quarter (west)	Retail A1	eqm	4800	960	1	8	0	2	35	7	0	7
IBC_172b	Ipswich	IP119	Land east of West End Road	B1c	eqm	500	0	0	2	0	0	2	0	0	0
IBC_172c	Ipswich	IP119	Land east of West End Road	Leisure	eqm	500	0	2	2	0	0	6	6	0	0
IBC_175	Ipswich	IP150b	Land south of Ravenswood	D2 Sports Park	ha	1500	600	1	3	1	3	1	1	0	1
IBC_176	Ipswich	IP150c	Land south of Ravenswood	B1	eqm	1000	4000	7	54	22	3	5	21	5	2
IBC_181	Ipswich	IP347	Mecca Bingo, Lloyds Avenue	Retail A1	eqm	650	390	0	1	0	5	3	0	3	3
IBC_182	Ipswich	IP348	Upper Princes Street	Retail A1	eqm	400	240	0	0	0	0	3	2	0	2
IBC_193	Ipswich	IP/18/00793/FUL	42 White House Road	B1a	eqm	1917	1917	1	9	1	9	9	1	1	1
IBC_194a	Ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B1/B2	eqm	893	893	2	3	2	3	3	1	1	1
IBC_194b	Ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	B2	eqm	862	862	4	10	9	3	10	9	3	3
IBC_194c	Ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	A1/A3	eqm	448	448	0	0	0	6	0	1	6	6
IBC_194d	Ipswich	IP/18/00948/OUTFL	22-31 and Dairy Crest, Boss Hall Road	D2	eqm	3135	3135	12	14	12	14	34	34	34	34
IBC_78a	Ipswich	IP035	Key Street/Star Lane/Burtons Site	A3 & B1a	eqm	200	80	0	1	0	0	0	0	0	0
IBC_97a	Ipswich	IP132	Former St Peters Warehouse (A1 land use)	A1 & B1a	eqm	173	69	0	0	0	0	0	0	0	0

Appendix D - Suffolk Coastal residential developments - Trip generation

Reference	Source	LPA	PlanningRef (if applicable)	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133	198	84	46	19	100	177	23	41
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	576	133	198	84	46	19	100	177	23	41
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Residential)	288	66	99	42	23	10	50	88	12	20
SCP12.5	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Brickbury sports centre (Res)	89	18	27	6	3	14	6	14	3	6
SCP12.24	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of Humber Dousy Lane, Rushmere St Andrew (Res)	150	38	52	22	12	46	25	46	11	11
SCP12.25	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Police Headquarters, Martlesham	300	69	103	44	24	10	52	92	12	21
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Residential)	800	185	275	116	63	27	138	246	32	57
SCP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Council Offices, Melton Hill, Melton	100	23	34	15	8	3	17	31	4	7
SCP12.33	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Woodbridge Town Football Club	120	28	41	17	10	4	21	37	5	9
SCP12.44	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land south of Forge Close, Benhall	50	12	17	7	4	2	9	15	2	4
SCP12.45	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south east of Levington Lane, Bucklesham	30	7	10	4	2	1	5	9	1	2
SCP12.46	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Station Road, Campsea Ash	12	3	4	2	1	0	2	4	0	1
SCP12.47	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land behind 15 St Peters Close, Charsfield	20	5	7	3	2	1	3	6	1	1
SCP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Darsham Station	120	28	41	17	10	4	21	37	5	9
SCP12.49	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Darsham	25	6	9	4	2	1	4	8	1	2
SCP12.50	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Laxfield Road, Dennington (Res)	40	9	14	6	3	1	7	12	2	3
SCP12.51	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Eyre Cole Primary School (Res)	65	15	22	9	5	2	9	16	3	5
SCP12.52	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of Chapel Road, Grundisburgh	70	16	24	10	6	2	12	21	3	5
SCP12.54	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of The Street, Kettleburgh	16	4	5	2	1	1	3	5	1	1
SCP12.55	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the rear of 31-37 Bucklesham Road, Kirton	12	3	4	2	1	0	2	4	0	1
SCP12.56	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at School Road, Knodishall	16	4	5	2	1	1	3	5	1	1
SCP12.57	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Bridge Road, Levington	20	5	7	3	2	1	3	6	1	1
SCP12.59	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Swiss Farm Cottage, Otley	60	14	21	9	2	5	18	9	2	4
SCP12.60	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Farthing, Siben Road, Peasenhall	14	3	5	2	1	0	4	1	1	1
SCP12.61	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land between High Street and Chapel Lane, Pettistree	120	28	41	17	10	4	21	37	5	9
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin	150	35	52	22	12	5	26	46	6	11
SCP12.67	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Keightley Way, Tuddenham	25	6	9	4	2	1	4	8	1	2
SCP12.69	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land west of the B1125, Westleton	20	5	7	3	2	1	3	6	1	1
SCP12.70	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Cherry Lee, Darsham Road, Westleton	15	3	5	2	1	1	3	5	1	1
SCP12.711	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Mow Hill, Wlmesham	30	7	10	4	2	1	5	9	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Framlingham	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Leiston	50	12	17	7	4	2	9	15	2	4
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wickham Market	100	23	34	15	8	3	17	31	4	7
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kelsale	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Easton	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		East Soham	25	6	9	4	2	1	4	8	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Bredfield	20	5	7	3	2	1	3	6	1	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Wenhaston	25	6	9	4	2	1	4	8	1	2
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Kesgrave	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2	3	1	1	0	2	3	0	1
	Neighbourhood Plan Areas	Suffolk Coastal (East Suffolk)		Martlesham	10	2	3	1	1	0	2	3	0	1
SDC_52	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF3	Land at Sea Road, Felixstowe	40	20	13	6	13	6	7	12	7	12
SDC_53a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF4	Land North of High Street, Walton, Felixstowe	585	300	119	50	93	39	60	106	47	83
SDC_54	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF5	Land North of Conway Close and Swallow Close, Felixstowe	100	100	31	13	31	13	16	28	16	28
SDC_55	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF6 DC/16/2119/OUT	Land opposite Hand in Hand Public House, Trimley St Martin	70	70	23	10	23	10	12	20	12	20
SDC_56	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF7	Land off Howlett Way, Trimley St Martin	360	250	111	47	77	33	56	99	39	69
SDC_57	Uncertainty Log	Suffolk Coastal (East Suffolk)	FPF8 DC/16/1107/FUL	Land South of Thurmans Lane, Trimley St Mary	146	146	46	19	46	19	23	41	23	41
SDC_58	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP3	Land to the rear of Rose Hill, Saxmundham Road, Alderburgh	10	10	3	1	3	1	2	3	2	3
SDC_59	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP4	Land to the east of Alderburgh Road, Aldringham	40	40	13	6	13	6	7	12	7	12
SDC_60	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP5 DC/16/2997/FUL	Land at Mill Road, Badingham	10	10	3	1	3	1	2	3	2	3
SDC_62	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP8	Land opposite Townshield Cottages Laxfield Road, Dennington	10	10	3	1	3	1	2	3	2	3
SDC_63	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP9 DC/16/3863/OUT	Land south of Solomon's Rest, The Street, Hacheston	10	10	3	1	3	1	2	3	2	3
SDC_64	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP10	Land south of Ambleside, Main Road, Kelsale cum Carlton	30	30	5	10	4	5	9	16	5	9
SDC_65	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP11	Land north of Mill Close, Orford	10	10	3	1	3	1	2	3	2	3
SDC_66	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP12	Land to the west of Garden Square, Rendlesham	50	45	17	7	15	6	8	15	8	14
SDC_67	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP13	Land East of Redwale Road, Rendlesham	50	50	17	7	17	7	8	15	8	15
SDC_68	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP14	Land north east of Street Farm, Saxmundham	65	65	21	9	21	9	11	19	11	19
SDC_69	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP15	Land opposite The Sorrel Horse, The Street, Shottisham	10	10	3	1	3	1	2	3	2	3
SDC_70	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP16 C/05/0668	Land fronting Old Homes Road	10	10	3	1	3	1	2	3	2	3
SDC_71	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP17	Land south of Lower Road, Westerfield	20	20	7	3	7	3	6	11	6	11
SDC_72a	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP18 DC/15/5031/OUT	Land at Old Stanon Works Main Road, Westerfield	35	35	12	5	12	5	6	11	6	11
SDC_73	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP19	Land at Street Farm Ipswich Road, Wlmesham	20	20	7	3	7	3	6	11	6	11
SDC_74	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM19 - DC/16/4355/FUL	Land off Saxeoad Road, Framlingham	24	24	8	3	8	3	4	7	4	7
SDC_75a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM22	Land off Vyces Road/Brook Lane, Framlingham	15	15	5	2	5	2	3	5	3	5
SDC_77	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM25	Land off Victoria Road, Framlingham	30	0	10	4	10	4	5	9	5	9
SDC_78	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM26 DC/17/1853/OUT	Station Terrace, Framlingham	15	15	5	2	5	2	3	5	3	5
SDC_80	Uncertainty Log	Suffolk Coastal (East Suffolk)	SAT DC/16/1961/OUT	Land at Highbury Cottages, Saxmundham Road, Leiston	150	150	51	21	51	21	25	45	25	45
SDC_81	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA2 DC/17/1605/FUL	Land at Red House Lane, Leiston	65	65	22	9	22	9	11	20	11	20
SDC_82	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA3 DC/16/2104/OUT	Land to the rear of St Margaret's Crescent, Leiston	70	70	24	10	24	10	12	21	12	21
SDC_83d	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston	100	100	34	14	34	14	17	30	17	30
SDC_86	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/2573	Alderburgh Brickworks, Saxmundham Road, Alderburgh	15	15	5	2	5	2	3	5	3	5
SDC_87	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/2883/OUT	Land adj. to 45 & 50 Watson Way, Alderton	10	10	3	1	3	1	2	3	2	3
SDC_88	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1157/OUT	School Lane, Bawsey	2	2	1	0	1	0	1	2	1	2
SDC_89	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/09/1962	1-4, 9 & 10 Ulswater Road, Campsea Ash	12	12	4	2	4	2	4	7	4	7
SDC_90a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0873/FUL	6 Levington Lane, Bucklesham	11	11	4	2	4	2	2	3	2	3
SDC_91	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/1844/OUT	Land east of St Peters Close, Charsfield	20	20	7	3	7	3	6	11	6	11
SDC_92	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/11/1123	Land/buildings at Chillesford Lodge Estate, Chillesford	20	20	7	3	7	3	6	11	6	11
SDC_94	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2933/OUT DC/17/	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street, Darsham	20	20	7	3	7	3	6	11	6	11
SDC_95	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2244/FUL	Easton Primary School & land adj. The Street, Easton	14	14	5	2	5	2	4	7	4	7
SDC_97	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	The Bartlett Hospital, Felixstowe	23	22	7	3	7	3	4	7	4	7
SDC_98	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road, Felixstowe	69	69	23	10	23	10	11	20	11	20
SDC_99	Uncertainty Log	Suffolk Coastal (East Suffolk)	H33	Garage & parking area rear of 2-16 Philip Avenue, Felixstowe	11	11	4	2	4	2	3	5	3	5
SDC_100	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/3821/OUT DC/16/	Walton Green SouthHigh StreetWaltonFelixstowe	190	190	59	25	59	25	30	53	30	53
SDC_101	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3776/ARM	Land West Off Ferry Road Residential CentreFerry RoadFelixstoweSuffolk	197	197	61	26	61	26	31	54	31	54
SDC_102	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2471/FUL	23 & 25 Crescent Road, Felixstowe	18	18	6	2	6	2	3	5	3	5
SDC_103a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2505/FUL	Mariborough Hotel, Sea Road, Felixstowe	34	34	8	3	8	3	4	7	4	7
SDC_104	Uncertainty Log	Suffolk Coastal (East Suffolk)	H39	Adastral Close, Felixstowe	13	13	4	2	4	2	4	7	4	7
SDC_105a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0151/FUL DC/16/	North Sea Hotel Sea Road Felixstowe Suffolk IP11 2AU	23	23	8	3	8	3	4	7	4	7

Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Dwellings (2036)	Dwellings (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCDC_106	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/2962/OUT	Land at Junction of Garrison Lane and High Road West Felixstowe	10	10	3	1	3	1	2	3	2	3
SCDC_108a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1128/OUT	Land at Candleet Road, Felixstowe	560	310	279	86	154	48	138	229	76	127
SCDC_109	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/4202/FUL	Former Civil Service Sports Ground Straight Road Foxhall Suffolk IP10 0BZ	14	14	5	2	5	2	2	4	2	4
SCDC_110	Uncertainty Log	Suffolk Coastal (East Suffolk)	Various	Land off Station Rd, Framlingham	99	99	33	14	33	14	17	30	17	30
SCDC_111	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/3234/OUT	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham	10	10	3	1	3	1	2	3	2	3
SCDC_112	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2759/FUL	Land at Mount Pleasant, Framlingham	95	95	32	14	32	14	16	29	16	29
SCDC_113	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2147/FUL	Fairfield Road, Framlingham	163	163	55	23	55	23	28	49	28	49
SCDC_114	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1949/FUL	Altitestrum Group Ltd, New Road, Framlingham	16	16	5	2	5	3	5	3	5	3
SCDC_115	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0960/FUL	Brook Lane, Framlingham	14	0	5	2	5	2	4	2	4	2
SCDC_116	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1816/ARM	Development site at Top Field Barn Farm, Ipswich Road, Grundisburgh	24	24	8	3	8	3	4	7	4	7
SCDC_117	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0551/ARM	Glebe House Residential Care Home, Rectory Road, Holmesley	10	10	3	1	3	1	2	3	2	3
SCDC_118	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/13/0320	Land at Mallard Way, Off Rectory Road, Holmesley	16	16	5	2	5	2	3	5	3	5
SCDC_119	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/4225/FUL	Land to rear of 16 to 22 Falkenham Road, Kirton	43	43	14	6	14	6	7	13	7	13
SCDC_121	Uncertainty Log	Suffolk Coastal (East Suffolk)	C12/2139	Land opposite 18 to 30a Mileburgh Road, Leiston	19	59	20	8	20	8	10	18	10	18
SCDC_122	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/2018/FUL	Colonial House, Station Road, Leiston	10	10	3	1	3	1	2	3	2	3
SCDC_123	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0527/OUT DC/17/	Former Gas Works, Carr Avenue, Leiston	20	20	7	3	7	3	3	6	3	6
SCDC_124	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0931/FUL	Land west of Mill Cottage, Valley Road, Leiston	18	18	6	3	6	3	3	5	3	5
SCDC_125	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1462/FUL	Police Station, Leiston Road, Leiston	19	19	6	3	6	3	3	6	3	6
SCDC_126	Uncertainty Log	Suffolk Coastal (East Suffolk)	C10/1906	Land south of Main Road, Martlesham	104	104	32	14	32	14	16	29	16	29
SCDC_127	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1992/FUL	Land off Blacklives Lane, Martlesham	47	47	15	6	15	6	8	14	8	14
SCDC_128	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/2255	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton	11	11	4	2	4	2	2	3	2	3
SCDC_129	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4264/ARM	Land to rear of Cedar House, Pytches Road, Melton	10	10	3	1	3	1	2	3	2	3
SCDC_130	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/0991/OUT DC/17/	Land north of Woods Lane, Melton	180	180	61	26	61	26	31	54	31	54
SCDC_131a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1884/FUL	Site of former Factory Warehouse, Melton Road, Melton	54	54	18	7	18	7	9	16	9	16
SCDC_132	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1157/ARM	Hillview, Church Road, Otley	35	35	12	5	12	5	6	11	6	11
SCDC_135	Uncertainty Log	Suffolk Coastal (East Suffolk)	C93/0722 C7777/3/6	Bisley Farm (b), Rushmere St Andrew	26	26	8	4	8	4	4	8	4	8
SCDC_136	Uncertainty Log	Suffolk Coastal (East Suffolk)	C12/0237	Phase 6, 7 & site A, Bisley Farm, Rushmere St Andrew	63	63	21	9	21	9	10	18	10	18
SCDC_137	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2473/OUT	Land adjacent 155 The Street, Rushmere St Andrew	14	14	5	2	5	2	2	4	2	4
SCDC_140	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/1497/FUL	Land East Warren Avenue, Church Hill, Saxmundham	170	170	53	22	53	22	26	47	26	47
SCDC_141	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0709/ARM	Former County Primary School, Fairfield Road, Saxmundham	16	16	5	2	5	2	3	5	3	5
SCDC_142	Uncertainty Log	Suffolk Coastal (East Suffolk)	H69	Land to the rear of 7 Church Road Snape	10	10	3	1	3	1	2	3	2	3
SCDC_143	Uncertainty Log	Suffolk Coastal (East Suffolk)	C10/3278	Former Walled Garden, Sudbourne Park, Sudbourne	10	10	3	1	3	1	2	3	2	3
SCDC_144	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1525/ARM	Land at and adj Mushroom Farm, High Road, Trimley St Martin	66	66	22	9	22	9	11	19	11	19
SCDC_145	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1919/FUL	Land at High Road, Trimley St Martin	69	69	23	10	23	10	11	20	11	20
SCDC_146	Uncertainty Log	Suffolk Coastal (East Suffolk)	C05/0210 C11/1047	Snape Maltings, Snape Bridge, Tunstall	43	43	14	6	14	6	7	13	7	13
SCDC_147	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3047/ARM	Land west of Street Farm, School Road, Tunstall	33	33	11	5	11	5	6	10	6	10
SCDC_148	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/3560/FUL DC14/38	Part of land at Crown Nurseries High Street Ufford Suffolk IP13 6EL	34	34	11	5	11	5	6	10	6	10
SCDC_149	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/2069/FUL	Land off St Michaels Way Wenhamston With Mells Hamlet Suffolk	26	26	9	4	9	4	4	8	4	8
SCDC_150	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/2210/FUL	Os 4300 North of Fullers Field Westerfield Suffolk IP6 9AH	23	23	8	3	8	3	4	7	4	7
SCDC_151	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1037/FUL	Finn Valley Golf Club, Rose Hill, Wingham	14	14	5	2	5	2	2	4	2	4
SCDC_153	Uncertainty Log	Suffolk Coastal (East Suffolk)	C04/1823 C08/0143 C11/	Land at Notcutts Garden Centre, Ipswich Road, Woodbridge	25	0	8	3	8	3	4	7	4	7
SCDC_154	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/13/0767	Quayside Mill Quay Side Woodbridge IP12 1BN	11	11	4	2	4	2	2	3	2	3
SCDC_155	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0152/FUL	Whistocks Boatyard Tide Mill Way Woodbridge	15	15	5	2	5	2	2	4	2	4
SCDC_156	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4823/FUL	Former Police Station, Grundisburgh Road, Woodbridge	13	13	4	2	4	2	2	4	2	4
SCDC_157	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4008/FUL	Queens House, Woodbridge School, Burkhitt Road, Woodbridge	31	31	10	4	10	4	5	9	5	9
SCDC_158a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1435/OUT	land south and east of BT Adastral Park, Martlesham (Northern Access)	300	68	126	71	28	16	66	102	15	23
SCDC_158b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1435/OUT	land south and east of BT Adastral Park, Martlesham (Middle Access)	185	75	45	25	183	325	240	370	171	264
SCDC_158c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1435/OUT	land south and east of BT Adastral Park, Martlesham (Southern Access)	615	383	258	145	160	90	136	210	85	138

