

Environmental Information Regulations – Response - 26649

Can you provide an up to date list of all roads within Suffolk that currently have Section 38 or Section 278 highway agreements in relation to them?

Suffolk County Council (SCC) does not record agreements by road name; the following file lists the locations that have live S38 & S278 agreements: see file '[EIR26649 response.xlsx](#)'.

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land Off Bantocks Road,Great Waldingfield,Sudbury CO10 0RL	S38
Land to East of Ashfield RoadElmswellIP30 9HG	S38
Breheny Yard Redevelopment,Flordon Road,Creeting St Mary,IP6 8NH	S38
Marham Park Parcel DBury St Edmunds	S38
Fressingfield - School Lane Extension, Baptist Chapel.	S38
Bacton - Wyverstone Road. Laurence Homes (Eastern) Limited	S38
Land East Side of Green Road, Woolpit - 49 dwellings	S38
Land North-West MacKenzie Place, Cockfield Phase 2	S38
Land North-West MacKenzie Place, Cockfield Phase 1	S38
Land North of Norton Road, Thurston, Phase 1	S38
Land Off, Main Road, Kelsale Cum Carlton	S38
Ph 2 Lark Grange, Mount Road, Bury St Edmunds moreton hall	S38
Aldeburgh Road, Aldringham	S38
Land West of Ixworth Road, Thurston Phase 3	S38
Land West of Ixworth Road, Thurston Phase 1Part 2	S38
Land West of Ixworth Road, Thurston Phase 1	S38
Sandpit Lane Thurston Bury St Edmunds Suffolk IP31 3QH	S38
Elms Farm Wilde Street Beck Row	S38
Erskin Lodge Great WhelnethamBury St Edmunds	S38
Lady Miriam Way/ Skyliner Way, Bury St. Edmunds,Suffolk.	S38
Saxtead Road FramlinghamDenbury Homes	S38
North of Chequers RiseStowmarket Road, Great BlakenhamGIPPING MILL	S38
Marham Park Parcels J & N Bury St Edmunds	S38
Land off FallowfieldsOultonSuffolkNR32 4XA	S38
Blue Barn Close Trimley	S38
Days RoadCapel St Mary	S38
Marham Park Parcel KBury St Edmunds	S38
Land at Gipping Road, Stowupland, SuffolkPhase 1	S38
Land Adjacent To Wetherden Road ELMSWELL	S38

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land North West of Hill House LaneNeedham MarketIP6 8RH	S38
Site of Former Middle SchoolWalnut Tree WalkStowmarketIP14 1JP	S38
Cedars Park, Phase 3C, Off Gun Cotton WayStowmarketSuffolk	S38
Land off Station RoadLong MelfordSuffolk	S38
Johnsons farm Phase 2Saxmundham RoadLeiston	S38
Land at the rear of St Margarets CrescentLeistonSuffolk	S38
Millers Way,Otley	S38
BUNGAYPart Land Surrounding Waveney Valley PoolSt Johns RoadBungayConstruction Stage 1	S38
Marham Park Parcel FBury St Edmunds	S38
** Land Adjacent To Mill Farm , Thomas Avenue,Trimley St Mary	S38
Former Middle School,School Street,Needham Market,SuffolkIP6 8BB	S38
Land East of the Constable Country Medical Centre Heath Road CO7 6RT	S38
Land at Hatchfield FarmNewmarketSuffolk	S38
Land on the south side of Framlingham RoadLaxfield	S38
Land to the south of New StreetStradbrokeSuffolk	S38
Land South of, Tamage RoadActonSuffolk	S38
Land Off, Blacktiles Lane, Martlesham	S38
Land off Little TuftsCapel St MarySuffolkIP9 2UB	S38
Land to the West of Fishponds WayHaughleySuffolk	S38
Land south of Union RoadStowmarketSuffolkIP14 3BS	S38
Land at Back HillsBotesdaleIP22 1DW	S38
WHERSTEADKlondyke FieldWest of Bourne HillBourne View: Clay Pond Lane	S38
Land off Briscoe WayLakenheathSuffolkIP27 9SA	S38
Land to the north of Chapel Road, Wrentham, Beccles, Suffolk	S38
Marham Park Parcel A - Phase 1Bury St Edmunds	S38
Land South East of Gipping Road Phase 3StowuplandChurch Road	S38
Stowmarket - Cedars Park Area 3D, Gun Cotton Way	S38
\$\$Land to the west of Hall RoadHall LaneRedgraveIP22 1RT	S278A
Green Road, Land east of King George's FieldHaughleySuffolk	S38

