

Babergh and Mid Suffolk Call for Sites 2025

Guidance

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

Key information
Submissions need to be received by 5pm on Friday 9th January 2026
We strongly encourage submissions through our online OpusConsult portal: (https://baberghmidsuffolk.oc2.uk/)
Sites that were submitted in the January 2024 Call for Sites <u>do not need</u> to be resubmitted forms
We will only consider non-residential sites over 0.25ha or residential sites that can deliver 5 or more dwellings
Separate submissions should be made for each site
We are accepting sites for a variety of uses including residential, commercial, infrastructure and green infrastructure.
.We will only accept submissions through our portal or post/email submission
We recommend familiarising yourself with policies in the Part 1 Joint Local Plan and with the associated policies map
There should be reasonable prospect that sites will become available for development or redevelopment within the plan period (up to 2044).
Sites should be within the Babergh and/or Mid Suffolk administrative boundaries. Cross-boundary sites may be considered but must be clearly identified. Ipswich Borough Council and East Suffolk Council are carrying out their own Call for Sites from 20 th October 2025 which can be found on their respective websites
An outline of the site MUST be submitted through the OpusConsult portal or as a map using an OS base map.
A copy of the relevant Land Registry title deeds for the site should be submitted
We will be in touch with the agent or landowner if we require further information and regarding updates on the progress of the exercise.

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

localplan@baberghmidsuffolk.gov.uk

or posted to:

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

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

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

The Babergh and Mid Suffolk Joint Local Plan Review.

[Part 1](#) of the Babergh and Mid Suffolk Joint Local Plan was adopted in November 2023, following the publication of the Appointed Inspectors' [Examination report](#), and will guide development in the districts of Babergh and Mid Suffolk until 2037. The Councils published a new Local Development Scheme in March 2025. You can read the LDS and more information regarding the decision to proceed with a Joint Local Plan review on our websites:

<https://www.babergh.gov.uk/joint-local-plan> and <https://www.midsuffolk.gov.uk/joint-local-plan>

Following the Government's new National Planning Policy Framework announcement in December 2024, the Councils are now proceeding with a full Joint Local Plan review and not a Part 2 Plan. Increases to housing requirements mean that the council's need to deliver a higher number of dwellings and it is necessary to accept more residential land for this use.

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

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

Sites submitted in January 2024, have been assessed and published in a Strategic Housing Land Availability Assessment which can be viewed here: <https://www.babergh.gov.uk/joint-local-plan> and <https://www.midsuffolk.gov.uk/joint-local-plan> they do not need to be resubmitted.

What to submit

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

Links that may be useful

When detailing previous planning applications relevant to the site, our application portal may be useful: We would recommend providing information on applications as far back as 2012, in line with the introduction of the first iteration of the National Planning Policy Framework.	https://planning.baberghmidsuffolk.gov.uk/online-applications/
Our Policies Map shows a large amount of useful information including constraints including flood zones, heritage assets, and SSSIs	https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/bmsdc-joint-local-plan-part-1
The Part 1 Joint Local Plan can be read here We would recommend ensuring your proposal is in line with these adopted policies	https://www.babergh.gov.uk/documents/d/asset-library-54706/draft-babergh-and-mid-suffolk-joint-local-plan-part-1-nov-2023
Ordnance Survey Maps can be obtained through these sources for a small fee	https://www.planningmaps.co.uk/ https://www.ordnancesurvey.co.uk
Land Registry Deeds can be obtained through the official Land Registry database for a small fee.	https://www.gov.uk/get-information-about-property-and-land
The Government have provided information on Biodiversity Net Gain and the metric calculator:	https://www.gov.uk/government/collections/biodiversity-net-gain
Flood Maps can be obtained from:	https://flood-map-for-planning.service.gov.uk/map?cz=640241.277959_15

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

- **Pollution and contamination issues** – the Councils have a duty to regulate contaminated land. Although there are no sites on the contaminated land public registers for either Babergh or Mid Suffolk areas, please see the respective website pages for further information at:
<https://www.babergh.gov.uk/web/babergh/w/contaminated-land>
<https://www.midsuffolk.gov.uk/web/mid-suffolk/w/contaminated-land>
- **Neighbourhood Plan Green Spaces** – areas that have been identified in adopted neighbourhood plans as ‘green spaces’ for protection. These are shown on our policies map.
- **Supported and Special Needs Housing** – As per policy LP06 in the Part 1 Joint Local Plan includes accommodating care for older, disabled or vulnerable people and care leavers, people with learning difficulties, mental illness and physical disabilities
- **Active Travel** – journeys taken on foot, using bicycles or using scooters, wheelchairs or mobility aids.
- **Abnormal Costs** - additional or unusual costs that a developer might face when developing a site. For example, unusual ground conditions may mean that deeper and more expensive foundations are needed.
- **Strategic Logistics** - These are warehouses of typically more than 9,000 sq m (97,000 sq ft) that are serving as regional or national distribution centres

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

email: localplan@baberghmidsuffolk.gov.uk

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