Appendix D - Suffolk Coastal employment developments - Trip generation

Reference	Source	LPA	PlanningRef (if applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Local Centre)	sqm	500	115	16	18	4	4	22	20	5	5
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	800	185	1	12	0	3	11	1	3	0
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Leisure Centre)	ha	2	0	15	19	3	4	44	47	10	11
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (Primary School)	pupils	126	29	28	36	6	8	4	3	1	1
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	800	185	1	12	0	3	11	1	3	0
SCP12.3	First Draft Local Plan	Suffolk Coastal (East Suffolk)		North Felixstowe Garden Neighbourhood, Grove Road, Felixstowe (B1 Office)	sqm	400	92	1	6	0	1	5	0	1	0
SCP12.5	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Brackenbury sports centre (Nursery)	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.16	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Felixstowe Leisure Centre	ha	0	0	2	3	1	1	7	7	2	2
SCP12.20 - A	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	44000	10154	99	195	23	45	172	41	40	10
SCP12.20 - B	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	22000	5077	40	256	9	59	204	27	47	6
SCP12.20 - C	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land at Felixstowe Road, Nacton	sqm	22000	5077	40	256	9	59	204	27	47	6
SCP12.24	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land north of Humber Doucy Lane, Rushmere St Andrew (Nursery)	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Primary School)	pupils	210	48	51	67	12	16	8	5	2	1
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Community Centre)	sqm	500	115	0	2	0	0	1	1	0	0
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Local Centre)	sqm	500	115	16	18	4	4	22	20	5	5
SCP12.29	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (Hotel)	beds	100	23	26	17	6	4	14	26	3	6
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B8)	sqm	8000	1846	4	9	1	2	8	3	2	1
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B1b, 1)	sqm	8000	1846	13	82	3	19	65	9	15	2
SCP12.29.1	First Draft Local Plan	Suffolk Coastal (East Suffolk)		South Saxmundham Garden Neighbourhood (B1b, 2)	sqm	8000	1846	16	31	4	7	27	7	6	2
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B8) Cars	sqm	160000	36923	72	185	17	43	169	50	39	12
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B1 Office)	sqm	4000	923	6	57	1	13	52	5	12	1
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (Restaurant)	sqm	2000	462	0	0	0	0	16	36	4	8
SCP12.35	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Innocence Farm, Nr Kirton, Trimley (B1c, /B2)	sqm	20000	4615	39	78	9	18	69	16	4	1
SCP12.32	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Council Offices, Melton Hill, Melton	sqm	20	0	0	0	0	0	2	4	0	1
SCP12.48	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Darsham Station	sqm	2000	462	4	23	1	5	19	2	4	1
SCP12.50	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land off Laxfield Road, Dennington (Primary School)	pupils	133	31	32	43	7	10	5	3	1	1
SCP12.51	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land to the south of Eyke CoE Primary School (Primary School)	pupils	70	16	17	22	4	5	3	2	1	0
SCP12.61	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land between High Street and Chapel Lane, Pettistree	pupils	60	14	10	12	2	3	11	10	3	2
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin (Primary School)	pupils	420	97	102	134	24	31	16	10	4	2
SCP12.65	First Draft Local Plan	Suffolk Coastal (East Suffolk)		Land adjacent to Reeve Lodge, Trimley St Martin (Primary School)	pupils	60	14	10	12	2	3	11	10	3	2
SCDC_2a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B1a	sqm	378	113	1	6	0	2	5	0	2	0
SCDC_2b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B1c	sqm	378	113	0	1	0	0	1	0	0	0
SCDC_2c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E3	Land at Carr Road/Langer Road, Felixstowe - B2	sqm	378	113	1	2	0	0	0	0	0	0
SCDC_4a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Lorry Park access) - B1/B2/B8	sqm	50383	15115	75	285	22	86	236	41	71	12
SCDC_4b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E5	Ransomes, Nacton Heath (Industrial Estate access) - B1/B2/B8	sqm	16794	5038	25	95	7	29	79	14	24	4
SCDC_5a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E6	Silverlea Green, Parham - B1	sqm	1322	397	2	22	1	6	19	2	6	1
SCDC_5b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E6	Silverlea Green, Parham - B2	sqm	1322	397	3	6	1	2	5	1	2	0
SCDC_6a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E7	Former airfield, Parham - B1	sqm	2294	688	4	37	1	11	34	3	10	1
SCDC_4b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E7	Former airfield, Parham - B2	sqm	2267	680	2	10	2	9	2	2	7	1
SCDC_7a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B1a	sqm	1673	502	3	27	1	8	25	2	7	1
SCDC_7b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B1c	sqm	1673	502	1	7	0	2	6	1	2	0
SCDC_7c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B2	sqm	1646	494	4	7	1	2	6	2	2	0
SCDC_7d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E10	Carlton Park, Main Road, Kelsale cum Carlton - B8	sqm	1646	494	1	2	0	1	2	1	1	0
SCDC_8a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B1	sqm	378	113	1	6	0	2	6	0	2	0
SCDC_8b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B1	sqm	351	105	1	6	0	2	5	0	2	0
SCDC_8c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Station Road East, Framlingham - B2	sqm	351	105	1	2	0	0	1	0	0	0
SCDC_9a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B1a	sqm	972	291	2	16	0	5	14	1	4	0
SCDC_9b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B1c	sqm	972	291	1	4	0	1	4	0	1	0
SCDC_9c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM11	Woodbridge Road, Framlingham - B2	sqm	972	291	2	4	1	1	4	1	1	0
SCDC_11a	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B1a	sqm	2510	753	4	41	1	12	37	3	11	1
SCDC_11b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B1c	sqm	2510	753	2	11	0	3	9	1	3	0
SCDC_11c	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B employment (B2)	sqm	2483	745	6	11	2	3	10	2	3	1
SCDC_11d	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM27	Land off Woodbridge Road, Framlingham - B employment (B8)	sqm	2483	745	1	3	0	1	3	1	1	0
SCDC_12a	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B1	sqm	864	259	1	4	0	1	3	0	1	0
SCDC_12b	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B2	sqm	837	251	2	4	1	1	3	1	1	0
SCDC_12c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Masterford Industrial Estate, Leiston - B8	sqm	837	251	0	1	0	0	0	0	0	0
SCDC_13a	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B1	sqm	891	267	1	4	0	1	3	0	1	0
SCDC_13b	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B2	sqm	891	267	2	4	1	1	3	1	1	0
SCDC_13c	Uncertainty Log	Suffolk Coastal (East Suffolk)	EMP1	Eastlands Industrial Estate, Leiston - B8	sqm	891	267	0	1	0	0	1	0	0	0
SCDC_14	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Hi-Tech Cluster, Martlesham - B1/B2/B8	sqm	1808	542	4	7	1	2	6	1	2	0
SCDC_15a	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B1	sqm	864	259	1	9	0	3	7	1	2	0
SCDC_15b	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B2	sqm	864	259	2	4	1	1	3	1	1	0
SCDC_15c	Uncertainty Log	Suffolk Coastal (East Suffolk)	AP216	Martlesham Heath Business Park, Martlesham - B8	sqm	837	251	0	1	0	0	1	0	0	0
SCDC_16	Uncertainty Log	Suffolk Coastal (East Suffolk)	E13 - C11/1987 & Various	Brightwell Barns Waldringfield Road Brightwell Suffolk - B1a	sqm	734	734	1	11	1	11	10	1	10	1
SCDC_18a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E15 - DC/16/3524/FUL	Plot 1, New Tree Courtyard, Framlingham Road, Earl Soham - B1a	sqm	225	225	0	4	0	3	0	3	0	0
SCDC_18b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E15 - DC/16/3524/FUL	Plot 1, New Tree Courtyard, Framlingham Road, Earl Soham - B8	sqm	480	686	0	0	0	0	0	0	0	0
SCDC_20	Uncertainty Log	Suffolk Coastal (East Suffolk)	E17 - DC/15/2576/FUL	Land off Dock Road The Docks Felixstowe Suffolk - B8	sqm	56281	56281	25	65	25	65	59	18	59	18
SCDC_22	Uncertainty Log	Suffolk Coastal (East Suffolk)	E19 - DC/14/1159/FUL	Durbans Farm High Road Framlingham Suffolk IP13 9PP - B2	sqm	1132	1132	3	5	3	5	4	1	4	1
SCDC_23	Uncertainty Log	Suffolk Coastal (East Suffolk)	E20 - DC/15/3338/FUL	Units 4, 5 and 15 Carlton Park Industrial Estate Main Road Kelsale cum Carlton Suffolk - D2	sqm	1186	1186	1	4	1	4	3	3	3	3
SCDC_24	Uncertainty Log	Suffolk Coastal (East Suffolk)	E21 - DC/15/1379/FUL	Foxhall Stadium Foxhall Road Foxhall Suffolk IP4 5TL - D2	sqm	1793	1793	2	6	2	6	4	4	4	4
SCDC_25	Uncertainty Log	Suffolk Coastal (East Suffolk)	E22	Sizewell B Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4EU - B1a	sqm	686	686	1	11	1	11	10	1	10	1
SCDC_26	Uncertainty Log	Suffolk Coastal (East Suffolk)	E23 - DC/14/2978/FUL	Unit 1 Sizewell Crossing Industrial Estate King Georges Avenue Leiston Suffolk IP16 4LL - B8	sqm	974	974	1	1	1	1	1	0	1	0
SCDC_27a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E24 - DC/13/3408/FUL	Sinks Gravel Pit Main Road Kesgrave Suffolk IP5 2PE - B1a	sqm	795	795	1	13	1	13	12	1	12	1
SCDC_27b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E24 - DC/13/3408/FUL	Sinks Gravel Pit Main Road Kesgrave Suffolk IP5 2PE - B1c	sqm	1629	1629	1	7	1	7	6	1	6	1
SCDC_28	Uncertainty Log	Suffolk Coastal (East Suffolk)	E25 - DC/16/2828/FUL	Land Off Anson Road Martlesham Heath Martlesham Suffolk - A1	sqm	2508	2508	1	4	1	4	19	20	19	20
SCDC_29	Uncertainty Log	Suffolk Coastal (East Suffolk)	E26 - DC/15/3651/FUL	Bye Engineering Ltd Brick Kiln Lane Melton Suffolk IP12 2PB - B2	sqm	803	803	2	3	2	3	3	1	3	1
SCDC_30	Uncertainty Log	Suffolk Coastal (East Suffolk)	E27	Ufford Park Hotel Yarmouth Road Melton Suffolk IP12 1QW - D2	sqm	995	995	1	4	1	4	3	3	3	3
SCDC_31	Uncertainty Log	Suffolk Coastal (East Suffolk)	E28 - DC/15/0906/FUL	John Woods Nursery Loudham Hall Road Pettistree Suffolk IP13 0NO - B8	sqm	1613	1613	1	2	1	2	2	1	2	1
SCDC_33a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E31 - DC/13/2656/FUL	Land at Clickett Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B1a	dwellings	800	800	1	0	0	0	0	0	0	0
SCDC_33b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E31 - DC/13/2656/FUL	Land at Clickett Hill Road and South of Railway Line Nicholas Road Trimley St Mary Suffolk - B8	dwellings	31342	31342	31	14	31	14	12	36	12	36
SCDC_36a	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B1a	sqm	742	742	1	12	1	12	11	1	11	1

Reference	Source	LPA	PlanningRef (If applicable)	Site Name	Land Use Metric	Land Use Size (2036)	Land Use Size (2026)	2036 AM Peak - Origin Trips (Departures)	2036 AM Peak - Destination Trips (Arrivals)	2026 AM Peak - Origin Trips (Departures)	2026 AM Peak - Destination Trips (Arrivals)	2036 PM Peak - Origin Trips (Departures)	2036 PM Peak - Destination Trips (Arrivals)	2026 PM Peak - Origin Trips (Departures)	2026 PM Peak - Destination Trips (Arrivals)
SCDC_36b	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B1c	sqm	675	675	0	3	0	3	2	0	2	0
SCDC_36c	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B2	sqm	405	405	1	2	1	2	2	0	2	0
SCDC_36d	Uncertainty Log	Suffolk Coastal (East Suffolk)	E34 - C13/0053 & various	Os 9854 Peppers Wash Lane Framlingham - B8	sqm	877	877	0	1	0	1	1	0	1	0
SCDC_37	Uncertainty Log	Suffolk Coastal (East Suffolk)	E35 - DC/16/2199/ARM	Part land north of Railway Line Nicholas Road Trimley St Mary - D2	sqm	2362	2362	2	8	2	8	5	5	5	5
SCDC_39	Uncertainty Log	Suffolk Coastal (East Suffolk)	E37 - C13/1215	Land south of Martinsdyde Boardmore Park Martlesham Heath Martlesham - A1	sqm	2265	2265	1	4	1	4	18	18	18	18
SCDC_40b	Uncertainty Log	Suffolk Coastal (East Suffolk)	C13/0856	Petrol & Filling Station, land adj. Station Road, Framlingham - B8	sqm	480	480	0	1	0	1	1	0	1	0
SCDC_41a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1928/OUT	Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1a	sqm	843	843	1	14	1	14	12	1	12	1
SCDC_41b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1928/OUT	Unit 34-36, Ronald Lane, Carlton Park Industrial Estate, Kelsale cum Carlton - B1c	sqm	843	843	1	4	1	4	3	0	3	0
SCDC_42a	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/09/0584, DC/16/2544/	Land at junction of Station Road & Wilford Bridge Road, Melton - B1a	sqm	7021	7021	10	100	10	100	91	8	91	8
SCDC_43a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2321/OUT	Plot B, Southern Gateway Site, Barrack Square, Martlesham - C1	beds	54	54	14	9	14	9	8	14	8	14
SCDC_43b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2321/OUT	Plot B, Southern Gateway Site, Barrack Square, Martlesham - A3	sqm	186	186	0	0	0	0	2	4	2	4
SCDC_45	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/10/3060	J C Harvey Agricultural Engineers, Parham Airfield, Marlesford - B2	sqm	803	803	2	4	2	4	3	1	3	1
SCDC_46a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B1	sqm	945	945	2	11	2	11	9	1	9	1
SCDC_46b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B2	sqm	945	945	2	4	2	4	4	1	4	1
SCDC_46c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1280/OUT	Bentwaters Business Park, Rendlesham - B8	sqm	945	945	0	1	0	1	1	0	1	0
SCDC_48a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1719/ARM	Land Between Station Garage And Railway Cottage, Main Road, Darsham - C1	beds	55	55	14	9	14	9	8	14	8	14
SCDC_49a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B1	sqm	4021	4021	7	47	7	47	37	5	37	5
SCDC_49b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B1	sqm	900	900	2	10	2	10	8	1	8	1
SCDC_49c	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B2	sqm	899	899	2	4	2	4	4	1	4	1
SCDC_49d	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/4370/OUT	Newnham Business Park, Saxtead Road, Framlingham - B8	sqm	899	899	0	1	0	1	1	0	1	0
SCDC_50	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3108/FUL	Old Jot 567, Bentwaters Parks, Rendlesham - B1	sqm	752	752	1	12	1	12	11	1	11	1
SCDC_51	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/2966/FUL	Garden Centre, Cumberland Street, Woodbridge - A1	sqm	2747	2747	1	5	1	5	21	22	21	22
SCDC_159	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/12/0047	Hillside Farm, Thisleton Hall Road, Burgh - B1a	sqm	101	101	0	2	0	2	1	0	1	0
SCDC_160	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/5421/FUL	Darrell House, Darell Road, Felixstowe - B1	sqm	304	304	0	5	0	5	4	0	4	0
SCDC_161	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/13/1077	Industrial Unit, Charnwood, Peppers Wash Lane, Framlingham - B1a	sqm	109	109	0	0	0	0	0	0	0	0
SCDC_162	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0384/FUL	Seven Spar Farm, Sandy Lane, Letheringham - B1a	sqm	192	192	0	3	0	3	3	0	3	0
SCDC_163	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/0150/FUL	Bealings Station, The Street, Little Bealings - B1a	sqm	202	202	0	3	0	3	3	0	3	0
SCDC_164	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1659/FUL	Arkray Factory Ltd - B1a	sqm	212	212	0	1	0	1	1	0	1	0
SCDC_165	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3564/FUL	36-38 Woodbridge Road - B1a	sqm	97	97	0	1	0	1	1	0	1	0
SCDC_166a	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/3478/FUL	Platou C, Clickett Hill Road, Trimley St Mary - B1a	sqm	302	302	0	5	0	5	4	0	4	0
SCDC_166b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/3478/FUL	Platou C, Clickett Hill Road, Trimley St Mary - B2	sqm	302	302	1	1	1	1	1	0	1	0
SCDC_167	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1824/FUL	High House Farm, Ferry Road, Bawdsey - B1a	sqm	99	99	0	2	0	2	1	0	1	0
SCDC_168	Uncertainty Log	Suffolk Coastal (East Suffolk)	C/07/0193	85-93 St Andrews Road - B1a	sqm	128	128	0	2	0	2	2	0	2	0
SCDC_169	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3830/FUL	Three Rivers Business Centre, Felixstowe Road, Foxhall - B1a	sqm	223	223	0	3	0	3	2	0	2	0
SCDC_170	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1897/FUL	Land north east of Brook House, Street Farm Road, Saxmundham - B1a	sqm	340	340	1	5	1	5	5	0	5	0
SCDC_171	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4250/COU	Police Station, Station Approach, Saxmundham - B1a	sqm	98	98	0	1	0	1	1	0	1	0
SCDC_172	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/4553/FUL	The Lindos Centre, Saddlemarkers Lane, Melton - D1	pupils	456	456	39	59	39	59	13	6	13	6
SCDC_173	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/5221/FUL	Deben Swimming Pool, Station Road - D2	sqm	533	533	1	2	1	2	1	1	1	1
SCDC_174	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/3289/FUL	Bull Ride, 70 New Street, Woodbridge - A3	sqm	274	274	0	0	0	0	2	5	2	5
SCDC_175	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/1900/FUL	Land at Hartree Way, Kesgrave - A1	sqm	262	262	0	0	0	0	2	2	2	2
SCDC_178	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3091/FUL	21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B2	sqm	843	843	2	4	2	4	3	1	3	1
SCDC_179	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/3091/FUL	21 Carlton Park Industrial Estate, Main Road, Kelsale-cum-Carlton - B8	sqm	842	842	0	1	0	1	1	0	1	0
SCDC_180	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/2464/FUL	Land Adjacent To Unit 14, Clopton Commercial Park, Debach Airfield, Clopton - B2	sqm	435	435	1	2	1	2	2	0	2	0
SCDC_181	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/4727/FUL	Larry Park Orwell Crossing Service Area, A14 Nacton East Bound, Nacton - B1a	sqm	126	126	0	2	2	2	2	0	2	0
SCDC_182	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5216/FUL	31 Anson Road, Martlesham Heath - B8	sqm	1048	1048	0	1	0	1	0	1	0	1
SCDC_183	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5058/FUL	Yew Tree Courtyard, Framlingham Road, Plot 3, 5 & Church And Gooderham, Earl Soham - B1a	sqm	112	112	0	2	0	2	0	2	0	2
SCDC_184	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5419/FUL	Units 7, 17-19 Clopton Commercial Park, Debach Airfield, Clopton - B1a	sqm	391	391	1	6	1	6	6	1	6	1
SCDC_185	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/4411/FUL	Walk Farm, Old Felixstowe Road, Lexington - B1c	sqm	321	321	0	1	0	1	1	0	1	0
SCDC_186	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/5207/FUL	Three Rivers Business Centre, Felixstowe Road, Foxhall - B1a	sqm	132	132	0	2	0	2	2	0	2	0
SCDC_53b	Uncertainty Log	Suffolk Coastal (East Suffolk)	PPP4	Land North of High Street, Walton, Felixstowe - B1a	sqm	258	258	0	4	0	4	4	0	4	0
SCDC_72b	Uncertainty Log	Suffolk Coastal (East Suffolk)	SP18 DC/15/5031/OUT	Land at Old Stason Works Main Road, Westerfield- B1a	sqm	756	756	1	12	1	12	11	1	11	1
SCDC_75b	Uncertainty Log	Suffolk Coastal (East Suffolk)	FRAM22	Land off Vycos Road/Brook Lane, Framlingham - D2	sqm	337	101	0	1	0	0	1	1	0	0
SCDC_83a	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - B1a	sqm	337	337	1	5	1	5	5	0	5	0
SCDC_83f	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - B1c	sqm	337	337	0	1	0	1	1	0	1	0
SCDC_83b	Uncertainty Log	Suffolk Coastal (East Suffolk)	SA4 DC/16/1322/OUT	Land at Abbey Road, Leiston - A3	sqm	226	226	0	0	0	0	2	5	2	5
SCDC_84a	Uncertainty Log	Suffolk Coastal (East Suffolk)	MEL20	Land off Wilford Bridge Road, Melton - B1a	sqm	2969	891	4	42	1	13	38	3	12	1
SCDC_84b	Uncertainty Log	Suffolk Coastal (East Suffolk)	MEL20	Land off Wilford Bridge Road, Melton - B1c	sqm	2969	891	2	11	0	3	9	1	3	0
SCDC_90b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/0873/FUL	8 Lexington Lane, Bucklesham - B1a	sqm	607	607	1	10	1	10	1	9	1	3
SCDC_103b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/13/2505/FUL	Marlborough Hotel, Sea Road, Felixstowe - A3	sqm	144	144	0	0	0	0	1	3	1	3
SCDC_105b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/15/0151/FUL DC/16/	North Sea Hotel Sea Road Felixstowe Suffolk IP11 2AU - A1	sqm	146	146	0	0	0	0	1	1	1	1
SCDC_131b	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/17/1884/FUL	Site of former Factory Warehouse, Melton Road, Melton - B1a	sqm	364	364	1	4	1	6	5	0	5	0
SCDC_176	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/16/1157/ARM	Hillview, Church Road, Otley - B1a	sqm	607	607	1	10	1	10	9	1	9	1
SCDC_177	Uncertainty Log	Suffolk Coastal (East Suffolk)	DC/14/3076/FUL	Snape Matings, Snape Bridge, Tunstall - B1a	sqm	631	631	1	10	1	10	9	1	9	1

Note - Job numbers and gross floor area for Uncertainty Log sites had a factor of 0.68 applied to match Suffolk Coastal jobs target



Suffolk County Council

IPSWICH STRATEGIC PLANNING AREA LOCAL PLAN MODELLING

Forecasting Report - Forecasts with demand
adjustments





Suffolk County Council

IPSWICH STRATEGIC PLANNING AREA LOCAL PLAN MODELLING

Forecasting Report - Forecasts with demand adjustments

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IPSWICH STRATEGIC PLANNING AREA LOCAL PLAN MODELLING

Forecasting Report - Forecasts with demand adjustments

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CONTENTS

EXECUTIVE SUMMARY

1	GLOSSARY	1
2	INTRODUCTION	4
<hr/>		
2.1	BACKGROUND	4
2.2	TRANSPORT MODEL	4
2.3	STUDY AREA	5
2.4	FUTURE HIGHWAY SCHEMES	9
2.5	FORECAST DEVELOPMENT ASSUMPTIONS	12
3	RESULTS	14
<hr/>		
3.1	SUFFOLK HIGHWAY FOCUS	14
3.2	VOLUME TO CAPACITY RATIO	14
3.3	MODEL RUNS COMPARED	14
3.4	PASSENGER CAR UNIT HOUR DELAY REDUCTION BY LPA – DEMAND ADJUSTMENT IMPACT	15
3.5	OVERALL JUNCTION V/C SUMMARY BY LPA – DEMAND ADJUSTMENT IMPACT	18
3.6	OVERALL LINK V/C SUMMARY BY LPA – DEMAND ADJUSTMENT IMPACT	22
3.7	RESULTS SUMMARIES WITH DEMAND ADJUSTMENT	23
3.8	SUFFOLK COASTAL RESULTS SUMMARY	25
3.9	IPSWICH RESULTS SUMMARY	36
3.10	BABERGH RESULTS SUMMARY	37
3.11	MID SUFFOLK RESULTS SUMMARY	43
4	CONCLUSIONS	49
<hr/>		
4.1	INTRODUCTION	49
4.2	MODEL RUNS AND REPORTING	49

4.3	SUFFOLK COASTAL MODELLING RESULTS	50
4.4	IPSWICH MODELLING RESULTS	50
4.5	BABERGH MODELLING RESULTS	51
4.6	MID SUFFOLK MODELLING RESULTS	51
4.7	SUMMARY	51

TABLES

Table 1 – Babergh / Mid Suffolk future highway schemes	9
Table 2 – Ipswich future highway schemes	9
Table 3 – Suffolk Coastal future highway schemes	10
Table 4 – Other Suffolk future highway schemes	11
Table 5 - Overall housing and job growth modelled by LPA	12
Table 6 – Volume to capacity ratio categorisation, Junctions	14
Table 7 – Reduction in PCU. Hours Delay (AM 2026) – SCC Highway	15
Table 8 – Reduction in PCU. Hours Delay (AM 2026) – SCC Highway / SRN interface	15
Table 9 – Reduction in PCU. Hours Delay (PM 2026) – SCC Highway	16
Table 10 – Reduction in PCU. Hours Delay (PM 2026) – SCC Highway / SRN interface	16
Table 11 – Reduction in PCU. Hours Delay (AM 2036) – SCC Highway	17
Table 12 – Reduction in PCU. Hours Delay (AM 2036) – SCC Highway / SRN interface	17
Table 13 – Reduction in PCU. Hours Delay (PM 2036) – SCC Highway	17
Table 14 – Reduction in PCU. Hours Delay (PM 2036) – SCC Highway / SRN interface	18
Table 15 – Junctions with overall V/C ratio of 85%+ (AM Peak) – SCC Highway	19
Table 16 – Junctions with overall V/C ratio of 85%+ (AM Peak) – SCC Highway / SRN interface	19
Table 17 – Junctions with overall V/C ratio of 85%+ (PM Peak) – SCC Highway	20
Table 18 – Junctions with overall V/C ratio of 85%+ (PM Peak) – SCC Highway / SRN interface	20
Table 19 – Over-capacity links with V/C ratio of 100%+ (AM Peak) – SCC Hwy	22
Table 20 – Over-capacity links with V/C ratio of 100%+ (AM Peak) – SCC Hwy / SRN interface	22

Table 21 – Over-capacity links with V/C ratio of 100%+ (PM Peak) – SCC Hwy	23
Table 22 – Over-capacity links with V/C ratio of 100%+ (PM Peak) – SCC Hwy / SRN interface	23

FIGURES

Figure 1 – Ipswich Borough boundary	5
Figure 2 – Suffolk Coastal Local Plan boundary	6
Figure 3 – Babergh District boundary	7
Figure 4 – Mid Suffolk District boundary	8
Figure 5 – Saxmundham – 2026 Links and Junctions with V/C 85%+ - With Adjustment	25
Figure 6 – Saxmundham – 2036 Links and Junctions with V/C 85%+ - With Adjustment	26
Figure 7 – Woodbridge & Melton – 2026 Links and Junctions with V/C 85%+ - With Adjustment	28
Figure 8 – Woodbridge & Melton – 2036 Links and Junctions with V/C 85%+ - With Adjustment	29
Figure 9 – A12 East of Ipswich – 2026 Links and Junctions with V/C 85%+ - With Adjustment	30
Figure 10 – A12 East of Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment	31
Figure 11 – Felixstowe – 2026 Links and Junctions with V/C 85%+ - With Adjustment	32
Figure 12 – Felixstowe – 2036 Links and Junctions with V/C 85%+ - With Adjustment	33
Figure 13 – Nacton to Trimley St. Martin – 2026 Links and Junctions with V/C 85%+ - With Adjustment	34
Figure 14 – Nacton to Trimley St. Martin – 2036 Links and Junctions with V/C 85%+ - With Adjustment	35
Figure 15 – Ipswich – 2026 Links and Junctions with V/C 85%+ - With Adjustment	36
Figure 16 – Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment	37
Figure 17 – West / South West of Ipswich – 2026 Links and Junctions with V/C 85%+ - With Adjustment	38
Figure 18 – West / South West of Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment	39
Figure 19 – Sudbury – 2026 Links and Junctions with V/C 85%+ - With Adjustment	40

Figure 20 – Sudbury – 2036 Links and Junctions with V/C 85%+ - With Adjustment	41
Figure 21 – Brantham – 2026 Links and Junctions with V/C 85%+ - With Adjustment	42
Figure 22 – Brantham – 2036 Links and Junctions with V/C 85%+ - With Adjustment	43
Figure 23 – A140 Corridor – 2026 Links and Junctions with V/C 85%+ - With Adjustment	44
Figure 24 – A140 Corridor – 2036 Links and Junctions with V/C 85%+ - With Adjustment	45
Figure 25 – Stowmarket – 2026 Links and Junctions with V/C 85%+ - With Adjustment	46
Figure 26 – Stowmarket – 2036 Links and Junctions with V/C 85%+ - With Adjustment	47

APPENDICES

APPENDIX A

V/C GIS FIGURES (WITHOUT ADJUSTMENT)

APPENDIX B

NODE BASED V/C SUMMARY TABLES

APPENDIX C

LINK BASED V/C SUMMARY TABLES

EXECUTIVE SUMMARY

REPORT PURPOSE

WSP have been commissioned to undertake an updated assessment of the emerging Local Plans for the following Local Planning Authorities (LPAs):

- Babergh District Council (BDC)
- Ipswich Borough Council (IBC)
- Mid Suffolk District Council (MSDC)
- East Suffolk Council (Suffolk Coastal Local Plan)¹

These four authorities form the Ipswich Strategic Planning Area (ISPA). The purpose of the assessment is to inform the identification of further detail in terms of mitigation of transport impacts related to growth being planned for through Local Plans.