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
IPSWICH Areas UVW Ravenswood Nacton Road	S38
TRIMLEY ST MARTIN Land south of High Road Poppyfield Green	S38
Land at School Road, Woolpit	S38
Land East of Chivers Road Haverhill Suffolk Stone Mill Park	S38
Johnsons Farm Phase 1 Saxmundham Road Leiston	S38
Gateway 14 Mill Lane Stowmarket	S38
Land South Of The Street, Stonham Aspal, Suffolk, IP14 6AN	S38
The Broadway, Badwell Ash Bury St Edmunds Suffolk IP31 3DR	S38
Land West of, Wattisfield Road Walsham-le-Willows	S38
Marham Park Parcel I Bury St Edmunds	S38
NW Relief Road Haverhill Land at Hales Barn	S38
Land South of Pretymans Ave Bacton Suffolk	S38
Land East of Church Road Church Road Stutton Ipswich IP9 2SG	S38
Marham Park PMCBury St Edmunds	S38
Land on the west side of Barton Road Thurston Suffolk	S38
Land North of Stowupland Road Stowmarket 2010 - 500 Diaper Farm	S38
Land South of Birch Avenue, Pretymans Avenue Bacton Suffolk IP14 4NT	S278F
Land south of 'Highbank' Melford Road , Sudbury	S278A
Land off South Close Leiston	S278F
Hatchfield Farm Newmarket Southern Roundabout	S278F
Land off Station Road, Lakenheath, school	S278F
Ranelagh Road, Ipswich	S278F
Land on the West Side of Barton Road Thurston Suffolk IP31 3NT	S278F
Breheny Yard Redevelopment, Flordon Road, Creting St Mary, IP6 8NH	S278F
Beetons Way PH 1 junc with Western Way, Bury St Edmunds PHASE 1	S278F
Former Masons Cement Works, Bramford Road, Great Blakenham	S278F
Land, Gipping Way, Stowmarket Suffolk IP14 1EJ	S278F
Land North of Norton Road, Thurston	S278F
Land East Side of Green Road, Woolpit	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land west of Thorney Green Road, Stowupland	S278F
Land North-West MacKenzie Place, Cockfield	S278F
Land at Bury Road, Wild Tracks Kentford	S278F
731 Old Norwich Road, Ipswich Former Toaks Bakery	S278F
Roundabout Wratting Road Haverhill	S278F
Phase 3, 4 & 5 lark grange Lady Miriam Way Bury St Edmunds rougham	S278F
Candle Rd Felixstowe - Gulpher Rd Persimmon	S278F
Land off A14, adjacent to Kiln Lane, Elmswell	S278A
EA3, Waldringfield Road, AP-33	S278F
Land East of Hunston Road Badwell Ash Suffolk	S278F
Former Shrubland Park Nurseries Whatfield Road Elmsett Suffolk IP7 6LZ	S278F
Hawke Road, Ipswich, IP3 0JF Sabine Square Holbrook Road	S278F
Abbey Road, Leiston	S278F
Land at Meadow Lane Thurston IP31 3QG	S278F
B1122 corridor from A12/B1122 Junction to the Abbey Road/Lovers Lane Junction	S278F
Ferry Road, Bawdsey AP-30	S278F
Park Lane, Kirton AP-27 & CP-40	S278F
Waldringfield Road, Martlesham AP-22, CP-31, AP-23	S278F
Sandy Lane, Martlesham AP-20 & AP-21	S278F
Ipswich road, Waldringfield, AP - 25	S278F
Henley Road, Akenham, AP-11 & AP-12	S278F
Land to the North & West of School Road Elmswell Suffolk IP30 9NL	S278F
Land off Station Road & Clarke Drive, Framlingham	S278F
Somersham Road, Bramford, AP-03	S278F
Land at Rectory Road, Worlingham	S278F
Brightwell Lakes - Eastern junction on Ipswich Road Land South & East of Adastral Park Martlesham Heath	S278F
Halesworth Fen Meadow Site Access Blyth Road Off A144 Bramfield Road	S278F
Land North West of Hill House Lane Needham Market IP6 8RH	S278F
Bullen Lane AP-02	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land Adjacent To Newcombe House, Newcombe Road, Lowestoft, Suffolk, NR32 1XA	S278F
Land South of Union RoadOnehouseStowmarket	S278F
King George's Avenue Access	S278F
Granswick HouseOaksmere Business ParkEye Airfield Industrial EstateYaxleyIP23 8BW	S278F
Land to the south side of Levington LaneBucklesham	S278F
Grafton Way, Ipswich, IP1 1AX	S278F
RENDLESHAMRedwald RoadSuffolk	S278F
Land at the rear of St Margarets CrescentLeiston	S278F
CORTON Land adjoining Broadland SandsHoliday ParkCoast RoadCorton	S278F
Walnut Tree WalkStowmarketSuffolk	S278F
Land north of Church RoadBactonStowmarketSuffolk	S278F
Land north east of Needham RoadStowmarket	S278F
Land On The South Side Of, Heath Road,Thurston, Suffolk	S278F