The purpose of this report is to assess the impact upon the highway network of scenarios for growth within the respective Local Plans for a forecast year of 2036 and interim year of 2026. This report represents a further assessment following the strategic modelling reported in August 2019 related to the Preferred Option for IBC and the Suffolk Coastal Local Plan, as well as development options for BDC and MSDC. This report identifies junctions and links that are likely to experience significant peak hour congestion in the future. This report focuses on forecast capacity of the network, implementing a reduction in forecast car demand based on assumptions about the likelihood of achieving a modal shift away from private car travel. The details of the methodology are included within the ISPA Local Plan Modelling Methodology Report (December 2019).

For the assessment of individual junctions within this report, the volume to capacity (V/C) percentage is used. V/C percentages above 100% show a traffic flow beyond its capacity. These locations show the greatest network stress and suggest delays are likely. At these locations the network may cease to function efficiently and blocking back from queuing may occur, constraining the capacity and potentially causing congestion on adjacent links and junctions. Locations at which the V/C percentage is between 85-99% are also considered likely to experience congestion and are highlighted within the analysis.

¹ The Suffolk Coastal Local Plan covers the area of the former Suffolk Coastal District Council

WHAT HAS BEEN DONE

The strategic modelling detailed within this report is generally consistent with the modelling which is detailed in the August 2019 ISPA modelling results report. Changes which have been implemented include the following:

- Refinements to the housing and employment sites which represent the Ipswich Final Draft
- Update of assumptions in Babergh and Mid Suffolk to reflect the Preferred Option. Specific housing completions between 2016 and 2018 have also been included, previously growth for these intervening years was included as background residual growth
- HGV trip generation included for all developments designated with a B8 land use

The main focus of this report is the demand adjustments which have been implemented and what this subsequently means for the locations on the highway network which show capacity issues. The demand adjustments represent mitigation measures which will lead to a modal shift away from car travel.

The Suffolk County Transport Model (SCTM) includes a strategic highway model built in SATURN which has been calibrated and validated to reflect traffic conditions for a base year of 2016. Traffic forecasts have been generated from this base year model to reflect forecast years of 2026 and 2036.

The forecast modelling detailed in this report consists of the preferred housing and job growth options for Babergh, Ipswich and Mid Suffolk, as well as development planned within the Suffolk Coastal Final Draft Local Plan. The cumulative impact of the development across the four ISPA authorities has been tested to determine the impact on the highway network.

Details of housing and employment sites and their locations (assigned to SCTM zones) were provided by each LPA and included within the modelling, along with existing permissions and allocations, and completions since 2016. The remaining growth within each district has been accounted for using the Alternative Planning Assumptions tool in TEMPRO; the combination of potential development sites and background growth obtained from TEMPRO ensures that growth is applied in line with the proposed overall Local Plan target for each LPA. The approach of using TEMPRO for residual housing growth was undertaken for Babergh, Mid Suffolk and Suffolk Coastal.

All of the housing and job growth in Ipswich was assigned to specific developments as the dwelling total for these closely matched the overall Local Plan targets. In Babergh, Mid Suffolk, Suffolk Coastal all the Local Plan target job growth could be related to specific developments, therefore no residual job growth was applied using TEMPRO.

WSP have previously undertaken traffic modelling to support the Waveney Local Plan. Model runs which include specific development assumptions in Suffolk Coastal also utilise the assumptions from the Preferred Option scenario for Waveney.

The development information has been processed by WSP by specifically modelling developments, allocating growth to specific model zones or adjusting planning data in TEMPRO to generate adjusted background traffic growth factors. Employment density calculations have been applied to

commercial developments using the 2016 Economic Land Needs Assessment (ELNA) and reports from The Homes and Communities Agency (HCA)².

Developments greater than 500 dwellings / jobs have been explicitly modelled in terms of their specific site accesses and internal network being included in the model. All other developments between 10-499 dwellings / jobs have been allocated to a base year model zone and its respective loading point.

TRICS trip rates have been applied to the majority of developments based on land use type. The exception to this is developments included within background growth derived from TEMPRO. For larger developments, the specific Transport Assessment trip rates were collated and applied in place of the general TRICS trip rates.

TEMPRO background growth factors have been adjusted to match the residual housing and job growth which results from the difference between the overall Local Plan targets and the specific developments modelled. LGV and HGV growth has in general been constrained to the 2018 Road Traffic Forecasts available from the National Transport Model (NTM). In accordance with DfT WebTAG guidance, fuel and income factor adjustments have further been added to the car traffic growth within the forecasts.

The forecast traffic generation detailed in this report leads to increases of 20% in terms of growth in traffic between 2016 and 2026, which decreases to 15% because of targeted demand adjustments. Traffic growth between 2016 and 2036 was calculated at 39%, reducing to 33-34% as result of the demand changes.

The results within this report focus only on roads which are part of SCC's highway network. Impacts of adjusted ISPA Local Plan growth on the Strategic Road Network (SRN), namely the A14 and A12 (between Essex and A14 J55 Copdock Interchange) is reported in a separate technical note completed in July 2019.

WHAT THE RESULTS SHOW

Models have been generated to show future traffic growth for 2026 and 2036. This growth in traffic is a result of changing patterns of travel behaviour and predicted future growth in housing and jobs across Suffolk. The transport modelling factors in an element of growth when predicting future traffic impacts and has been adapted for the purposes of this assessment to consider the specific growth locations identified in the named local authorities. The results cannot therefore be interpreted as simply as 'Local Plan vs no Local Plan', i.e. it could not reasonably be assumed that if there were no Local Plan, traffic patterns would be the same in 2026 and 2036 as they were in 2016.

The growth assumptions for the modelling consider population growth and specific development locations, as well as car ownership and relative vehicle operating costs. This information comes from the Local Plans and the use of the Department for Transport TEMPro software

² The Home and Communities Agency is now known as Homes England.

Numerous locations across the network are shown to have capacity issues, measured using the volume to capacity (V/C) percentage which compares the capacity of the network to the assigned traffic flow. This report provides a summary of the results for all four LPAs with the ISPA boundary

Previous modelling results reported in relation to Local Plan growth in Suffolk Coastal and Ipswich is detailed below

Forecasting Report Volume 1 (August 2018) – Option modelling for Suffolk Coastal and Ipswich (August 2018) which outlines the junctions within Suffolk Coastal and Ipswich which showed capacity issues for different combinations of housing and job distributions. This also included Development Options for Babergh and Mid Suffolk

Modelling related to the preferred option for Ipswich and First Draft Local Plan for Suffolk Coastal have been published in the following document:

Forecasting Report Volume 2 (January 2019) – Modelling of the preferred option for Ipswich and First Draft Local Plan for Suffolk Coastal which outlines the junctions within Suffolk Coastal and Ipswich which showed capacity issues. This also included Development Options for Babergh and Mid Suffolk

Modelling taking into account a demand adjustment for 2026 and 2036 was submitted during the examination for the Suffolk Coastal Local Plan and was published in the following report:

ISPA Forecasting Report (August 2019) – Demand adjusted 2026 and 2036 assignments, modelling the preferred option for Ipswich and First Draft Local Plan for Suffolk Coastal. This also included Development Options for Babergh and Mid Suffolk. This report focused on congestion on the highway under control of SCC.

Modelling taking into account a demand adjustment for 2026 and 2036, focusing on the SRN and impact of potential RIS schemes on the A14 south of Ipswich was detailed in the following technical note:

A14 RIS impact Technical Note (July 2019) – This utilised the 2026 and 2036 demand adjusted assignments, focusing in particular on potential RIS schemes on the A14 south of Ipswich

WHAT DOES THIS MEAN

The analysis has shown that whilst many junctions may be close to or exceed capacity in 2026 and 2036; there are also many parts of the network that will operate well within their theoretical capacity. For junctions where the V/C is shown to approach or exceed operational capacity, the individual development proposals assessed within the model would, as part of their planning applications, need to consider additional measures to help mitigate any impact.

It is also necessary to remember that improvements in capacity through the removal of bottlenecks whilst desirable in one location can have knock on impacts which would be less desirable than the existing congestion. For example, as traffic is more freely able to move into the network, the problem will simply move to another location. Equally, hard engineering and infrastructure solutions are not the only solutions available. Other solutions involve the optimisation of existing infrastructure and an emphasis on sustainable transport, through for example personal travel planning. Over the lifetime of the Local Plans it is reasonable to assume that policies on sustainable transport will help to mitigate some of the increase in stress, and technological changes, such as those associated with

Connected and Autonomous Vehicles, have the potential to independently improve traffic flow and conditions.

WHAT IS BEING DONE TO ADDRESS THIS

As the respective Local Plans progress within each LPA, further assessment will be undertaken to inform any mitigation scenarios. This will identify the mitigation required. The modelling detailed within this report includes a demand adjustment which represents part of the mitigation strategy required to accommodate the housing and job growth included within the ISPA.

Whilst the development quantum and matrix development process differ between scenarios, there are committed highway infrastructure schemes across Suffolk which have been included within the appraisal. Specific schemes within Babergh, Ipswich, Mid Suffolk and Suffolk Coastal include the following:

- Improvements on key corridors within Ipswich such as Felixstowe Road and the A1214 through Kesgrave
- A12 corridor improvements associated with Brightwell Lakes³ between the Martlesham roundabout and Seven Hills Interchange (A14 Junction 58)
- Bixley Road / Heath Road / Foxhall Road junction improvement
- Nacton Road / Maryon Road junction improvement
- Walton link road, between Walton High Street and Candlet Road, Felixstowe

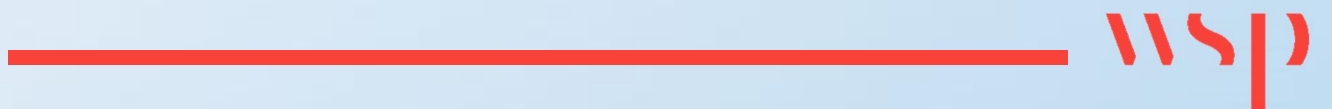
WHAT HAPPENS NEXT

The ISPA demand adjustments which have been made represent a form of mitigation based on a combination of measures which can be implemented to reduce the level of car travel. This is car travel associated with both existing travel patterns and new developments which will come forward in the future. The adjusted demand forecasts detailed within this report are an estimation of the cumulative impact of these mitigation measures on the highway network within the ISPA. SCC produced a report “Transport Mitigation Strategy for the Ipswich Strategic Planning Area” in August 2019 which detailed a range of proposals as part of a package of mitigation measures which could result in the modal shift away from car travel.

³ Brightwell Lakes is the development formerly referred to as Adastral Park

1

GLOSSARY



1 GLOSSARY

- **Adjusted Planning Data** – TEMPro (see below) allows for the use of alternative assumptions which are different to the standard set of assumptions. This allows for specific allocated developments to be discounted from the assumptions or to adjust the overall assumptions to tie in with alternative data sources.
- **AM Peak** – the morning peak hour (08:00 – 09:00)
- **Assignment** – A Traffic Assignment Model, in this case SATURN, has been used. An assignment model requires two general inputs – a “trip matrix” and a “network” (thought of as the “demand” and “supply” inputs – provided by the user). These are input into a “route choice” model which allocates or assigns trips to “routes” through the network, as a result total flows along links in the network may be summed and the corresponding network “costs” (e.g. times) calculated.
- **BDC** – Babergh District Council
- **Committed Development** – All land with current planning permission or allocated for development in adopted development plans (particularly residential development) (Planning Portal Glossary).
- **ESC** – East Suffolk Council
- **HE** – Highways England
- **IBC** – Ipswich Borough Council
- **ISPA** – Ipswich Strategic Planning Area
- **Links** – Connect nodes together and represent the road network within the model
- **LinSig** – Industry standard software used to assess Signal-Controlled junctions
- **Local Plan** - A Local Plan is a set of documents that determine how development will be planned over time.
- **LPA** – Local Planning Authority
- **Matrix** – see Trip Matrix
- **MSDC** – Mid Suffolk District Council
- **Network** – specifies the physical structure of the roads, etc upon which trips take place and the parameters within it. In this report, parameters is being used as a generic descriptor of all of the pieces of information / options that go into the Saturn network, it is not a specific modelling term.
- **Nodes** – Nodes represent a change in speed or direction; most often they represent a junction.
- **NTEM** – National Trip End Model, Latest version 7.2. The National Trip End Model produces estimates of person travel by all modes based on 2011 Census boundaries. The model outputs trip productions (e.g. homes) and trip attractions (e.g. sites of employment) in each zone (collectively known as trip-ends), which may be separated by mode, journey purpose, household car ownership category and time period.
- **NTM** – National Transport Model provides a means of comparing the consequences of national transport policies or widely-applied local transport policies, against a range of background scenarios which consider the major factors affecting future patterns of travel. The model produces future forecasts of road traffic growth, vehicle tailpipe emissions, congestion and journey time (Department for Transport website).
- **PCU – Passenger Car Unit**, is a method used in Transport Modelling to allow for the different vehicle types within a traffic flow group to be assessed in a consistent manner. Measured to be

5.75 m. Factors used in the SCTM are 1 for a car or light goods vehicle and 2.3 for heavy goods vehicle.

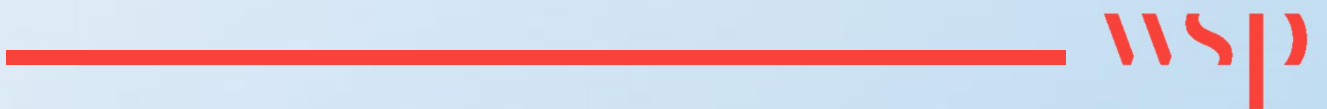
- **Permitted Development** - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order (Planning Portal Glossary).
- **Person Trip Rate** – The number of people making a given trip as opposed to the number of vehicles making a trip.
- **PM Peak** – Afternoon Peak (17:00 – 18:00)
- **SATURN** – Simulation and Assignment of Traffic to Urban Road Networks is a suite of network analysis programs used to assess the impact of road-investment schemes. Current version 11.3.12U. See also assignment. Further information can be found here:
<https://saturnsoftware.co.uk/>
- **SCC** – Suffolk County Council
- **SCDC** – Suffolk Coastal District Council (now part of East Suffolk Council)
- **SCTM** – Suffolk County Transport Model
- **TEMPro** - TEMPro is the Trip End Model Presentation Program. The National Trip End Model (NTEM) forecasts and the TEMPro software are used for transport planning purposes. The forecast includes: population, employment, households by car ownership, trip ends, and simple traffic growth factors based on data from the National Transport Model. The current version, and the version used for this work, is NTEM 7.2. Further information can be found at:
<https://www.gov.uk/government/collections/tempo>
- **Trip Matrix** – the “Trip Matrix” T_{ij} specifies the number of trips from zone i to zone j
- **V/C Ratio** – Volume / Capacity Ratio. The assigned model flow is the volume of traffic in PCUs per hour, with the V/C percentage calculated as the volume relative to the capacity in percentage terms.
- **WDC** – Waveney District Council (now part of East Suffolk Council)
- **WebTAG** – Web Transport Appraisal Guidance. Documentation produced by the Department for Transport (DfT) to assist in transport appraisal and modelling to ensure consistency and robustness.
- **Windfall Sites** – sites for housing that have yet to be identified, accounted for through background growth.
- **Zone Loading Point** – the origins and destinations of trips within a network

A further glossary of planning terms can be found here:

<https://www.planningportal.co.uk/directory/4/glossary>

2

INTRODUCTION



2 INTRODUCTION

2.1 BACKGROUND

- 2.1.1. WSP have been commissioned to undertake an assessment of the impact of Local Plan development assumptions for multiple Local Planning Authorities (LPAs) within Suffolk. The focus of this report is on the modelling results for all four of the LPAs within the ISPA boundary:
- Ipswich Borough
 - East Suffolk (area covered by the Suffolk Coastal Local Plan)
 - Babergh District
 - Mid Suffolk District
- 2.1.2. The Local Plan development has been tested in terms of the impact on the highway network for a forecast year of 2036 representing the end of the Local Plan period for each LPA. An interim forecast year of 2026 has also been modelled. This has been generated as it forms a mid-point between the end of the Local Plan period (2036) and the base year for the strategic model (2016). This interim year provides an indication of whether the capacity issues which are apparent at the end of the Local Plan period (2036) also occur in 2026 to help provide an indication of when mitigation may be required.

2.2 TRANSPORT MODEL

- 2.2.1. The Suffolk County Transport Model (SCTM) has been developed by WSP as a multi-purpose modelling toolkit to enable Suffolk County Council (SCC), LPAs and other parties to test a variety of transport related improvements including for example:
- Highway scheme appraisal
 - Major public transport scheme appraisal
 - Inputs for transport business cases and funding applications
 - Inputs for environmental appraisals
 - Local plan / core strategy assessment
 - Development impact assessment.
- 2.2.2. The assessment within this report uses the Highway Assignment Model (HAM)⁴ only as the focus of the modelling is on how the highway network within Suffolk is affected by the proposed housing and job growth with the emerging Local Plans. A highway only assignment is considered proportionate and sufficiently robust to test the assumptions for each LPA.
- 2.2.3. The SCTM has been developed to an extent that it is able to serve as a high-level strategic assessment tool for various applications. However, no strategic model is capable of representing a

⁴ The SCTM comprises a Highway Assignment Model (HAM) built in SATURN, as well as a Public Transport Assignment Model (PTAM) and Variable Demand Model (VDM) developed in VISUM.

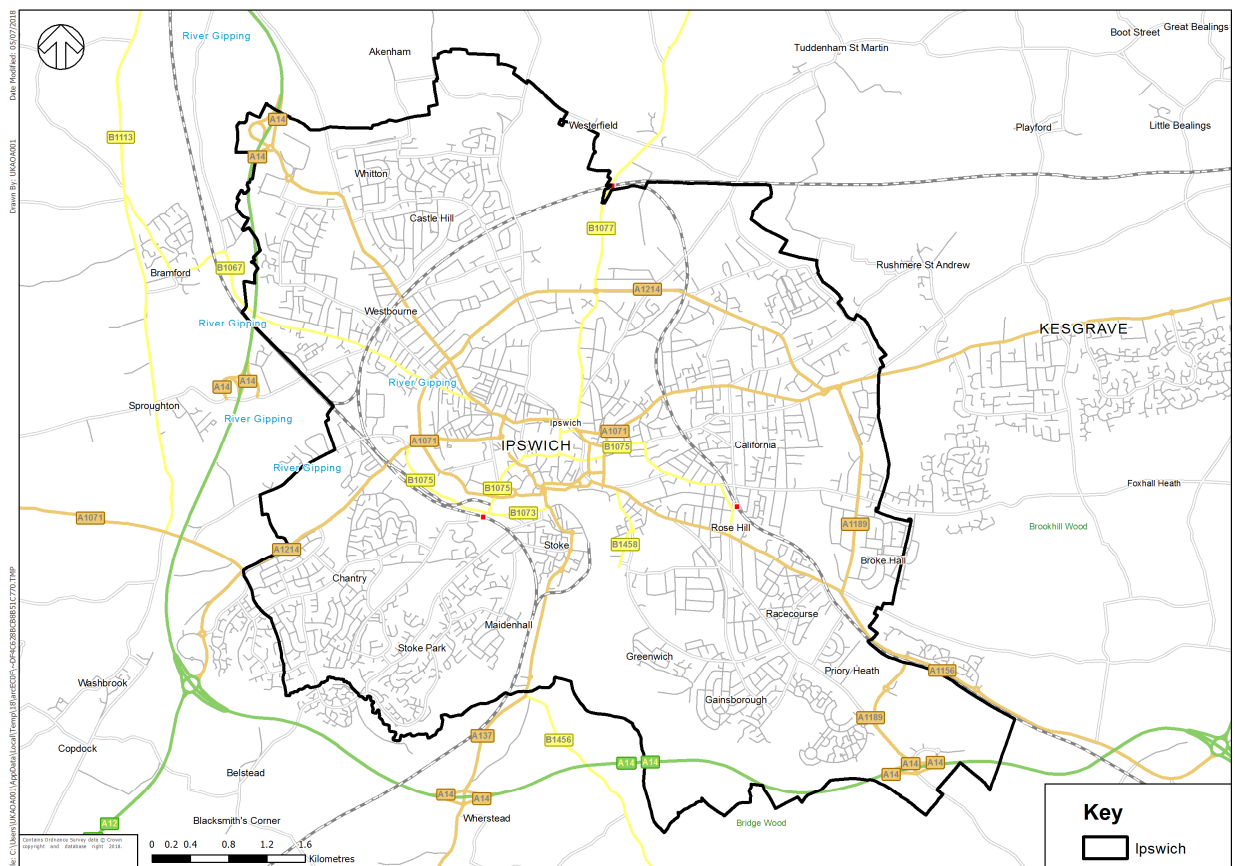
whole county in fine detail, so the level of detail required for each application is reviewed prior to testing. It is often necessary to enhance a particular local area for a specific testing purpose.

- 2.2.4. A review of the SCTM within the four LPAs was undertaken with the need for additional network detail and zone disaggregation undertaken. This was undertaken for the 2016 base year model which underpins the forecast modelling undertaken to assess the Local Plans. The validation of the 2016 base year model is presented for each of the LPAs in TN1 – SCTM Base Year Validation Version 2.1 (July 2018).

2.3 STUDY AREA

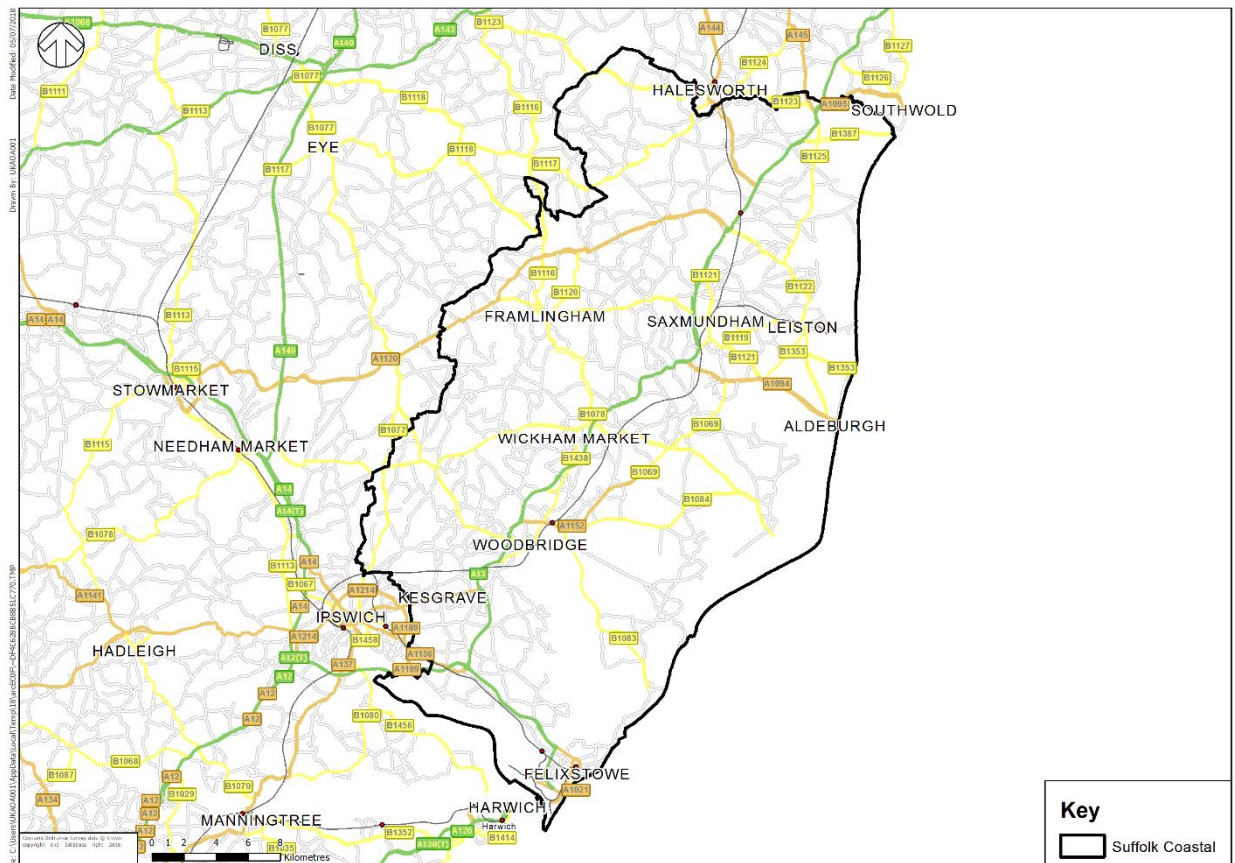
- 2.3.1. The study areas in this forecasting report focus on East Suffolk (area covered by Suffolk Coastal Local Plan), Ipswich Borough, Babergh District and Mid Suffolk District
- 2.3.2. Figure 1 shows the borough boundary for Ipswich Borough, detailing the strategic highway network and main urban areas.

Figure 1 – Ipswich Borough boundary



- 2.3.3. The Ipswich Borough boundary covers the majority of the Ipswich urban area, though parts of the Ipswich urban area are included within the boundaries of Babergh, Mid Suffolk and Suffolk Coastal. Sections of the A14 are included within the Ipswich Borough boundary, including Junction 53 (Bury Road) and Junction 57 (Nacton).
- 2.3.4. Figure 2 shows the boundary of the area of East Suffolk covered by the Suffolk Coastal Local Plan, detailing the strategic highway network and main urban areas.

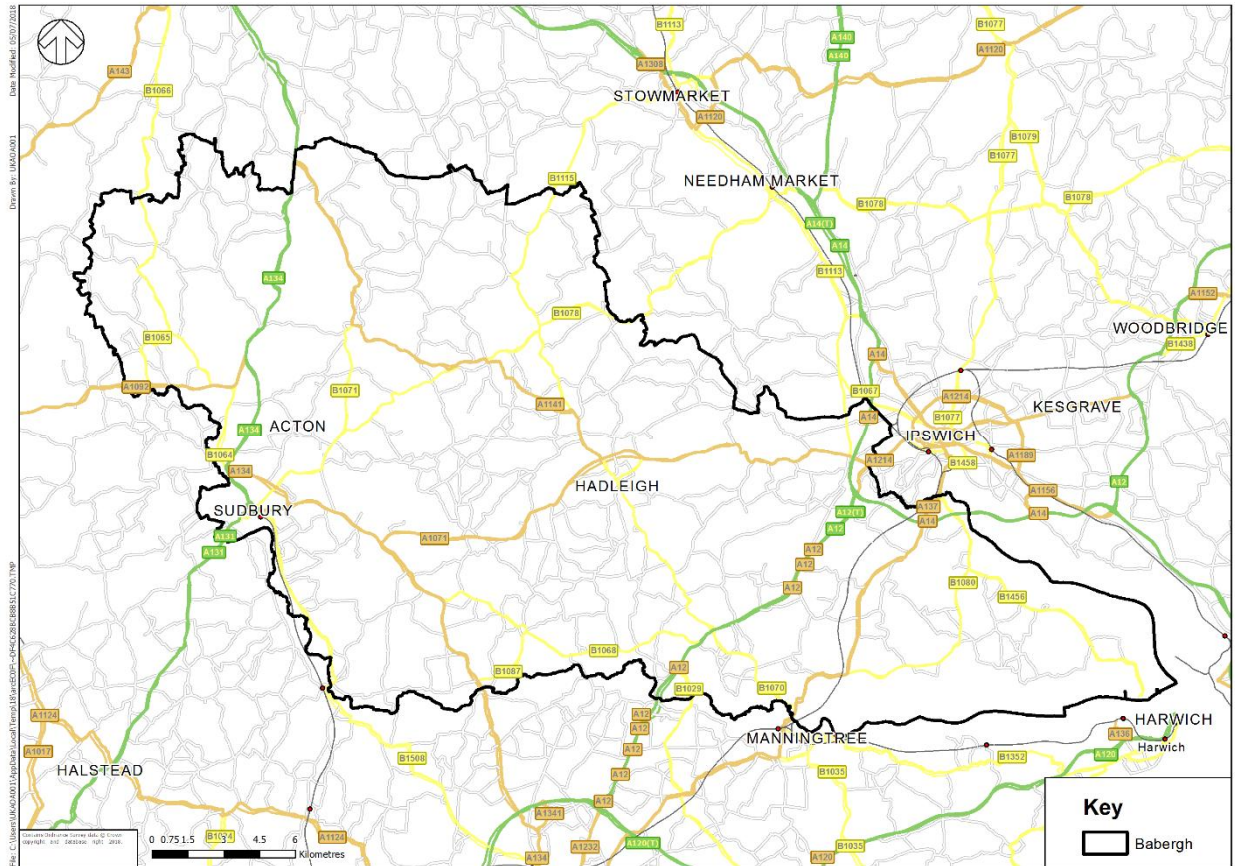
Figure 2 – Suffolk Coastal Local Plan boundary



- 2.3.5. The key strategic highway route through Suffolk Coastal is the A12, extending from the Seven Hills Interchange (A14 Junction 58) to Blythburgh. The A14 extends into Suffolk Coastal, culminating at Felixstowe.

2.3.6. Figure 3 shows the district boundary for Babergh, detailing the strategic highway network and main urban areas.

Figure 3 – Babergh District boundary⁵



2.3.7. Sudbury is the largest urban area within Babergh, with the A12 crossing the district between Ipswich and Colchester. Another key strategic route within Babergh is the A134.

2.3.8. Figure 1 shows the district boundary for Babergh, detailing the strategic highway network and main urban areas.

⁵ The figure should not be considered as placing emphasis on the particular importance of any locations within Babergh

2.4 FUTURE HIGHWAY SCHEMES

2.4.1. It is assumed all highway schemes detailed below will be in place in both 2026 and 2036. Table 1 lists the highway schemes which have been included in Babergh and Mid Suffolk

Table 1 – Babergh / Mid Suffolk future highway schemes

District / Borough	Description	Mitigation
Babergh	Chilton Woods access road	Access road between A134 Springlands Way (new roundabout) and Acton Lane (new priority junction)
Babergh	A1071 / Swan Hill roundabout	Capacity improvements
Babergh	A1071 / Hadleigh Road signals	Capacity improvements
Babergh	A1071 / Poplar Lane	Signalisation as part of access arrangements for Wolsey Grange
Babergh	A1214 London Road	New signalised junction part of access arrangements for Wolsey Grange
Mid Suffolk	A140 Eye Airfield	Roundabout improvements

2.4.2. Table 2 shows the future highway schemes which have been included within Ipswich.

Table 2 – Ipswich future highway schemes

District / Borough	Description	Mitigation
Ipswich	Bixley Road / Heath Road / Foxhall Road	Additional lane NB for Bixley Road / Additional lane SB for Heath Road
Ipswich	Nacton Road / Maryon Road	Turn WB Nacton to two lanes, and EB Nacton to one lane
Ipswich	Upper Orwell Street	Changed to one-way southbound from St Helen's Street
Ipswich	St Helen's Street / Bond Street	Bus lane removal
Ipswich	A1214 / Bell Lane	Ban of right turn from A1214 onto Dr Watson Lane. Signalised junction of A1214 / Bell Lane changed to priority-controlled roundabout
Ipswich	Ipswich Radial Corridor Route improvements - Felixstowe Road	Capacity increase to Felixstowe Road & Bixley Road arms of roundabout with A1156 Bucklesham Road. Capacity increase at Bixley Road / Ashdown Way junction

District / Borough	Description	Mitigation
Ipswich	Ipswich Garden Suburb – Henley Gate	Two signalised junctions included as part of site access onto Henley Road
Ipswich	Ipswich Garden Suburb – Fonnereau	Priority controlled junction included on Westerfield Road in relation to access
Ipswich	Ipswich Garden Suburb – Red Hill Farm	Two priority-controlled junctions included on Westerfield Road, north and south of Fonnereau access junction
Ipswich	A1214 Valley Road / Westerfield Road	Increased capacity modelled on A1214 approaches to roundabout due to flares
Ipswich	A1214 Valley Road / Tuddenham Road	Increased capacity modelled on A1214 approaches to roundabout due to flares
Ipswich	Europa Way link road	Link road between Sroughton Road and Bramford Road, extension of Europa Way with priority-controlled roundabouts

2.4.3. Table 3 shows the future highway schemes included within Suffolk Coastal

Table 3 – Suffolk Coastal future highway schemes

District / Borough	Description	Mitigation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement ⁶	A12 / Eagle Way / Anson Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A12 / Eagle Way / Gloster Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A12 / Foxhall Road / Newbourne Road roundabout signalisation
Suffolk Coastal	Brightwell Lakes - A12 corridor improvement	A14 Junction 58 signalisation
Suffolk Coastal	Brightwell Lakes - Main site access	Signalised junction between Gloster Road & Foxhall Road roundabouts

⁶ Brightwell Lakes is the development formerly referred to as Adastral Park

District / Borough	Description	Mitigation
Suffolk Coastal	Brightwell Lakes - Other site accesses	Phase 2 access onto Newbourne Road, Phase 3 access onto link forming junction with Gloster Road
Suffolk Coastal	Walton Link Road, Felixstowe	Link road between Candlet Road and Walton High Street, as well as access junction for development
Suffolk Coastal	Innocence Farm access junction	Provision of access arrangements allowing all-movements junction to & from the site at the A14

2.4.4. Table 4 outlines the future highway schemes included outside of the ISPA within Suffolk

Table 4 – Other Suffolk future highway schemes

District / Borough	Description	Mitigation
St Edmundsbury	Bury St Edmunds Eastern Relief Road	Now built and open, but included in forecast only as base year model is 2016 prior to opening
St Edmundsbury	Haverhill NW Relief Road	Relief Road between A1307 and A143
St Edmundsbury	Bury St Edmunds South Eastern Relief Road	Link road south of A14 Junction 44
Waveney	Beccles Southern Relief Road	Relief Road between A145 and Ellough Road. Now built and open but included in forecast only as base year model is 2016, i.e. prior to opening.
Waveney	Lake Lothing Third Crossing, Lowestoft	Additional crossing within Lowestoft, priority-controlled roundabouts at both ends

2.5 FORECAST DEVELOPMENT ASSUMPTIONS

- 2.5.1. Each LPA provided details of the overall target in terms of housing and job growth up to 2036 detailed in their respective emerging Local Plan. Interim forecasts have been generated for a forecast year of 2026. This is summarised in Table 5.

Table 5 - Overall housing and job growth modelled by LPA

LPA	Scenario	Housing growth (2016 to 2026)	Job growth (2016 to 2026)	Housing growth (2016 to 2036)	Job growth (2016 to 2036)
Babergh	Preferred Option	3,922	1,411	8,117	3,306
Ipswich	Final Draft	3,768	5,471	9,502	10,348
Mid Suffolk	Preferred Option	5,291	2,726	10,739	5,905
Suffolk Coastal	Preferred Option ⁷	7,682	6,101	13,298 ⁸	13,472

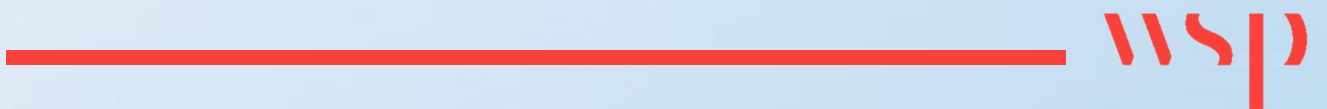
- 2.5.2. The ISPA Local Plan Modelling Methodology Report provides greater detail on the approach taken for each of the model runs and their associated development inputs

⁷ This is the Suffolk Coastal First Draft Local Plan

⁸ This includes completions 2016-18, permissions, existing allocations and development with a resolution to grant permission as at 31.03.18 (which are included in the core assumptions), site allocations, housing requirements for the Neighbourhood Plan areas and the windfall assumptions as contained in the Suffolk Coastal First Draft Local Plan

3

RESULTS



3 RESULTS

3.1 SUFFOLK HIGHWAY FOCUS

- 3.1.1. The results within this report focus only on roads which are part of SCC's highway network. Impacts of adjusted ISPA Local Plan growth on the Strategic Road Network (SRN), namely the A14 and A12 (between Essex and A14 J55 Copdock Interchange) has previously been reported in a separate technical completed in July 2019. Locations which are on the interface between the SRN and SCC's highway network are included in this report and are included separately junctions solely the responsibility of SCC.

3.2 VOLUME TO CAPACITY RATIO

- 3.2.1. Analysis has been undertaken to determine which junctions within the model are forecast to experience congestion. The Volume to Capacity (V/C) percentage has been focused on to determine which junctions are approaching or over capacity. The V/C percentage has been taken directly from SATURN and is based on a combination of flow, delay and capacity for each approach arm and turning movement at a junction.
- 3.2.2. Table 6 describes the typology used to distinguish between whether junctions are forecast to experience congestion problems in both peak hours or single peak hour and considers the severity of the congestion.

Table 6 – Volume to capacity ratio categorisation, Junctions

Type	Description
1	100%+ both peaks
2	100%+ in one peak / 85-99% in other peak
3	100%+ in one peak / Less than 85% in other peak
4	85-99% in both peaks
5	85-99% in one peak / Less than 85% in the other peak

- 3.2.3. Link based V/C has also been analysed representing individual approaches to junctions and intermediary links between junctions. The maximum V/C between the respective AM and PM peak hour assignments for each forecast year is graphically presented alongside overall junction V/C in this report.

3.3 MODEL RUNS COMPARED

The model runs considered within this report are as follows:

- 2026/36 AM/PM
- 2026/36 AM/PM with demand adjustments

- 3.3.1. The ISPA Methodology Report (December 2019) provides details on the approach which has been undertaken in terms of the demand adjustments. At an aggregate level across Suffolk, the demand adjustments lead to a decrease in car traffic of around 5% in 2026, and between 5-6% in 2036.
- 3.3.2. The model runs represent modelling assumptions which are consistent with the previous Local Plan modelling undertaken to support the Suffolk Coastal First Draft Local Plan. This updated modelling includes refinements to the assumptions which inform the preferred option within Ipswich. Preferred option assumptions have now also been included for Babergh and Mid Suffolk.

3.4 PASSENGER CAR UNIT HOUR DELAY REDUCTION BY LPA – DEMAND ADJUSTMENT IMPACT

- 3.4.1. A metric which can be used to demonstrate the benefit of the demand adjustment is the reduction in Passenger Car Unit (PCU) hours delay. The strategic model includes trips based on PCUs (1 PCU is equivalent to a standard car length of 5.75m). This is done to ensure the impact of HGVs on the road network is considered as they are representing in the SCTM by a PCU value of 2.3 which is consistent with DfT Transport Analysis Guidance (TAG).
- 3.4.2. The strategic model also provides information on the average delay per PCU for both links and junctions. The average delay can be multiplied by the number of trips and converted to hours to determine the total PCU hours delay.
- 3.4.3. This analysis has been undertaken for junctions within the ISPA on local highway authority links to demonstrate the reduction in delay which results from the demand adjustments.
- 3.4.4. Table 7 demonstrates an overall reduction in PCU.hours delay on the SCC Highway network of 22% in the AM 2026, with the reduction most marked within Ipswich which reduces by 28%. Table 8 shows an average reduction in delay of 17% for SCC/SRN interface junctions.

Table 7 – Reduction in PCU. Hours Delay (AM 2026) – SCC Highway

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	2014	1456	-558	-28%
Suffolk Coastal	1160	932	-227	-20%
Mid Suffolk	446	384	-62	-14%
Babergh	541	456	-85	-16%
Total	4160	3228	-932	-22%

Table 8 – Reduction in PCU. Hours Delay (AM 2026) – SCC Highway / SRN interface

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	105	75	-31	-29%
Suffolk Coastal	125	113	-12	-9%

Mid Suffolk	78	70	-8	-10%
Babergh	271	221	-50	-18%
Total	578	479	-99	-17%

- 3.4.5. Table 9 demonstrates an overall reduction in PCU.hours delay on the SCC Highway network of 21% in the PM 2026, with the reduction most marked within Ipswich which reduces by 26%. Therefore, the level of reduction in delay is generally similar between the AM and PM peak models in 2026. Table 10 shows an average reduction in delay of 15% for SCC/SRN interface junctions.

Table 9 – Reduction in PCU. Hours Delay (PM 2026) – SCC Highway

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	1923	1415	-508	-26%
Suffolk Coastal	1010	830	-180	-18%
Mid Suffolk	393	343	-50	-13%
Babergh	631	537	-94	-15%
Total	3957	3124	-832	-21%

Table 10 – Reduction in PCU. Hours Delay (PM 2026) – SCC Highway / SRN interface

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	59	46	-14	-23%
Suffolk Coastal	155	150	-5	-3%
Mid Suffolk	92	79	-12	-13%
Babergh	157	118	-39	-25%
Total	463	393	-69	-15%

- 3.4.6. Table 11 demonstrates an overall reduction in PCU.hours delay on the SCC Highway network of 23% in the AM 2036, with the largest reduction occurring with Ipswich which reduces by 28%. Table 12 shows an average reduction in delay of 15% for SCC/SRN interface junctions.

Table 11 – Reduction in PCU. Hours Delay (AM 2036) – SCC Highway

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	3968	2875	-1094	-28%
Suffolk Coastal	1872	1474	-397	-21%
Mid Suffolk	1005	847	-158	-16%
Babergh	1034	863	-171	-17%
Total	7879	6059	-1820	-23%

Table 12 – Reduction in PCU. Hours Delay (AM 2036) – SCC Highway / SRN interface

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	99	93	-7	-7%
Suffolk Coastal	189	168	-21	-11%
Mid Suffolk	199	188	-11	-6%
Babergh	462	353	-109	-24%
Total	949	802	-147	-15%

- 3.4.7. Table 13 demonstrates an overall reduction in PCU.hours delay on the SCC Highway network of 24% in the PM 2036, with the reduction being highest in Ipswich which reduces by 30%. This demonstrates the demand reduction has a comparatively higher impact in the PM peak in 2036 compared to 2026. Table 14 shows there is generally a greater reduction in delays on the SCC/SRN interface, with an average reduction in delays of 34%.

Table 13 – Reduction in PCU. Hours Delay (PM 2036) – SCC Highway

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	3844	2696	-1148	-30%
Suffolk Coastal	1693	1330	-362	-21%
Mid Suffolk	762	639	-123	-16%
Babergh	1107	965	-142	-13%
Total	7406	5630	-1776	-24%

Table 14 – Reduction in PCU. Hours Delay (PM 2036) – SCC Highway / SRN interface

Adjustment	No Adjustment (PCU. Hrs Delay)	With Adjustment (PCU. Hrs Delay)	Abs Diff (PCU. Hrs Delay)	Prcnt Diff (PCU. Hrs Delay)
Ipswich	64	50	-14	-22%
Suffolk Coastal	517	258	-259	-50%
Mid Suffolk	162	149	-13	-8%
Babergh	292	229	-64	-22%
Total	1036	686	-350	-34%

- 3.4.8. The analysis of PCU hours delay demonstrates the demand adjustment has a significant benefit in reducing delays to vehicles across all authorities within the ISPA. Around 800 – 900 vehicle hours are saved on the SCC highway network in 2026, with this figure reaching between 1,800 vehicle hours in 2036. This demonstrates the mitigation will ease congestion on the highway network.

3.5 OVERALL JUNCTION V/C SUMMARY BY LPA – DEMAND ADJUSTMENT IMPACT

- 3.5.1. The analysis within the remainder of Section 3 focuses on the modelling results from the assignments which include the demand adjustments. Appendix A contains plots of the locations with link and node-based V/C issues without the demand adjustment for reference.
- 3.5.2. Appendix B provides tables detailing each of junction within the ISPA which is flagged as having a V/C of over 85% or greater in any of the model runs with or without the demand adjustments. Comparisons are also presented within Appendix B to indicate whether the junctions flagged also showed overall V/C issues in the August 2019 results report.
- 3.5.3. Analysis of the junctions in the forecast modelling which are shown to experience congestion have been analysed for the four ISPA LPAs.
- 3.5.4. The number junctions which reach an overall V/C of 85%+ is shown in the following tables
- Table 15 for AM peak SCC junctions
 - Table 16 for AM peak SCC/SRN interface junctions
 - Table 17 for PM peak SCC junctions
 - Table 18 for PM peak SCC/SRN interface junctions
- 3.5.5. This analysis demonstrates the following:
- Ipswich Borough contains the highest number of congested junctions with a V/C of 85%+ in all time periods
 - In 2026 AM, the demand adjustment leads to three fewer junctions reaching a V/C of 85%+. The description of these junctions is as follows:
 - A1022 College St / Bridge St (by St Peter's) (Ipswich)
 - A12 / A1214 (Main Rd) Roundabout – A1214 EB entry (Suffolk Coastal)
 - A12 / A14 Junction 58 A12 southbound approach (Suffolk Coastal SRN interface junction)
 - In 2036 AM, the demand adjustment leads to four fewer junctions reaching a V/C of 85%+, the description of these junctions is as follows:

- Buck's Horns Lane/Church Lane (Babergh)
 - A1189 Felixstowe Rd / Bucklesham Rd roundabout (Ipswich)
 - Colchester Rd / A1214 Woodbridge Rd E (Ipswich)
 - A1214 / A1189 (Ipswich)
 - Bixley Road (Ipswich)
- In 2036 AM, the demand adjustment leads to one additional junction reaching a V/C of 85%+, the description of these junctions is as follows:
- Copdock Northern Side Circulatory (Babergh SRN interface junction)

Table 15 – Junctions with overall V/C ratio of 85%+ (AM Peak) – SCC Highway

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	3	6	5	15	11
Suffolk Coastal	1	3	2	3	3
Mid Suffolk	0	0	0	2	2
Babergh	1	2	2	3	2
Total	5	11	9	23	18

Table 16 – Junctions with overall V/C ratio of 85%+ (AM Peak) – SCC Highway / SRN interface

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	0	0	0	0	0
Suffolk Coastal	0	1	0	1	1
Mid Suffolk	1	2	2	3	3
Babergh	0	0	0	0	1
Total	1	3	2	4	5

- In 2026 PM, the demand adjustment leads to five fewer junctions reaching a V/C of 85%+:
- A12 / Woods Lane (Suffolk Coastal District)
 - Star Lane A1156 / Grimwade Street (Ipswich)
 - College Street / Foundry Lane (Ipswich)
 - A1022 College St / Bridge St (by St Peter's) (Ipswich)
 - A14 J57 Nacton - Nacton Road approach (Ipswich)

- In 2026 PM, the demand adjustment leads to one additional junction reaching a V/C of 85%+, the description of these junctions is as follows:
 - A14 / A12 on-slip Junction 58 (Suffolk Coastal)
- In 2036 PM, the demand adjustment leads to twelve fewer junctions reaching a V/C of 85%+, five in Ipswich, four in Suffolk Coastal, two in Mid Suffolk and one in Babergh, described below:
 - Langer Road / Beach Station Road – Felixstowe (Suffolk Coastal)
 - A140 Angel Hill / A1120 (West) (Mid Suffolk)
 - Star Lane A1156 / Grimwade Street (Ipswich)
 - A1214 / A137 / A1071 / Yarmouth Road (Ipswich)
 - A1214 / Tuddenham Road (Ipswich)
 - Woodbridge Rd / Albion Hill / Belvedere Rd (Ipswich)
 - Scrivener Drive / Shepherd Drive Roundabout (Babergh)
 - Foxhall Road / Bell Lane (Suffolk Coastal)
 - A1214 / A1189 (Ipswich)
 - A12 / B1438 (near Woodbridge) (Suffolk Coastal)
 - A14 / A1120 SW of J50 (Mid Suffolk SRN interface junction)
 - A14 / A12 - A1156 Entry (Suffolk Coastal SRN interface junction)

Table 17 – Junctions with overall V/C ratio of 85%+ (PM Peak) – SCC Highway

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	1	5	2	17	12
Suffolk Coastal	1	2	1	5	2
Mid Suffolk	0	0	0	1	0
Babergh	1	3	3	6	5
Total	3	10	6	29	19

Table 18 – Junctions with overall V/C ratio of 85%+ (PM Peak) – SCC Highway / SRN interface

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	0	1	0	0	0
Suffolk Coastal	0	0	1	2	1
Mid Suffolk	0	0	0	4	3
Babergh	0	0	0	1	1

Total	0	1	1	7	5
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3.6 OVERALL LINK V/C SUMMARY BY LPA – DEMAND ADJUSTMENT IMPACT

3.6.1. Link based V/C will now be focused on across each ISPA LPA. Links which are over capacity with a V/C of 100%+ have been focused on as these represent the most congested locations on the road network which are likely to cause delay. Appendix C provides a text description of the junctions which have an over capacity approach, comparing without and with the demand adjustment. This comparison is based on the maximum V/C value shown for a link at the named junction. Comparisons are also presented within Appendix C to indicate whether the junctions flagged also showed overall V/C issues in the August 2019 results report.

3.6.2. Table 19 shows a comparison of over-capacity links in the AM peak with and without the ISPA demand adjustment. The results in this table show:

- Around 50% of the over-capacity links are in Ipswich
- The number of over-capacity links reduces by around 40% in 2026 AM following the adjustment
- Over-capacity links reduce by around 31% in 2036 AM following the adjustment

Table 19 – Over-capacity links with V/C ratio of 100%+ (AM Peak) – SCC Hwy

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	7	22	12	68	42
Suffolk Coastal	2	9	7	26	16
Mid Suffolk	3	6	3	19	16
Babergh	1	11	4	15	14
Total	13	48	26	128	88

Table 20 – Over-capacity links with V/C ratio of 100%+ (AM Peak) – SCC Hwy / SRN interface

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	1	1	1	2	1
Suffolk Coastal	0	2	1	3	3
Mid Suffolk	0	0	0	2	2
Babergh	1	3	2	5	4
Total	2	6	4	12	10

3.6.3. Table 21 shows a comparison of over-capacity links in the PM peak with and without the ISPA demand adjustment. The results in this table show:

- Without adjustment in 2026, 52% of over-capacity links are in Ipswich in the PM peak
- Without adjustment in 2036, 58% of over-capacity links are in Ipswich in the PM peak
- The number of over-capacity links reduces by 48% in 2026 PM following the adjustment. Ipswich shows the most significant impacts as a result of the demand adjustments with a 59% reduction in over-capacity links
- Over-capacity links reduce by 28% in 2036 PM following the adjustment

Table 21 – Over-capacity links with V/C ratio of 100%+ (PM Peak) – SCC Hwy

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	5	22	9	69	44
Suffolk Coastal	1	6	4	17	13
Mid Suffolk	2	3	1	16	14
Babergh	0	11	8	18	15
Total	8	42	22	120	86

Table 22 – Over-capacity links with V/C ratio of 100%+ (PM Peak) – SCC Hwy / SRN interface

LPA	2016 Base	2026 ISPA No Adjustment	2026 ISPA With Adjustment	2036 ISPA No Adjustment	2036 ISPA With Adjustment
Ipswich	0	1	0	1	1
Suffolk Coastal	0	1	1	4	3
Mid Suffolk	0	1	1	2	1
Babergh	0	3	2	4	4
Total	0	6	4	11	9

3.7 RESULTS SUMMARIES WITH DEMAND ADJUSTMENT

3.7.1. Following the demand adjustment which has been made to the 2026 and 2036 forecasts, the resultant locations which continue to show capacity issues are focused on based on study areas within each LPA as follows:

- Suffolk Coastal
 - Saxmundham

- Woodbridge & Melton
- A12 East of Ipswich
- Felixstowe
- Nacton to Trimley St. Martin
- Ipswich
- Babergh
 - West & South West Ipswich
 - Sudbury
 - Brantham
- Mid Suffolk
 - A140 corridor
 - Stowmarket

- 3.7.2. Results are presented for each of the study areas in terms of overall junction V/C as well as link-based V/C. The previous January 2019 results report presented results in terms of overall junction V/C only. In considering mitigation it is considered link V/C should also be analysed as overall junction V/C may not show there is an issue at a junction if the majority of junction approaches operate within capacity.
- 3.7.3. Commentary is provided as to how the modelling results compared to the January 2019 results report in order to demonstrate the impact of the demand adjustments which have been made.

3.8 SUFFOLK COASTAL RESULTS SUMMARY

SAXMUNDHAM

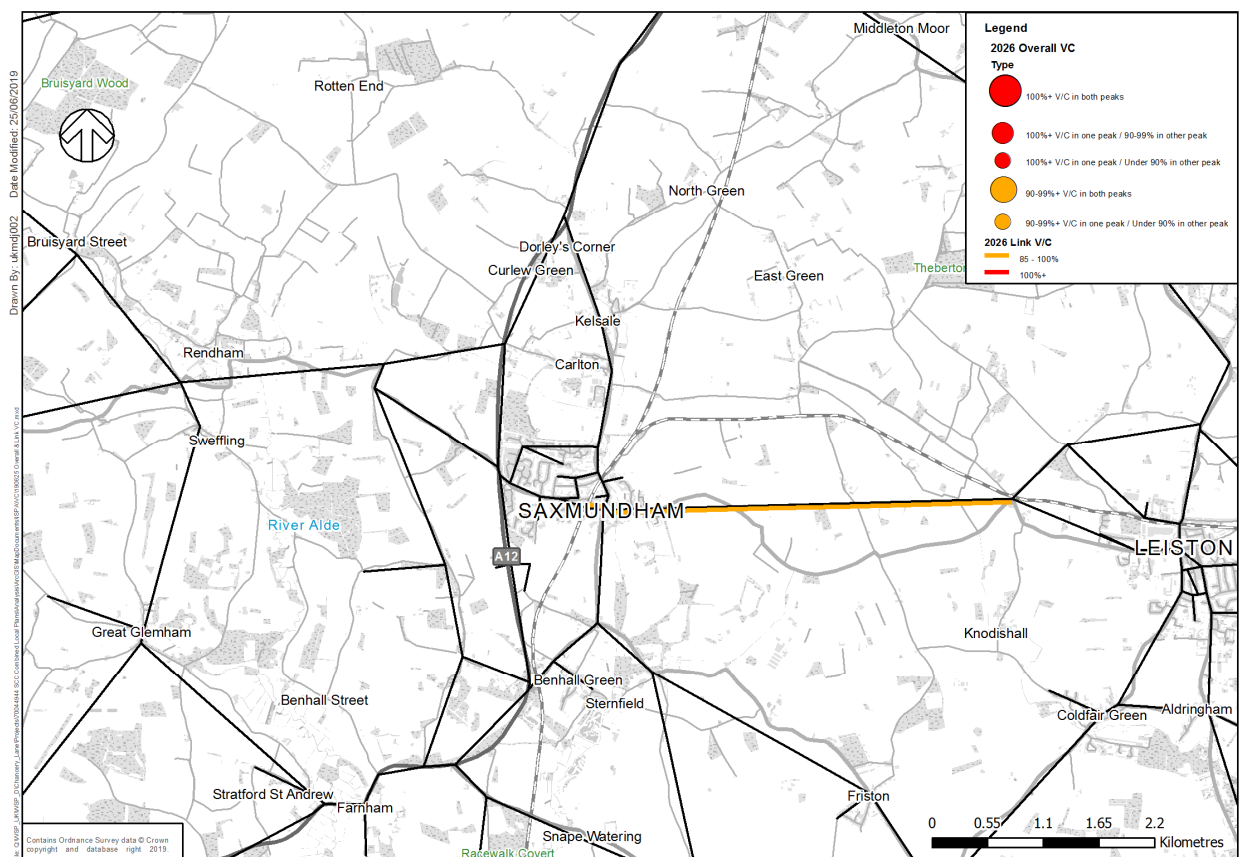
3.8.1. Junctions near Saxmundham operate with an overall V/C less than 85%. However, individual movements operate nearing or at capacity

■ B1121 / Chantry Road

- AM Peak: East approach nearing capacity in 2026, over capacity in 2036
- PM Peak, East and west approaches nearing capacity in 2026/2036

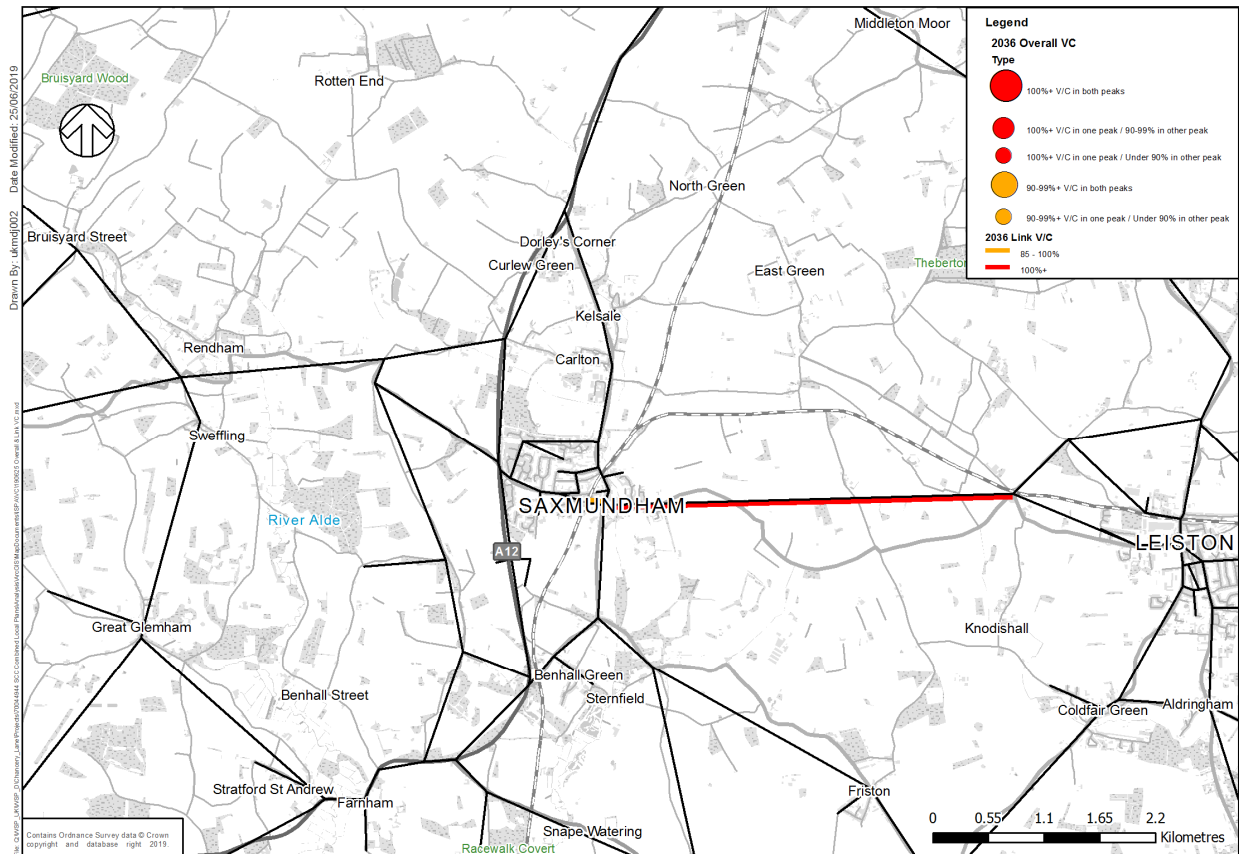
3.8.2. Figure 5 shows the B1121 / Chantry Road link approaching capacity within Saxmundham in 2026.

Figure 5 – Saxmundham – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.8.3. Figure 6 shows the B1121 / Chantry Road at capacity within Saxmundham in 2036

Figure 6 – Saxmundham – 2036 Links and Junctions with V/C 85%+ - With Adjustment



The 2036 modelling results with the demand reduction show the same issues in Saxmundham as those highlighted in the August 2019 and January 2019 results report. This is because the demand reductions which have been applied in Saxmundham (see Section 5.2 of the August 2019 ISPA Methodology Report) are lower as a significant proportion of the trips will either start or end in a rural location. The trip reductions take account of the fact there are limited alternatives to car travel in rural areas for strategic trips

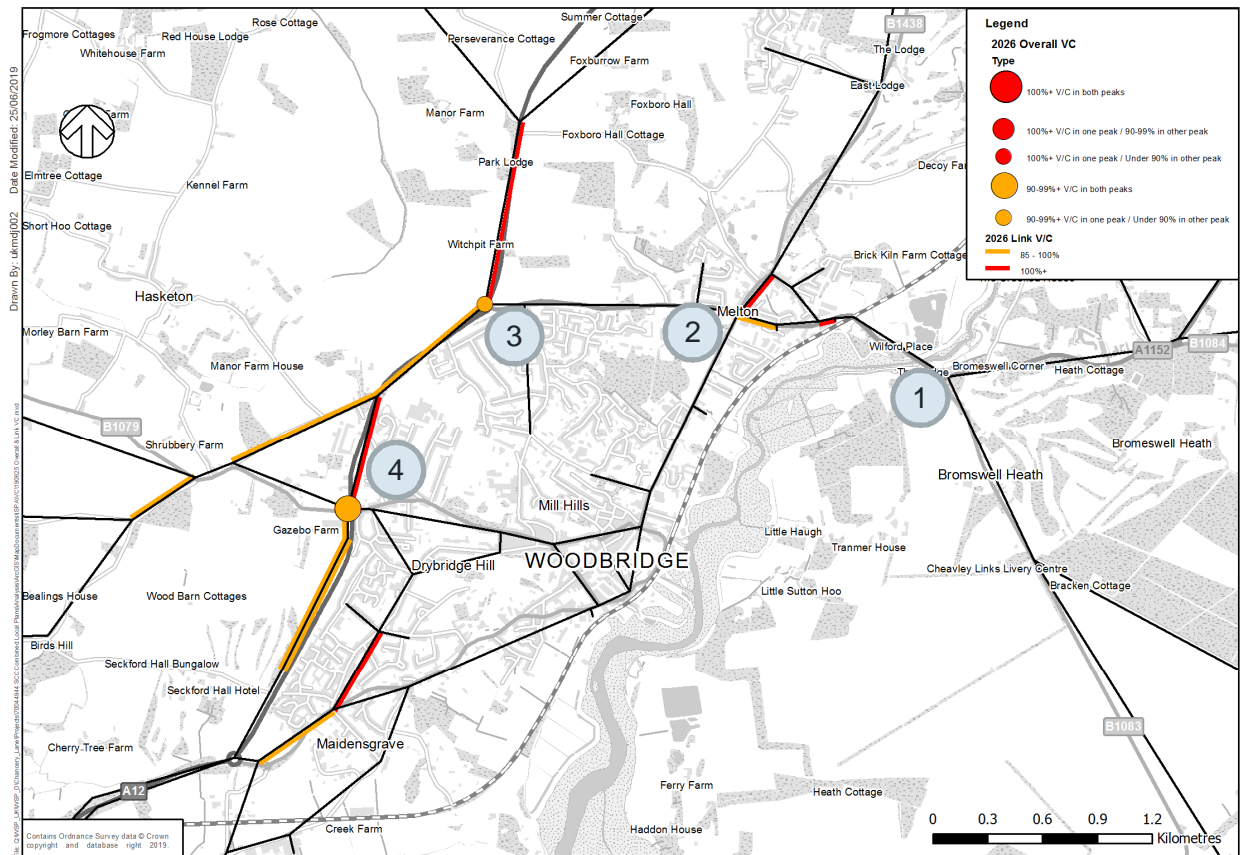
WOODBIDGE / MELTON

3.8.4. Junctions near Melton operate with an overall V/C less than 85%. However, individual movements operate nearing at or capacity

- B1083 / A1152 (Location 1 in Figure 7/Figure 8)
 - AM Peak south approach nearing capacity in 2036
 - PM Peak north approach nearing capacity in 2026/2036
- Melton Road / A1152 (Location 2 in Figure 7/Figure 8)
 - AM Peak: North approach over capacity in 2026/2036, east approach nearing capacity in 2026, over capacity in 2036
 - PM Peak, North approach over capacity in 2026/2036

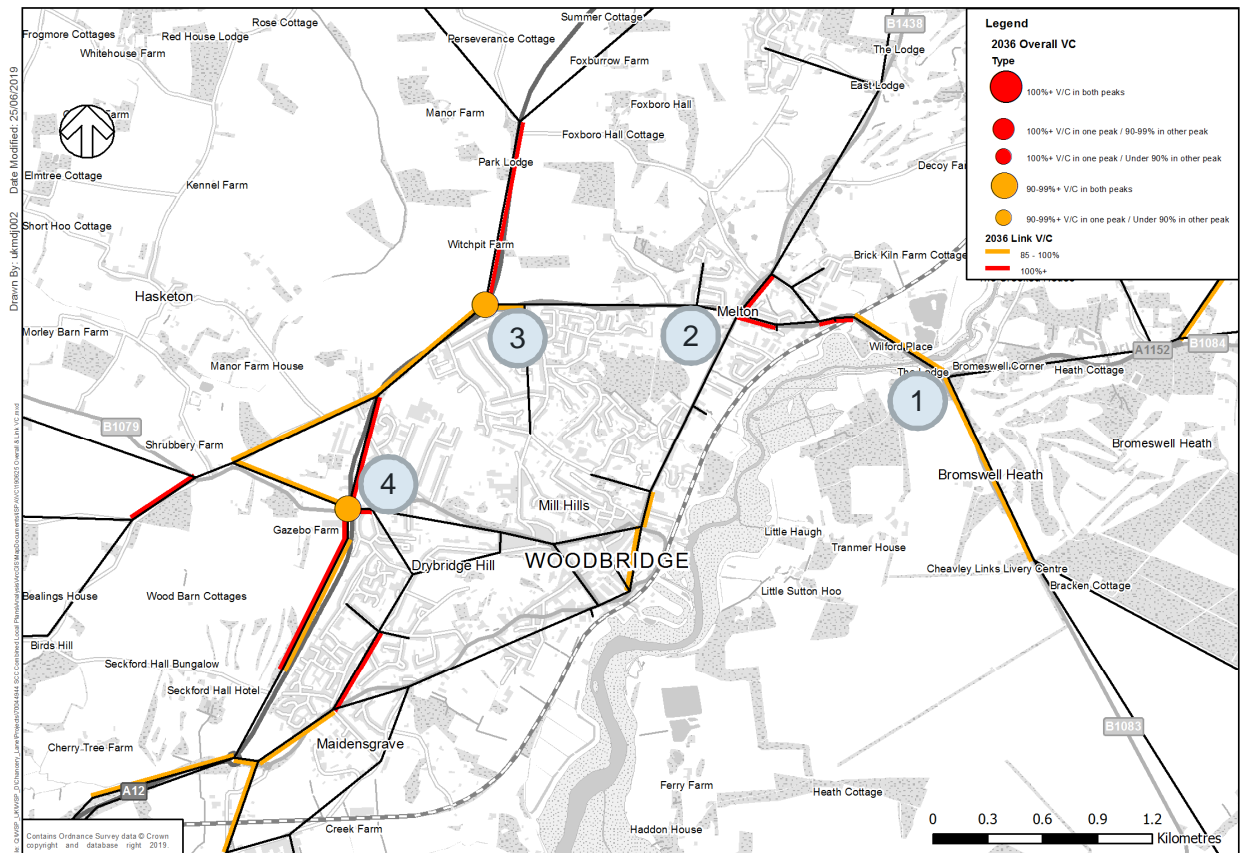
- 3.8.5. Several of the A12 corridor junctions, west of Woodbridge, operate with an overall V/C greater than 85%.
- A12 / A1152 – approaching capacity in AM/PM peaks in 2026/2036 (Location 3 in Figure 7/Figure 8)
 - A12 / Grundisburgh Road – approaching capacity in AM/PM peaks in 2026/2036 (Location 4 in Figure 7/Figure 8)
- 3.8.6. Link V/C ratios show that on the A12 corridor;
- AM peak,
 - the A12/Wood Lane junction is over capacity southbound in 2026 and 2036, and approaching capacity northbound in 2036
 - The A12/Manor Road junction is approaching capacity eastbound in 2026/2036
 - the A12 / Grundisburgh Road junction is over capacity southbound at in 2026 and 2036, and approaching capacity northbound and eastbound in 2036
 - The A12 between Grundisburgh Road and the A1348 is approaching capacity in both directions in 2026 and 2036
 - The A12 is approaching capacity on the eastbound approaches to the B1348 in 2026/2036, and on the southbound approach in 2036
 - the Old Barrack Road / Ipswich Road north approach is nearing capacity in 2036
 - PM peak,
 - the A12 is approaching capacity southbound at Wood Lane in 2036
 - Wood Lane is approaching capacity westbound at the A12 in 2036
 - the A12 is approaching capacity northbound at Wood Lane in 2026 and 2036
 - Manor Road eastbound is approaching capacity in 2026
 - the A12 at Grundisburgh Road is over capacity northbound in 2026 and 2036, approaching capacity southbound in 2026 and 2036, and approaching capacity westbound in 2026, and exceeding capacity westbound in 2036
 - The A12 between Grundisburgh Road and the A1348 is approaching capacity in both directions in 2026 and 2036, exceeding capacity northbound in 2036
 - The A12 is approaching capacity on the eastbound approaches to the B1348 in 2026/2036
 - the Old Barrack Road / Ipswich Road north approach is over capacity in 2026 and 2036
- 3.8.7. Figure 7 presents the overall junction and link-based V/C for both Woodbridge and Melton in 2026.

Figure 7 – Woodbridge & Melton – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.8.8. Figure 8 presents the overall junction and link-based V/C for both Woodbridge and Melton in 2036

Figure 8 – Woodbridge & Melton – 2036 Links and Junctions with V/C 85%+ - With Adjustment



3.8.9. The 2036 modelling results with the demand reduction show that despite the demand reductions which have been applied the Melton Crossroads junction continues to have approaches which are over capacity, consistent with previous results reports. The southern Melton Road arm does show improvement in the PM peak, reducing from 86% V/C in the previous Jan 2019 modelling to 63% V/C in the modelling with demand adjustments.

3.8.10. In terms of the A12, the demand adjustments have not alleviated the capacity issues shown on the A12 corridor to the west of Woodbridge.

A12 EAST OF IPSWICH

3.8.11. Analysis of the A12 East of Ipswich demonstrates all junctions and links operate within capacity in 2026, as shown in Figure 9. This demonstrates the transport mitigation associated with Brightwell Lakes can accommodate the 2026 Local Plan growth. The following locations are show the highest VC values:

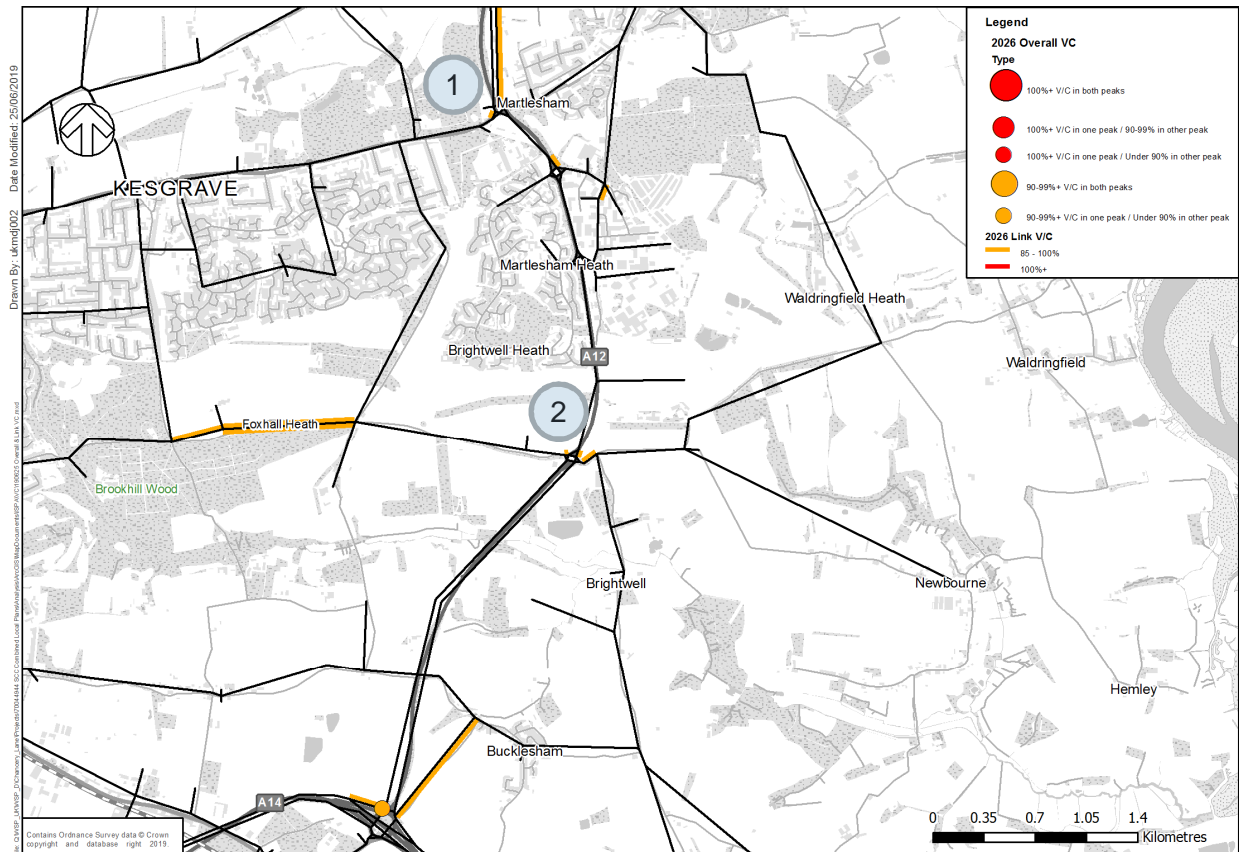
■ AM peak

- A1214 Main Road approach to the A12 / Main Road roundabout reaches 94% V/C (Location 1 in Figure 9)
- Foxhall Road approach to the A12 / Foxhall Road roundabout reaches 93% V/C (Location 2 in Figure 9)

■ PM peak

- A12 southbound approach to the A12 / Main Road roundabout reaches 89% V/C (Location 1 in Figure 9)

Figure 9 – A12 East of Ipswich – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.8.12. Figure 10 shows the V/C performance around the A12 East of Ipswich corridor for 2036. The following junction approaches are shown to be over capacity:

■ AM peak

- A1214 Main Road approach to the A12 / Main Road roundabout reaches 103% V/C (Location 1 in Figure 10)
- Foxhall Road approach to the A12 / Foxhall Road roundabout reaches 103% V/C (Location 2 in Figure 10)

■ PM peak

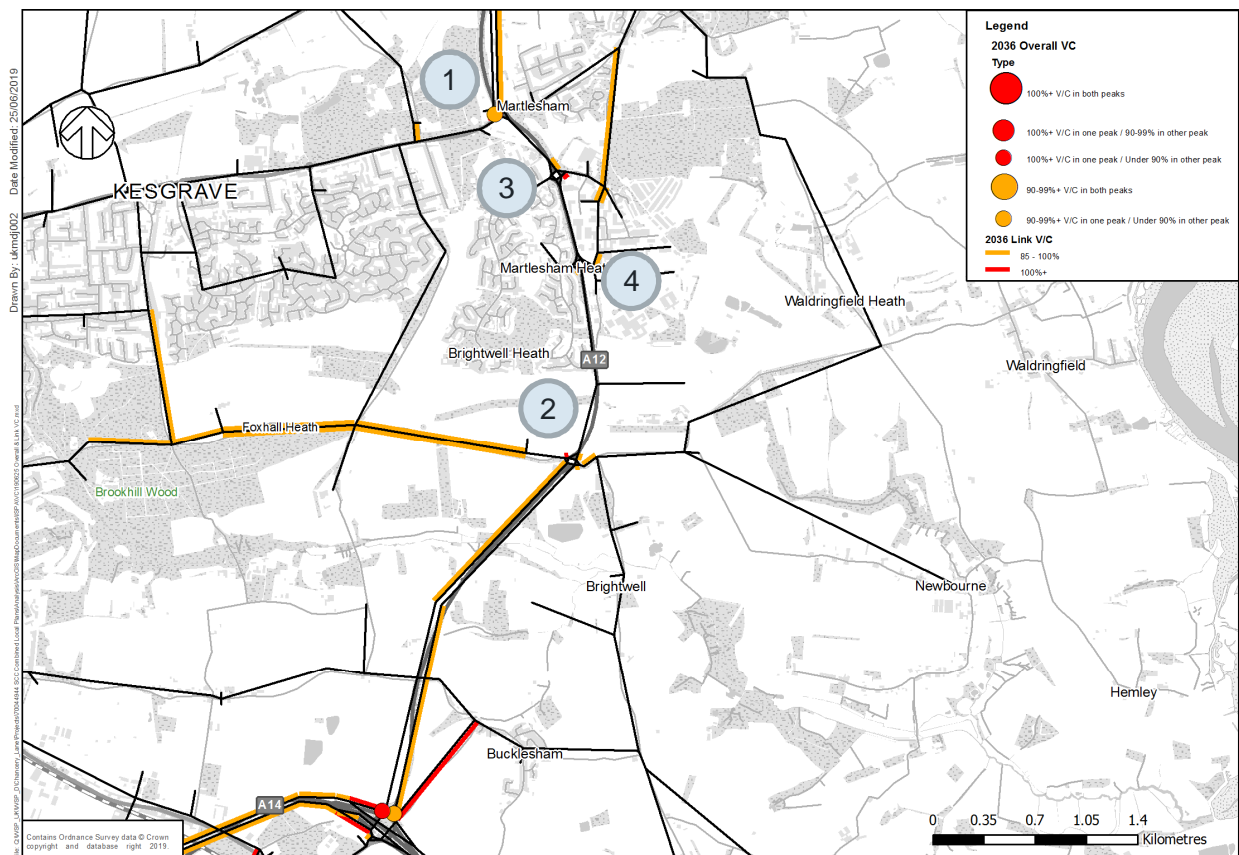
- Anson Road approach to the A12 / Anson Road / Eagle Way roundabout reaches 103% V/C (Location 3 in Figure 10)

3.8.13. Other locations which are approaching capacity in 2036 are as follows:

■ AM peak

- A12 southbound approach to the A12 / Anson Road / Eagle Way roundabout reaches 95% V/C (Location 3 in Figure 10)
- PM peak
 - Gloster Road approach to the Gloster Road / Barrack Square junction reaches 96% V/C (Location 4 in Figure 10)
 - A12 southbound approach to the A12 / Main Road roundabout reaches 94% V/C (Location 1 in Figure 10)
 - A12 southbound approach to the A12 / Anson Road / Eagle Way roundabout reaches 89% V/C (Location 3 in Figure 10)
 - A12 southbound approach to the A12 / Foxhall Road roundabout reaches 93% V/C (Location 2 in Figure 10)

Figure 10 – A12 East of Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment

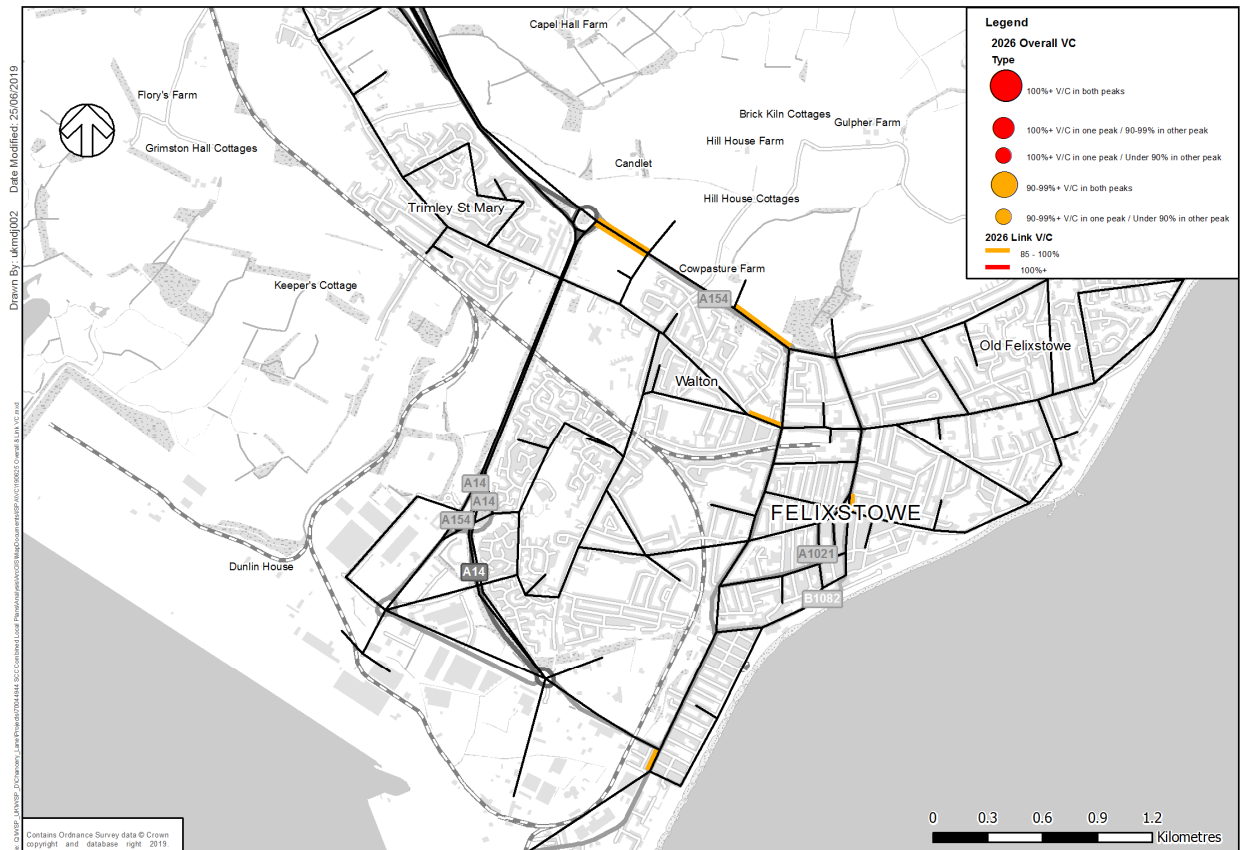


3.8.14. The 2036 modelling results with the demand reduction show a similar pattern of locations which show capacity issues compared to the previous results report. An exception to this is the A12 southbound approach to Seven Hills interchange which were previously reported to be over capacity in the January 2019 report. With the demand adjustment these locations are shown to operate within capacity. The Gloster Road approach to barrack Square also moves from over capacity to under capacity with the demand adjustment.

FELIXSTOWE

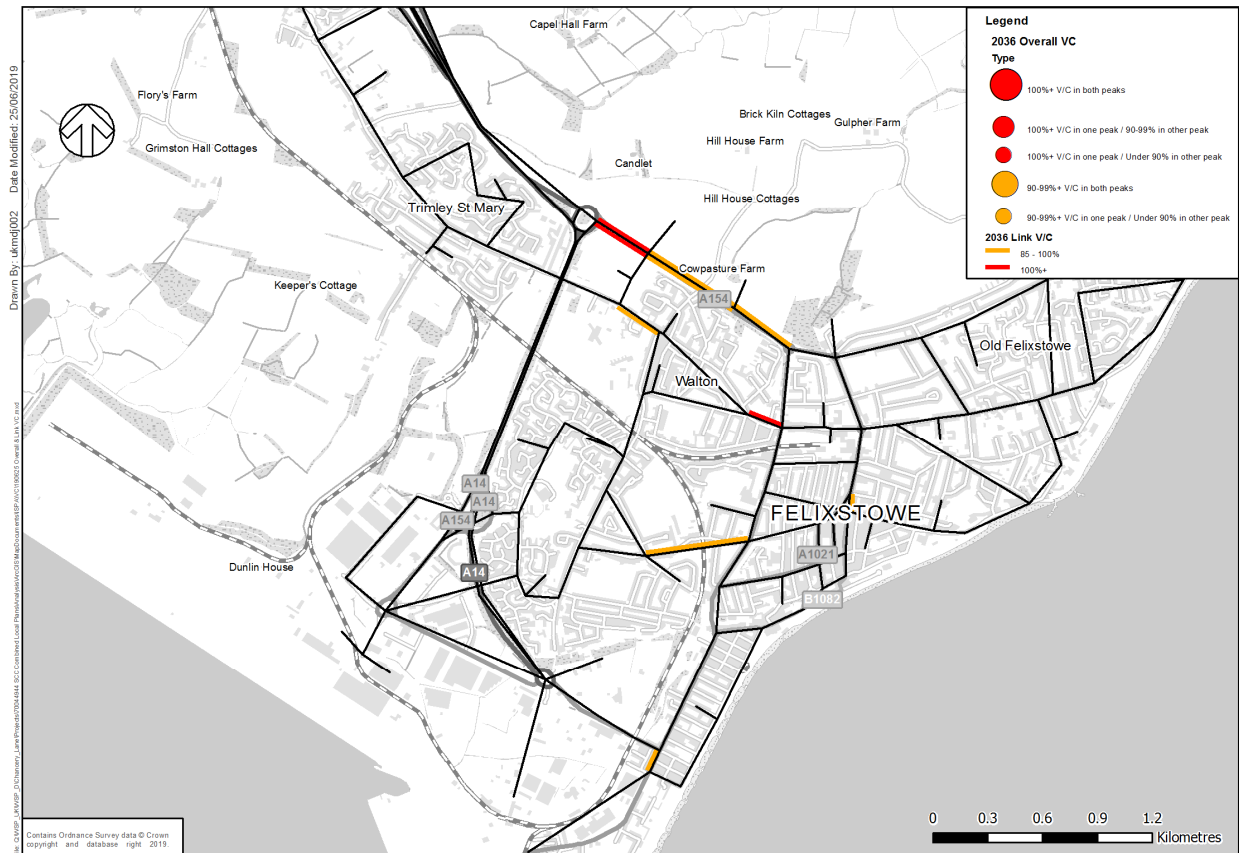
- 3.8.15. Analysis of link V/C ratios within Felixstowe indicate the A154 route (Candlet Road / Garrison Lane / Langer Road) is approaching or exceeding capacity in AM and PM peak periods in 2026/2036. Figure 11 presents the links approaching capacity within Felixstowe in 2026.

Figure 11 – Felixstowe – 2026 Links and Junctions with V/C 85%+ - With Adjustment



- 3.8.16. Figure 12 shows the over-capacity and close to capacity links within Felixstowe in 2036.

Figure 12 – Felixstowe – 2036 Links and Junctions with V/C 85%+ - With Adjustment



3.8.17. The 2036 modelling results with the demand reduction show there are fewer capacity issues in Felixstowe compared to the Jan 2019 results report. This is due to a combination of changes to the trip generation associated with trip generation associated with North Felixstowe Garden Neighbourhood, and the assumed demand reductions which have been applied based on the classification of Felixstowe as an urban area. The forecast growth in existing traffic patterns in Felixstowe is shown in the ISPA Methodology Report (December 2019) to have been reduced by - 14-15%.

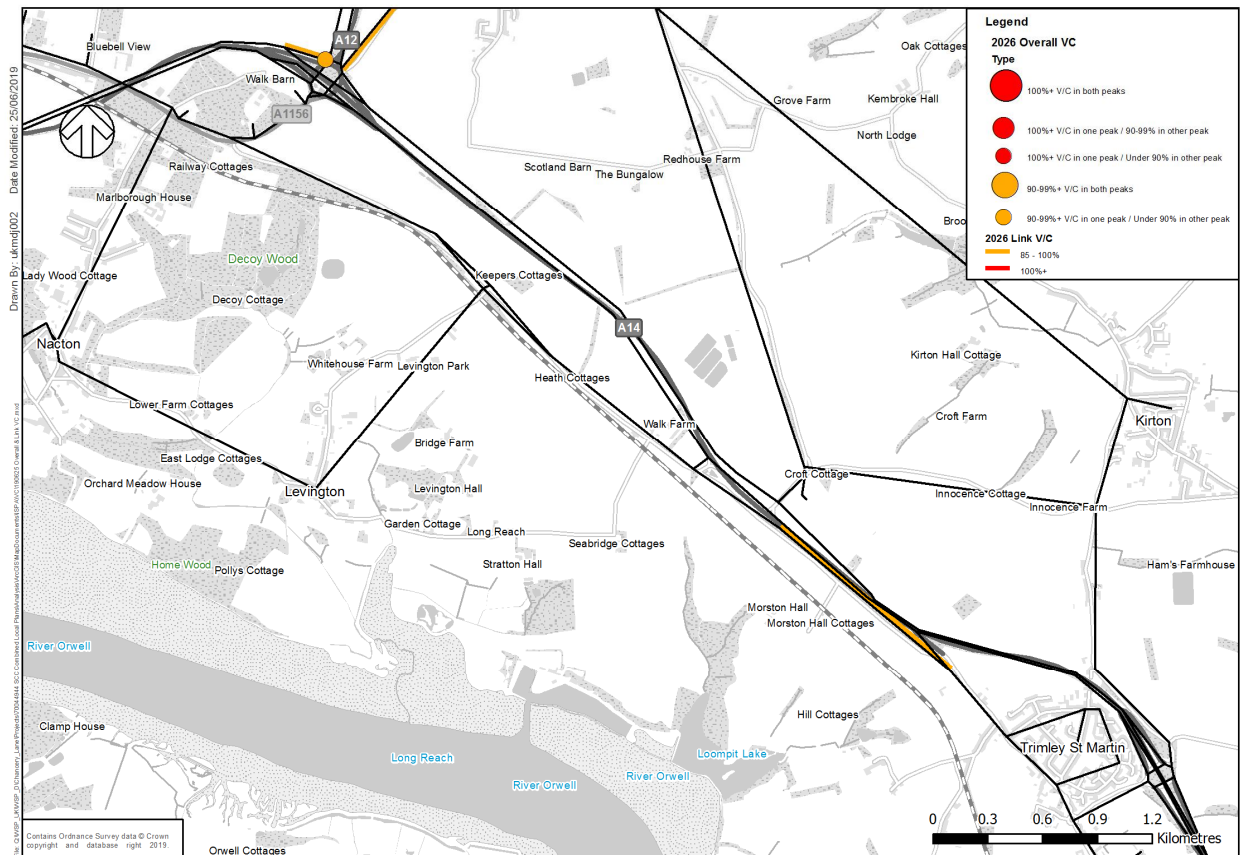
NACTON TO TRIMLEY ST. MARTIN

3.8.18. Junctions near Innocence Farm between Nacton to Trimley St. Martin operate with an overall V/C less than 85%. However, individual movements operate close to capacity;

- AM Peak has all links operating with V/C <85% in 2026/36
- PM Peak
 - The minor road parallel to the A14 is approaching capacity in 2026/2036
 - The Innocence Lane approach to the A14 is approaching capacity in 2036
 - The Street in Nacton is over capacity in 2036
 - The minor Felixstowe Road approach to the A1156 Felixstowe Road junction is nearing capacity in 2036

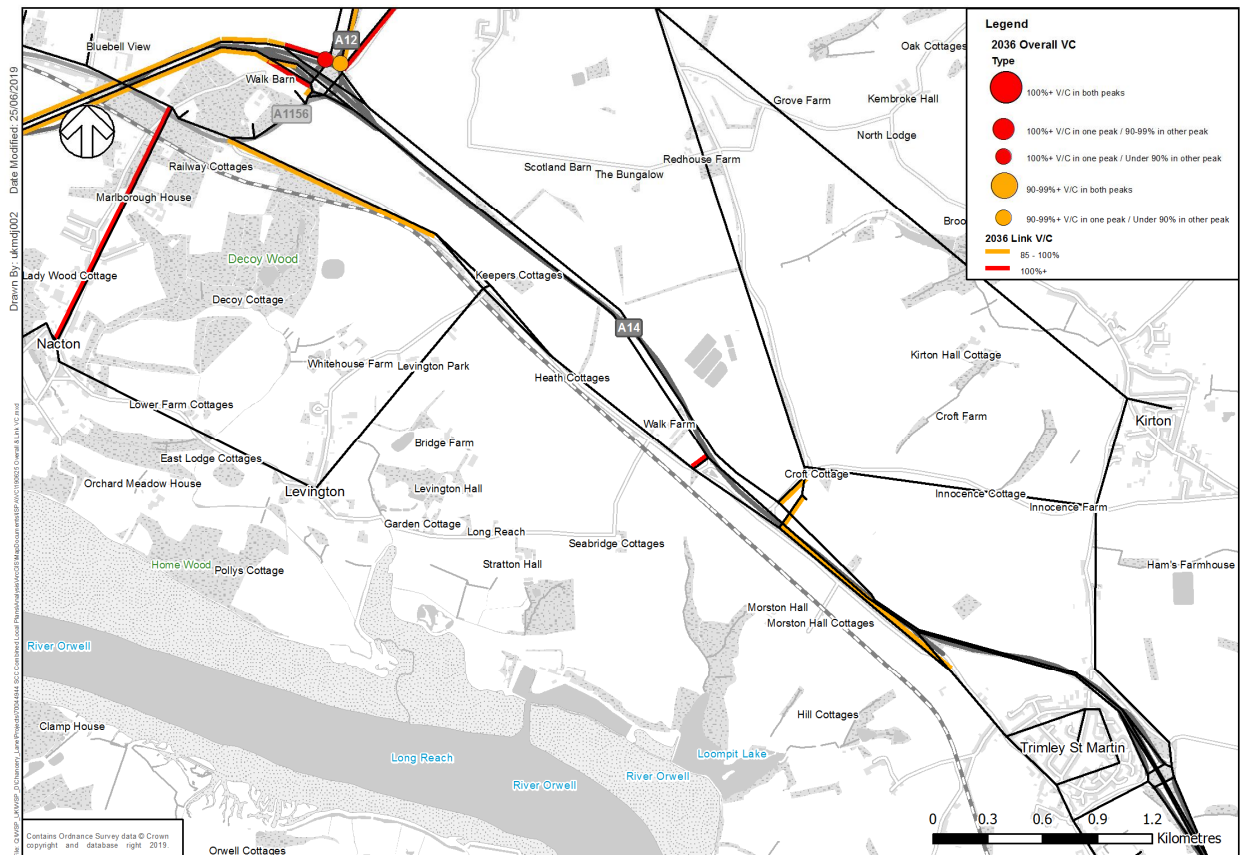
3.8.19. Figure 13 shows the link which is close to capacity adjacent to Innocence Farm in 2026.

Figure 13 – Nacton to Trimley St. Martin – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.8.20. Figure 14 shows the links which are over capacity or close to capacity in 2036. The Street in Nacton is over capacity as a result of congestion on the westbound on-slip at the Nacton Interchange (A14 Junction 57). As a result of this delay traffic opts to re-route away from Ipswich Road / Nacton Road in order to access the A1156 Felixstowe Road.

Figure 14 – Nacton to Trimley St. Martin – 2036 Links and Junctions with V/C 85%+ - With Adjustment

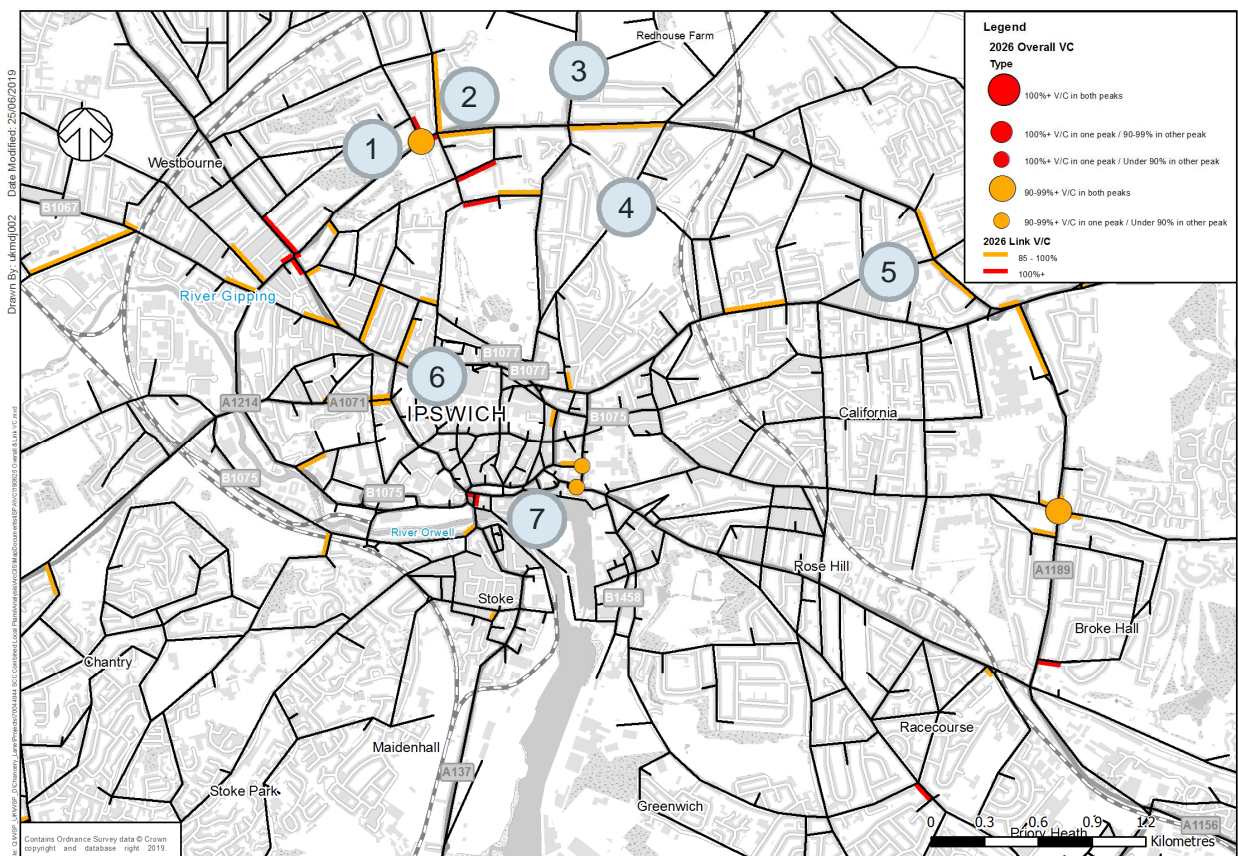


- 3.8.21. The 2036 modelling results with the demand reduction show a similar pattern level of capacity issues compared to the previous January 2019 report. The main differences are that Innocence Lane is no longer shown as being over capacity on the approach to the left-in / left-out junction onto the A14, and the eastbound route parallel to the A14 to Trimley St. Martin is no longer over capacity. These differences occur because the demand adjustments lessen the cumulative impact.

3.9 IPSWICH RESULTS SUMMARY

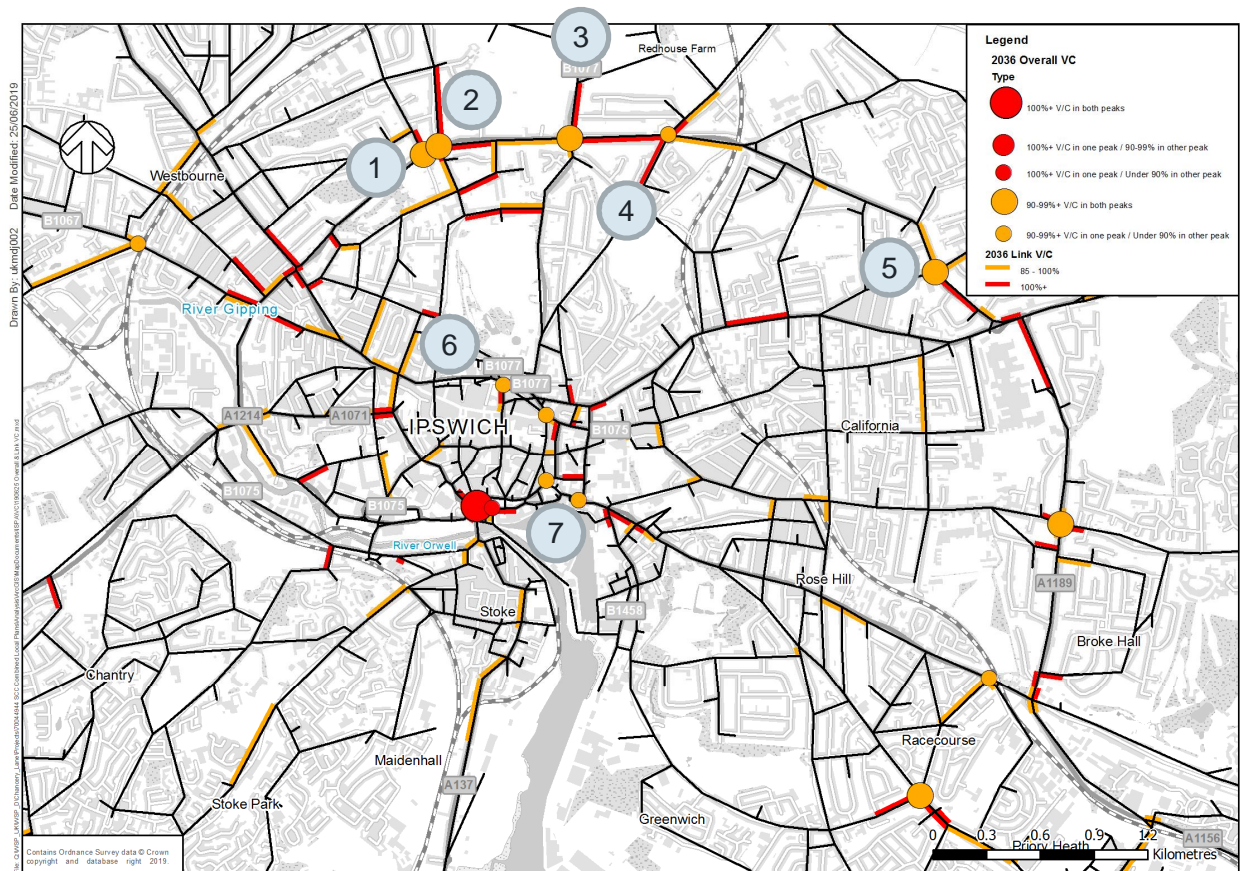
- 3.9.1. Several of the A1214 corridor junctions operate with an overall V/C greater than 85%.
- A1214 / Dale Hill Lane – approaching capacity in AM/PM peaks in 2036 (Location 1 in Figure 15/Figure 16)
 - A1214 / Henley Road –approaching capacity in 2036 AM/PM (Location 2 in Figure 15/Figure 16)
 - A1214 / Westerfield Road – approaching capacity in 2036 AM/PM peaks (Location 3 in Figure 15/Figure 16)
 - A1214 / Tuddenham Road – approaching capacity in AM peak in 2036 (Location 4 in Figure 15/Figure 16)
 - A1214 / Rushmere Road – approaching capacity 2036 AM/PM peaks (Location 5 in Figure 15/Figure 16)
- 3.9.2. V/C results show congestion in the AM and PM peak on Key Street/College St (Location 7 in Figure 15/Figure 16 and St Helens Street / Old Foundry Road / Crown Street (Location 6 in Figure 15/Figure 16) corridors in Ipswich town centre.
- 3.9.3. Figure 15 shows the overall junction V/C and link-based V/C above 85% within Ipswich in 2026.

Figure 15 – Ipswich – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.9.4. Figure 16 shows the overall junction V/C and link-based V/C above 85% within Ipswich in 2036.

Figure 16 – Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment



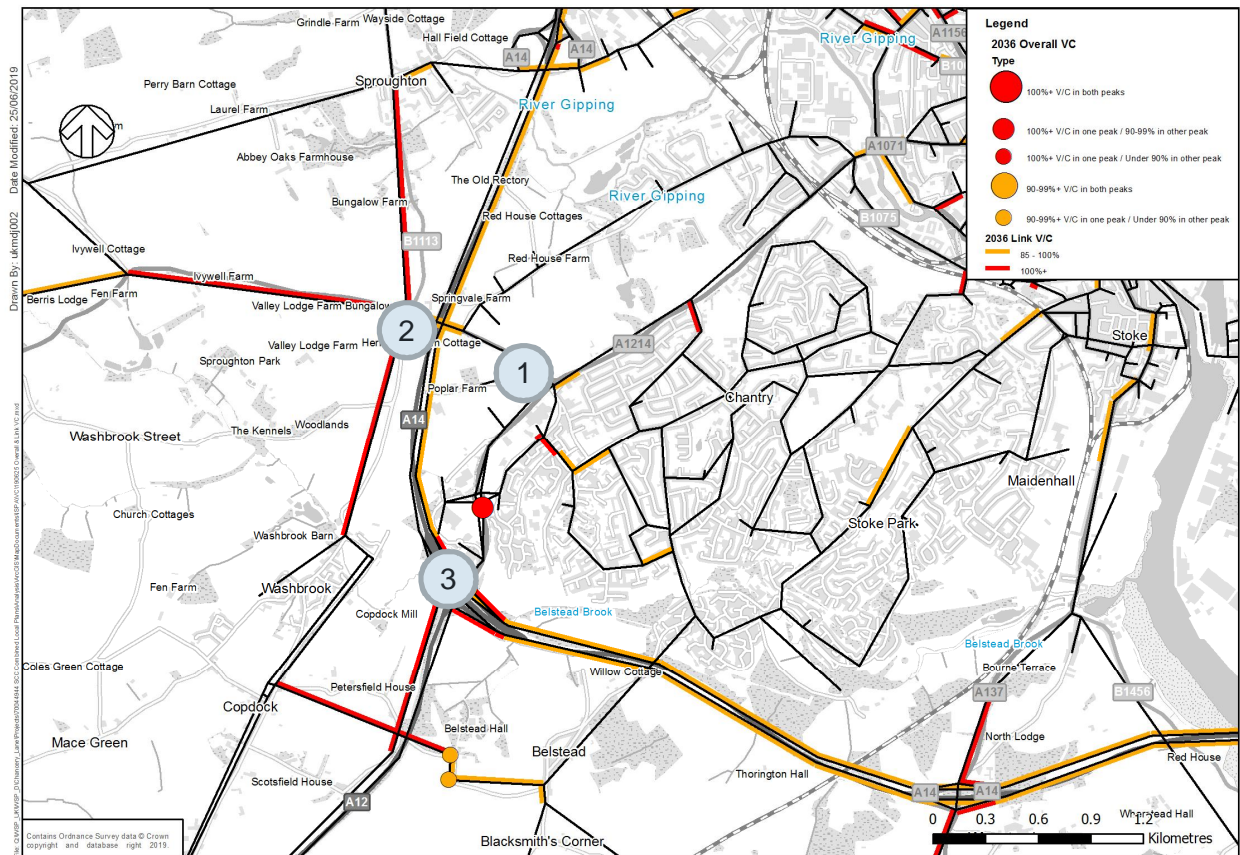
3.9.5. The 2036 modelling results with the demand reduction demonstrate that a total of five junctions (as per Table 17) are no longer flagged as having V/C issues. However, numerous junctions around the A1214 are shown to have capacity issues as per the previous results report. However, the latest modelling shows a fewer number of links which are over capacity compared to the previous modelling.

3.10 BABERGH RESULTS SUMMARY

WEST / SOUTH WEST OF IPSWICH

- 3.10.1. The A1071 is nearing capacity on the west approach to Hadleigh Road in the 2036 PM peak (Location 1 in Figure 17/Figure 18). The A1071 / B1113 (Beagle roundabout) is approaching or over capacity on multiple arms during the AM and PM peak in 2026/36 (Location 2 in Figure 17/Figure 18). Congestion in this area is significantly affected by the increasing delay at the A12 approach to the Copdock Interchange (A14 Junction 55, Location 3 in Figure 17/Figure 18) which does not include any mitigation in the modelling. The high delay on the A12 approach leads to increased pressure on adjacent non-SRN road network as traffic opts to seek alternative routes.
- 3.10.2. Figure 17 shows the 2026 V/C performance for the west and south-western edge of Ipswich which is within Babergh.

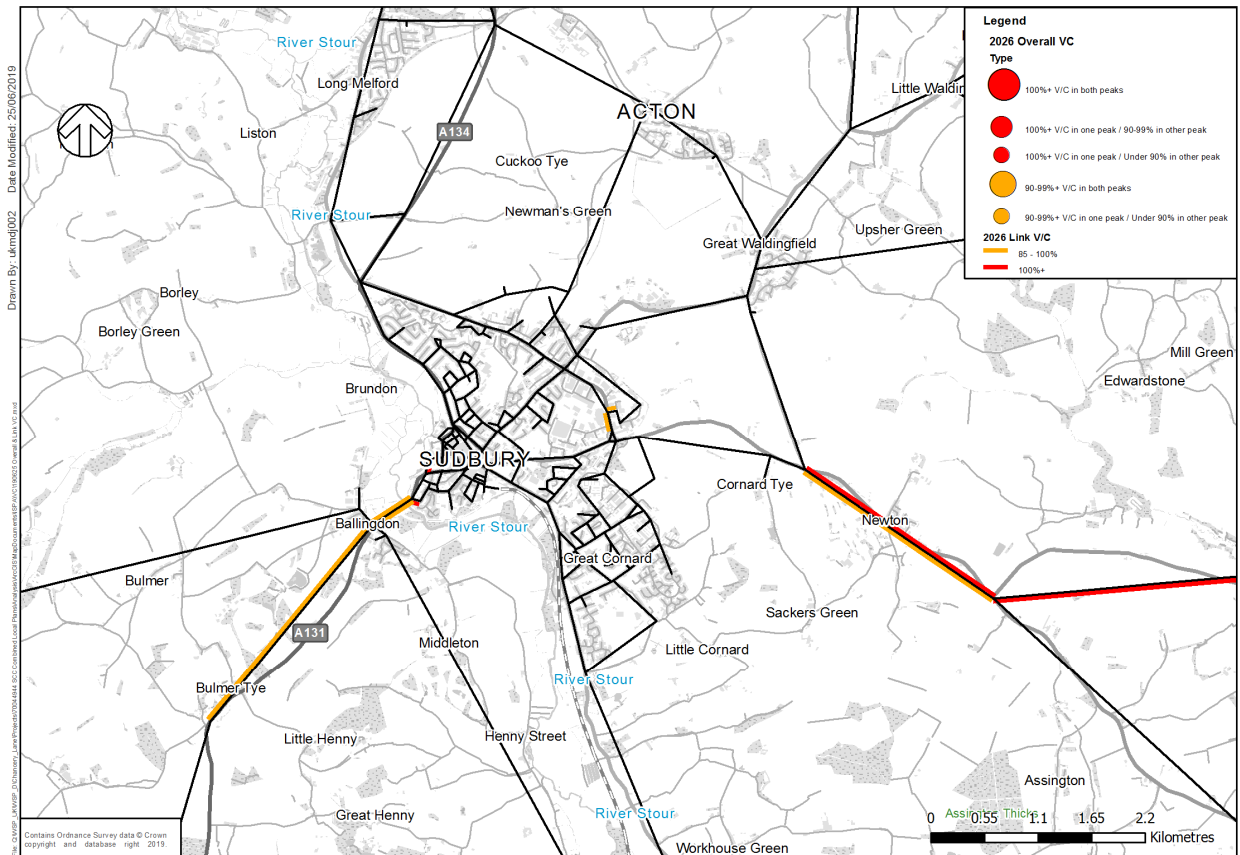
Figure 18 – West / South West of Ipswich – 2036 Links and Junctions with V/C 85%+ - With Adjustment



SUDBURY

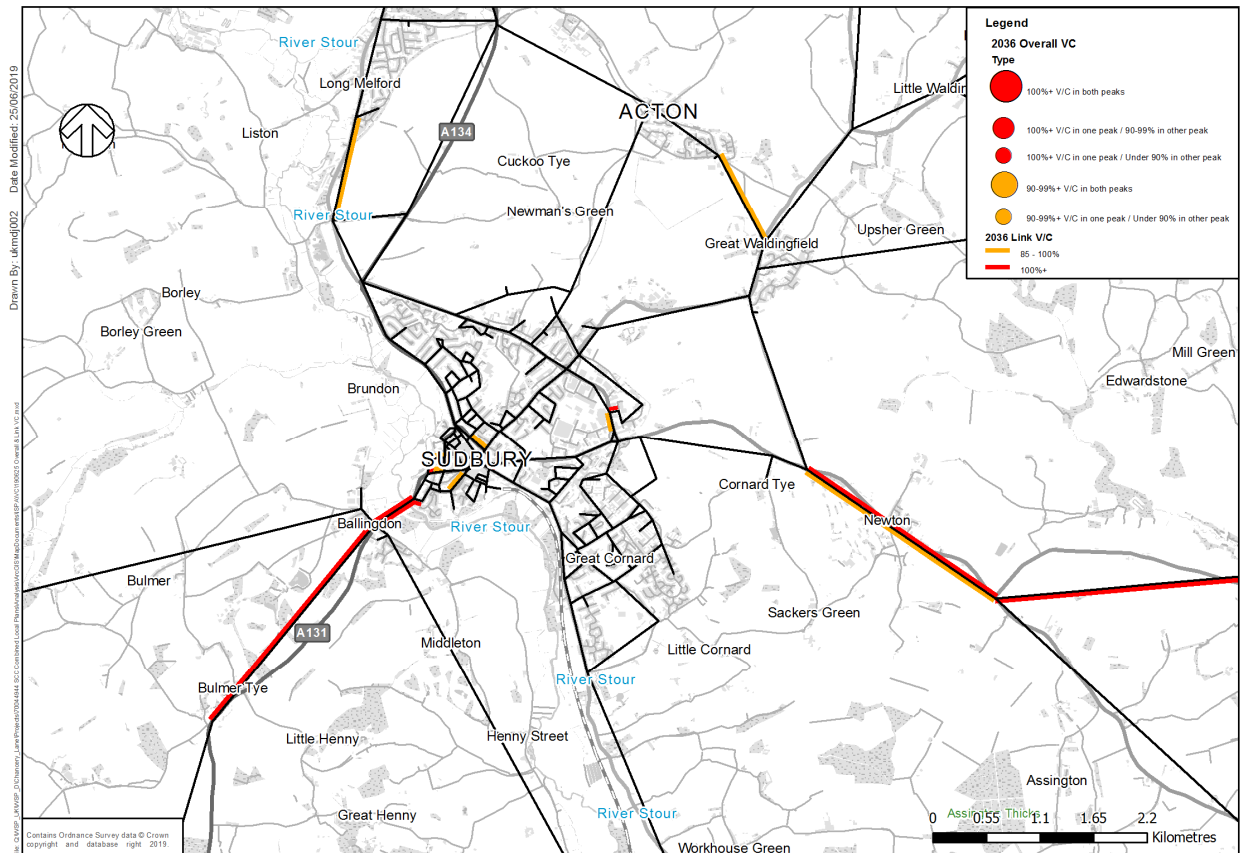
- 3.10.4. There is congestion within Sudbury and on the approach routes to Sudbury. The A134 is congested between Valley Road and the A1071 in both directions in AM/PM 2026/36. The A131 is congested between Bulmer Road and the B1115 in both directions in AM/PM 2026/36.
- 3.10.5. Figure 19 presents the V/C performance for Sudbury in 2026.

Figure 19 – Sudbury – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.10.6. Figure 20 shows the V/C performance for Sudbury in 2036.

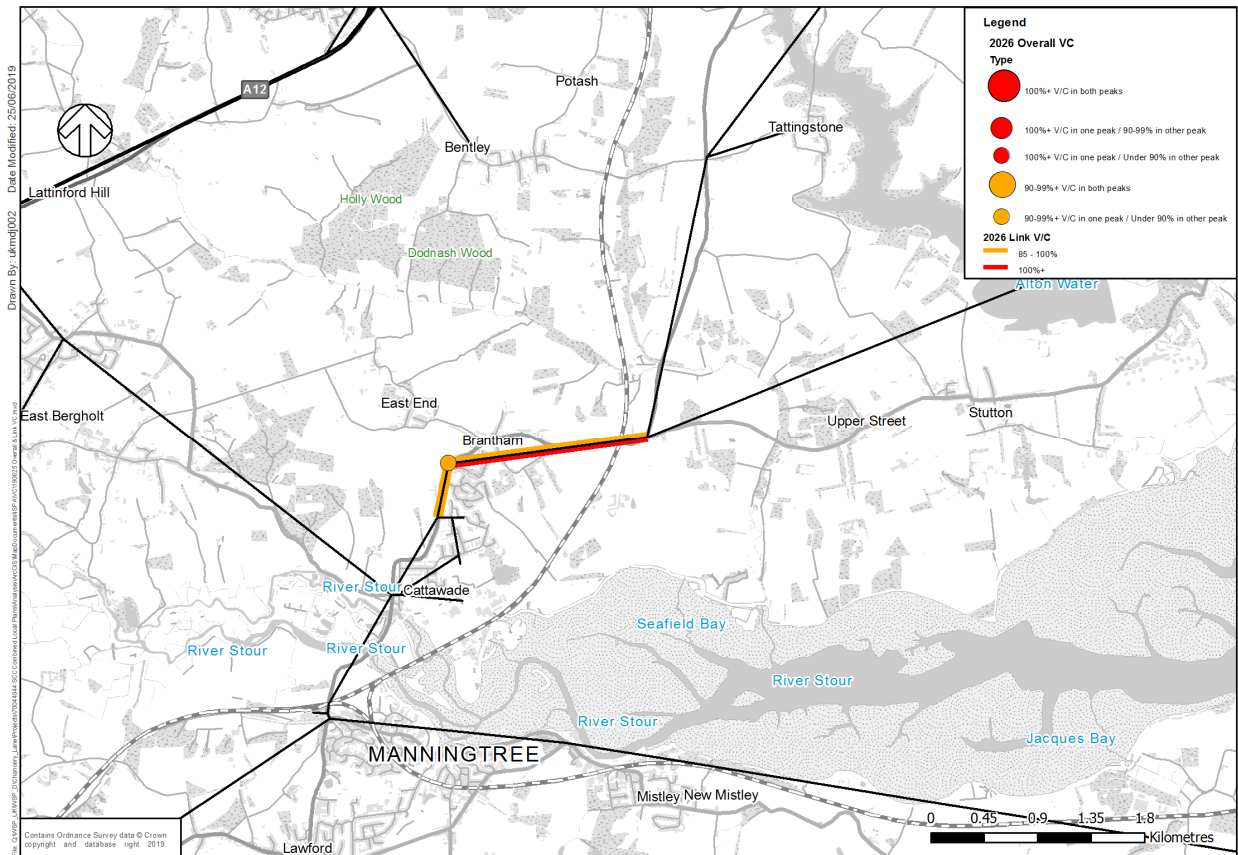
Figure 20 – Sudbury – 2036 Links and Junctions with V/C 85%+ - With Adjustment



BRANTHAM

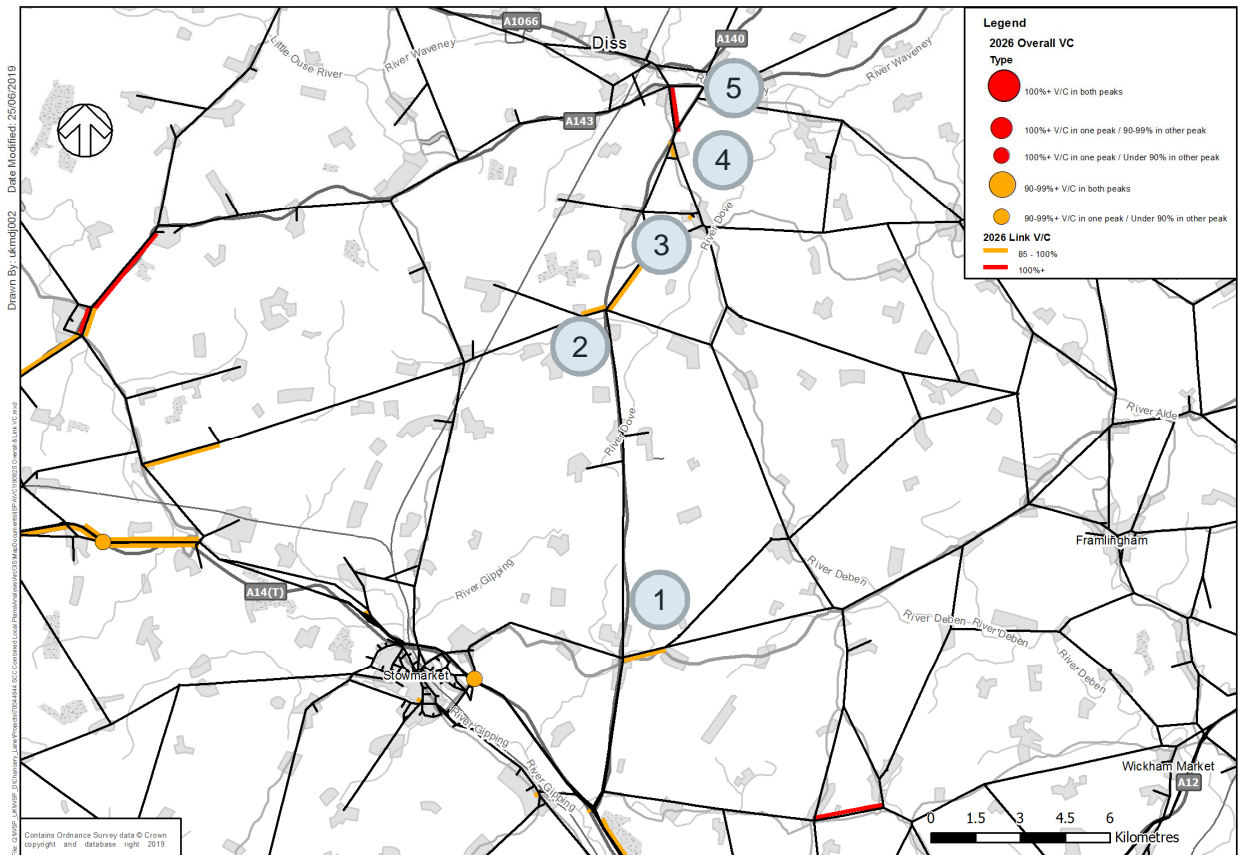
- 3.10.7. The A137 through Brantham is shown to be operating close to and over-capacity in 2026 and 2036. The issues at Brantham are in part due to a potential lack of model detail at this location given this location is at the edge of the detailed simulation network within the model. There is a significant level of development associated with the Brantham Industrial Estate which has been included at this location.
- 3.10.8. Figure 21 shows V/C performance around Brantham in 2026.

Figure 21 – Brantham – 2026 Links and Junctions with V/C 85%+ - With Adjustment



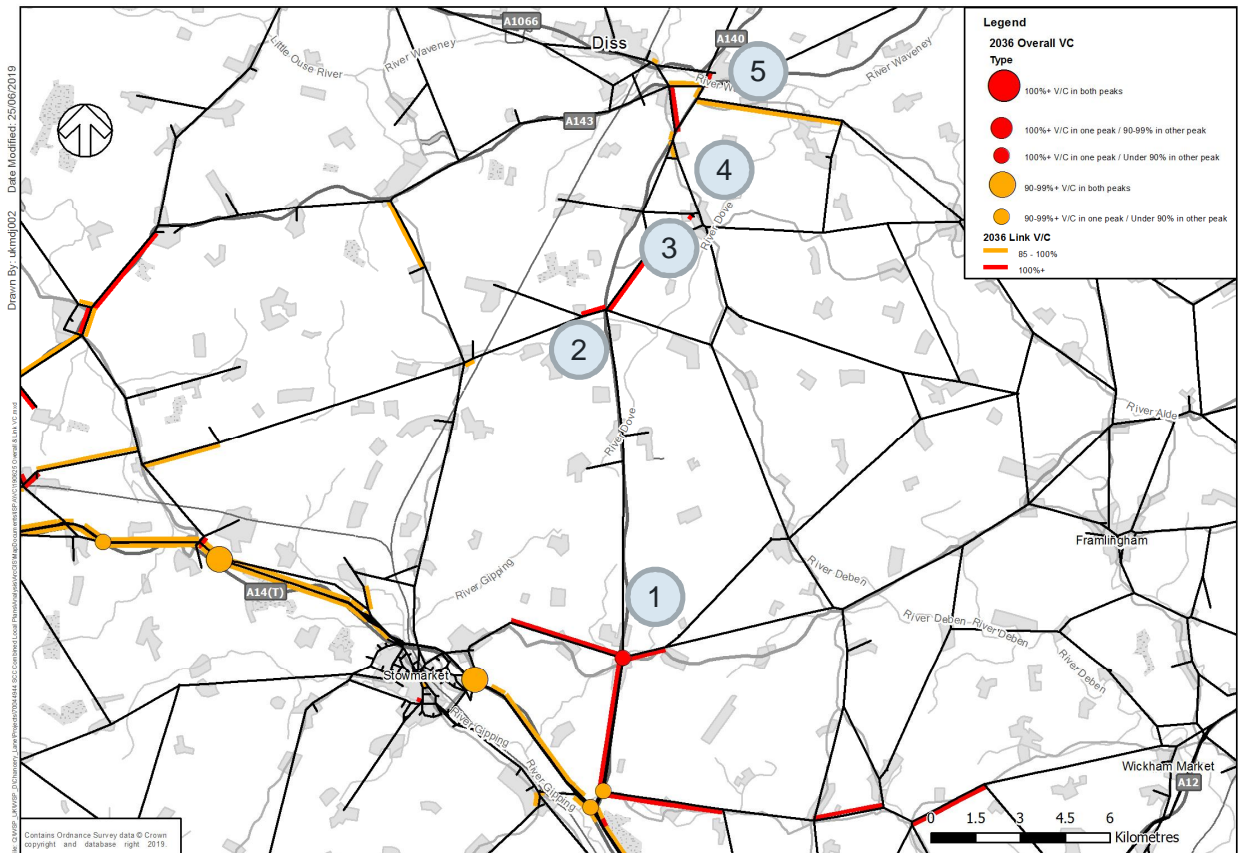
3.10.9. Figure 22 highlights the V/C performance in 2036 around Brantham.

Figure 23 – A140 Corridor – 2026 Links and Junctions with V/C 85%+ - With Adjustment



3.11.5. Figure 24 shows the V/C performance along the A140 corridor in 2036.

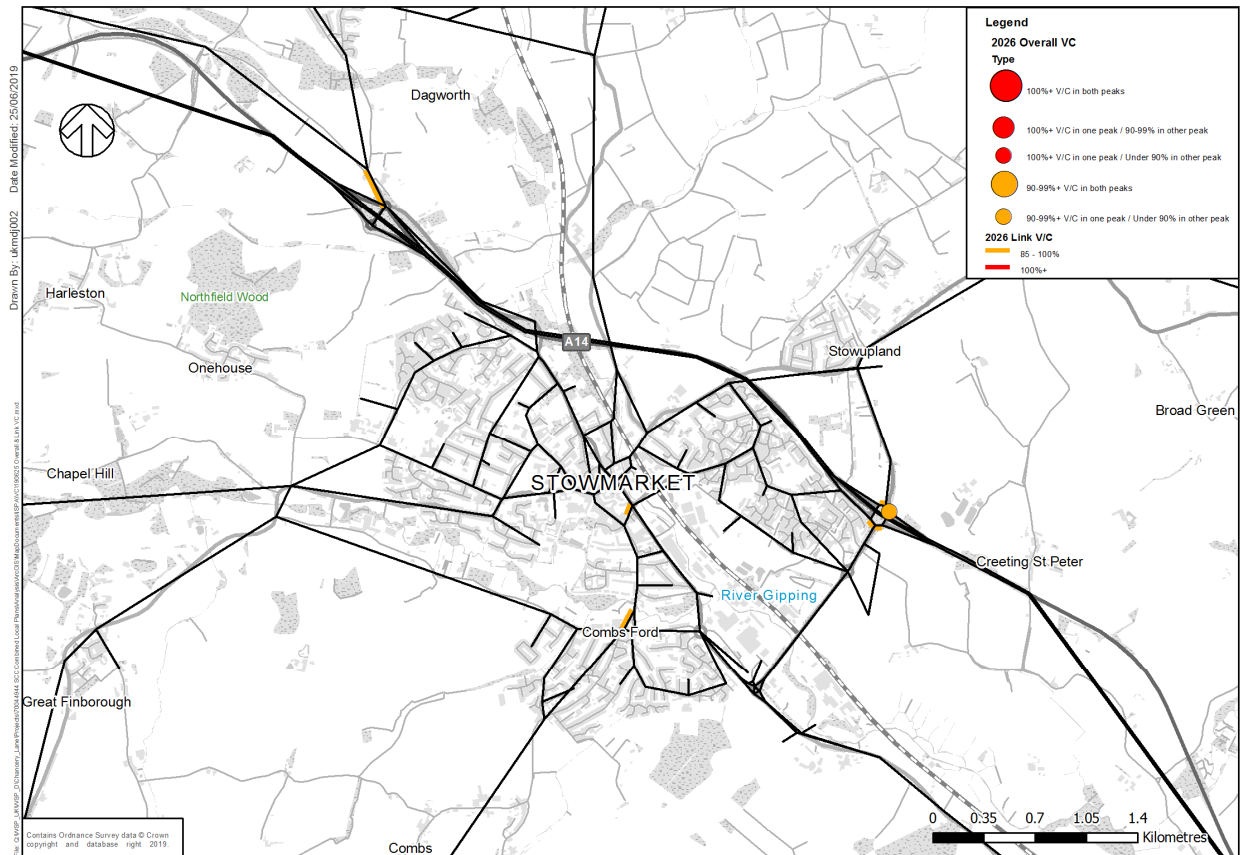
Figure 24 – A140 Corridor – 2036 Links and Junctions with V/C 85%+ - With Adjustment



STOWMARKET

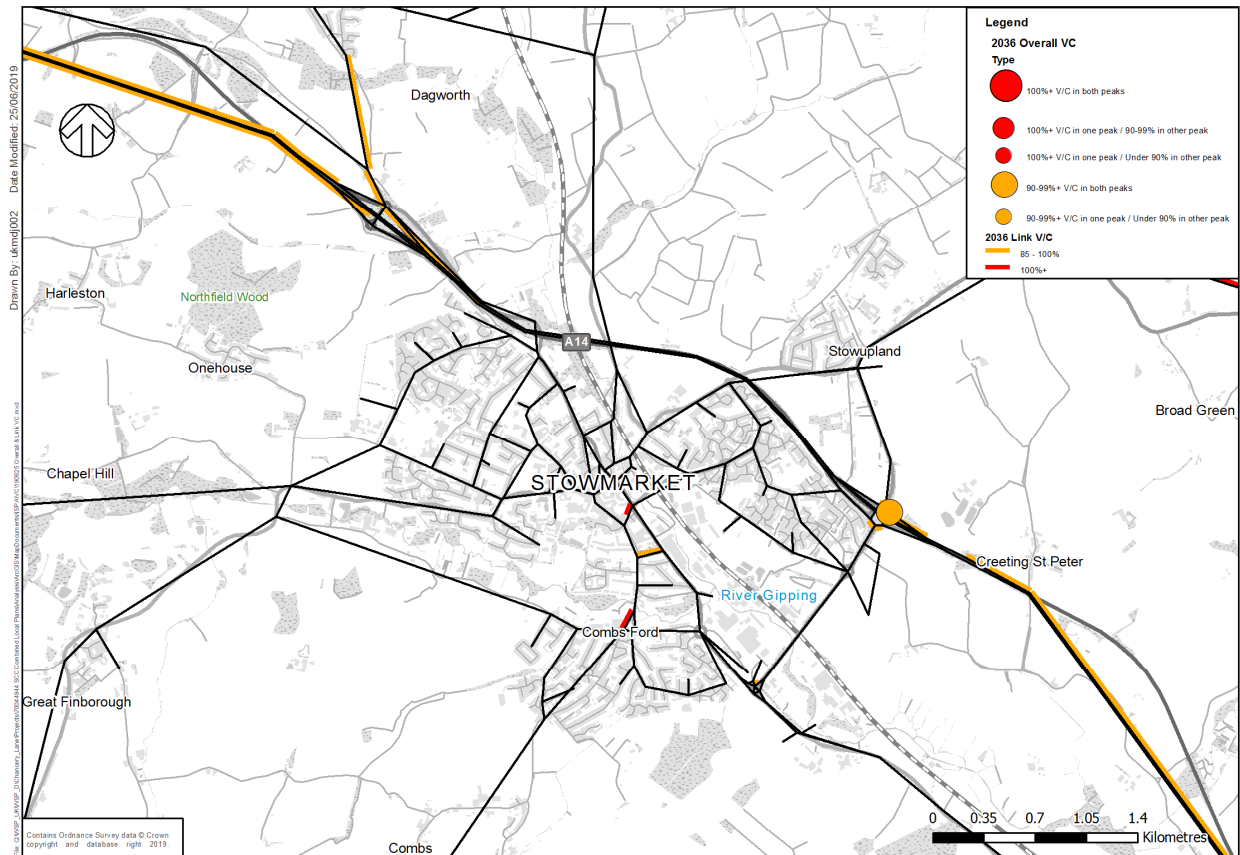
- 3.11.6. There is localised congestion within Stowmarket in the 2026/36 AM and PM peaks. The north approach of the B1115 / Combs Lane junction is approaching capacity in the 2036 AM peak. The north approach of the Fishponds Way / Tot Hill junction is approaching capacity in the AM peak in 2026. The south approach is approaching capacity in the PM peak in 2026/36. Figure 25 presents the V/C performance in and around Stowmarket in 2026.

Figure 25 – Stowmarket – 2026 Links and Junctions with V/C 85%+ - With Adjustment



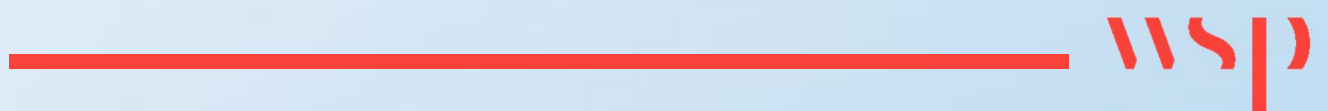
3.11.7. Figure 26 shows the V/C performance in and around Stowmarket in 2036.

Figure 26 – Stowmarket – 2036 Links and Junctions with V/C 85%+ - With Adjustment



4

CONCLUSIONS



4 CONCLUSIONS

4.1 INTRODUCTION

- 4.1.1. WSP have undertaken additional strategic traffic modelling to inform an assessment of the Local Plans for all LPAs within the ISPA. The focus of this report is on the following forecast years:
- 2026; representing an interim forecast year in the middle of the period between the 2016 base year model and the end of the Local Plan period
 - 2036; representing the end of the Local Plan period
- 4.1.2. The SATURN based Highway Assignment Model (HAM) within the Suffolk County Transport Model (SCTM) has been used to assess the forecast growth in housing and jobs. The SCTM has been updated and validated for a base year of 2016 to ensure it provides a suitable basis from which to generate 2026 and 2036 traffic forecasts.
- 4.1.3. The modelling detailed in this report represents an updated to the modelling reported in January 2019, taking into account revised development assumptions and takes consideration of potential mitigation measures which will reduce the forecast level of increase in car traffic.

4.2 MODEL RUNS AND REPORTING

- 4.2.1. The following forecast model runs have been considered:
- 2026/36 AM/PM
 - 2026/36 AM/PM with demand adjustments
- 4.2.2. The methodology underpinning the forecast modelling is detailed within the following reports:
- MR7 SCTM Methodology Report (December 2019)
 - MR1 SCTM Methodology Report v2 (January 2019)
 - ISPA Local Plan Modelling Methodology Report (August 2019)
- 4.2.3. The model runs have been developed to assess the highway impacts of the preferred option for Babergh, Ipswich, Mid Suffolk and Suffolk Coastal⁹.
- 4.2.4. Demand adjustments have been made to both 2026 and 2036 forecasts representing a targeted modal shift away from private car travel. The model assignments including the demand adjustment are the focus of the results within this report.

⁹ Suffolk Coastal represents the area of East Suffolk Council formerly covered by Suffolk Coastal District Council

4.3 SUFFOLK COASTAL MODELLING RESULTS

- 4.3.1. The demand adjustments are not shown to make a significant change to the conclusions in relation to Saxmundham. The B1121 / Chantry Road signals, particularly the eastern approach to this junction, though by 2036 the Chantry Road arm continues to show a capacity issue.
- 4.3.2. Melton shows issues at the signalised crossroads (B1438 / A1152) has approaches which are over-capacity in both 2026 and 2036. The junction overall operates within capacity in 2026 and 2036. The demand reductions reduce the capacity issues at this junction, but the same approaches to the junction continue to be shown to be over capacity.
- 4.3.3. The demand adjustments do not alleviate the issues on the A12 corridor to the west of Woodbridge. This location is shown to have capacity issues at both the A12 / B1079 and A12 / A1152 roundabouts in both 2026 and 2036, with southbound approaches from the A12 going over-capacity. The A12 / B1438 roundabout has overall capacity issues in 2036. The single carriageway section of the A12 is shown to be approaching capacity in both 2026 and 2036.
- 4.3.4. Analysis of the A12 corridor to the east of Ipswich shows the network operates within capacity in 2026, demonstrating the mitigation associated with Brightwell Lakes can accommodate the Local Plan growth. However, the A1214 Main Road and Foxhall Road are approaching capacity. In 2036, specific approaches to junctions along the A12 corridor are over capacity, with the A12 itself nearing capacity in the PM peak at the A1214 Main Road, Anson Road/Eagle Way and Foxhall Road roundabouts.
- 4.3.5. The majority of locations within Felixstowe are shown to operate within capacity in 2026 and 2036. Compared to the previous modelling reported in January 2019, there are fewer capacity issues in Felixstowe which is a combination of the reduction of traffic generation associated with North Felixstowe Garden Neighbourhood and the demand adjustments. Candlet Road and approaches along Garrison Lane continue to be shown as nearing capacity in both forecast years. The Candlet Road approach to the A14 Dockspur roundabout is shown to be over-capacity in 2036.
- 4.3.6. Access links to / from the A14 adjacent to Innocence Farm are shown to operate within capacity in 2026 but are over capacity or reaching capacity in 2036. The overbridge included as part of the access strategy for this development is shown to be nearing capacity in the southbound direction in 2036. The demand adjustment model runs show fewer capacity issues at this location because of reduced capacity issues at the Seven Hills interchange (A14 Junction 58).

4.4 IPSWICH MODELLING RESULTS

- 4.4.1. Ipswich is highlighted as the location which benefits the most from the ISPA demand adjustments which have been applied. Ipswich experiences the highest proportional decrease in PCU Delay hours and reduction of junctions which show overall V/C issues.
- 4.4.2. Despite the significant benefits of the demand reductions, there are still various junction approaches along the A1214 corridor around Ipswich are shown to be over or close to capacity in both 2026 and 2036. Junctions in and around the Star Lane gyratory are shown to have capacity issues in both forecast years. Other junctions which show overall capacity issues include Nacton Road / Landseer Road and the St Augustine roundabout (Bucklesham Road / Felixstowe Road).

4.5 BABERGH MODELLING RESULTS

- 4.5.1. To the west and south-west of Ipswich, the Beagle roundabout (A1071 / B1113 / Swan Hill) is shown to have overall capacity issues, with multiple arms over-capacity in both 2026 and 2036. The A1071 / Hadleigh Road signalised junction is highlighted as having capacity issues in both forecast years. The congestion in this area is heavily influenced by delays at the A14 J55 Copdock Interchange which is not included in the modelling detailed within this report. Delays on the A12 approach, as well as the slip road approaches, is very significant which leads to traffic to use alternative routes to avoid this delay, increasing pressure on the surrounding SCC highway network.
- 4.5.2. Sudbury is shown to generally operate within capacity within the town itself in both forecast years. The southern A131 approach to / from Sudbury and A134 / A1071 junction shows capacity issues in both forecast years, going over capacity in 2036.
- 4.5.3. Brantham is shown to have capacity issues in both forecast years, with the A137 over capacity in both forecast years. This is in part due to the level of network detail within the model as well as the high level of development associated with Brantham Industrial Estate.

4.6 MID SUFFOLK MODELLING RESULTS

- 4.6.1. The A140 corridor is shown to have capacity issues at multiple locations including the A140 / A1120 staggered crossroads and A140 / Workhouse Road / Stoke Road junction.
- 4.6.2. Stowmarket is shown to generally operate within capacity in both forecast years, though isolated link approaches to Gipping Way and Ipswich Road are shown to have capacity issues in both forecast years.

4.7 SUMMARY

- 4.7.1. The modelling detailed within this report is considered to be a robust basis which enables each of the LPAs to be able to test the transport impacts of the proposed housing and job growth within their respective emerging Local Plans.
- 4.7.2. The modelling detailed in this report represents preferred options for Babergh, Ipswich, Mid Suffolk and Suffolk Coastal. The modelling tasks account of demand adjustments based on assumptions on the propensity for a shift away from private car travel within locations within the ISPA boundary. The results have been presented to identify key junctions and links where overall V/C is shown to approach or go over capacity.
- 4.7.3. This assessment is considered a robust assessment of the cumulative impact of proposed housing and job growth within the Local Plans for the ISPA authorities. progress within each of the LPAs and the impact of specific allocations or mitigation tested using the strategic model where appropriate.

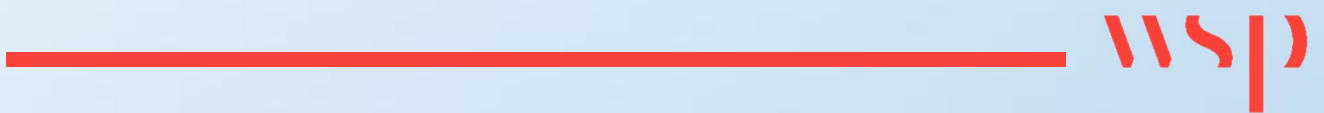
Appendix A

V/C GIS FIGURES (WITHOUT
ADJUSTMENT)



Appendix B

NODE BASED V/C SUMMARY TABLES



Appendix C

LINK BASED V/C SUMMARY TABLES





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