A137A14 junction 56Land To The North And East Of Bobbits Lane Wherstead Suffolk	S278F
Bungay Road, Barsham	S278F
Land On The South Side Of, Heath Road,Thurston, Suffolk	S278F
Land Between, The Butts And Little London HillDebenhamSuffolk	S278F
Land At Anson RoadMartlesham Heath Business ParkSuffolkIP5 3RUTravis Perkins	S278F
PETTISTREELand east of B1438 High Street	S278F
The OrchardKedingtonHaverhillCB9 7PXLand At Junction Of Hall Road And Mill Road	S278F
Land Adjacent to Fishwick CornerBeyton RoadThurstonSuffolk	S278F
Land at Red House Farm,New StreetFressingfieldSuffolk IP21 5PH	S278F
Land off High RoadTrimley St Martin[The Lilacs / Aspen Build)	S278F
Henley RoadIpswichFootway near service roadcare home development	S278F
Land North West of Moores LaneEast BergholtSuffolk	S278F
Land South West Of Beyton Roadmini roundaboutsThurstonSuffolk	S278F
Folly LaneCopdock & WashbrookSuffolkIP8 3JQ	S278F
Sicklesmere RoadBury St Edmunds	S278F
Land on the South East Side of Church RoadStowupland	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Wherstead RoadIpswichThe StrandKlondyke Field / Bourne TerraceWest of Bourne HillA137WhersteadSuffolk	S278F
land off Springfield Road/ Tayfen Road, Bury St Edmunds	S278F
17-18 Cornhill - Old Post OfficeBury St. EdmundsSuffolkIP33 1DY	S278F
Site At Needham Market Middle SchoolSchool StreetNeedham MarketSuffolk IP6 8BBResidential Development: The Causeway	S278F
Land at Hatchfield FarmNewmarketSuffolkA14 Slip Road Jct 37Fordham Road	S278F
Land east of the Constable Country Medical CentreHeath RoadEast BergholtCO7 6RT	S278F
IPSWICH IGSWesterfield RoadFonnereau (south of rw line)New junctions, toucan	S278F
[REDROW] North East Haverhill, CHALKSTONE WAY, Little Wratting, Great Wilsey, Suffolk	S278F
Taylor WimpeyLand South of High RoadTrimley St Martin	S278F
Land South of Chediston StreetHalesworth	S278F
Land Off Church Road, Church Road, Old Newton, IP14 4EF	S278F
Marlows Home & GardenHepworth RoadStantonSuffolkIP31 2BT	S278F
Land to the South of New StreetStradbrokeSuffolk	S278F
New FarmHarpers HillNaylandCO6 4LT	S278F
Walsham Le Willows - Wattisfield Road north.	S278F
Land to the west of Fishponds WayHaughleySuffolk	S278F
Cherry LeeDarsham RoadWestleton	S278F
King Edward VI Upper School Grove Road Bury St Edmunds IP33 3BH phase 2 6th form	S278F
A1094 Benhall site accessSizewell	S278F
Land West off Ixworth Road, THURSTON Phase 1	S278F
HALESWORTHHarrisons LaneHalesworth(Town Farm)	S278F
Land South And West Of Farthing Road Farthing Road Industrial Estate Sproughton RoadSproughton Ipswich Suffolk IP1 5APEast of A14	S278F
Land off Loraine WayBramford	S278F
Wolsey Grange Phase 1bLand to the North and South of Poplar Lane	S278F
Land West of High Road, Trimley St Martin, Reeve LodgeIP11 0RH	S278F
Former Gas Works, Tayfen Road, Bury St Edmunds, Suffolk	S278F
Former HMS Ganges, Off B1, Shotley GateIpswichIP9 1PX	S278F
A 140 Norwich Road, IP14 5LA / Land at CEVA MendleshamWetheringsett Cum Brockford)	S278F
Plot SP128, Suffolk Business Park Extension, Fortress Way, Rougham, Bury St Edmunds, IP32 7FQ	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
EA2 Acc 11&12Grove Road,SaxmundhamIP17 1PP	S278F
Rendham RoadKelsale Cum ColtonCarlton Meres Caravan Park	S278F
** Land Adjacent To Mill Farm , Thomas Avenue, Trimley St Mary	S278F
Land east of Hadleigh RoadElmsettSuffolk	S278F
MARTLESHAMBrightwell Lakes - western Junction on Ipswich RoadLand South & East of Adastral ParkMartlesham Heath	S278F
Land East of Turkey Hall Lane and North of North CloseBacton	S278F
Land to the South of Diss RoadBotesdaleSuffolk	S278F
Land north of Cavendish RoadClareSuffolk	S278F
South of Rougham Hill, Bury St EdmundsA134/Rougham Hill Roundabout signalisationPhase 1	S278F
Land off Chapel Road, Wrentham,	S278F
Land North of The BroadwayBadwell AshSuffolkIP31 3DR	S278F
Park Farm BarnsVicarage LaneWhersteadSuffolk IP9 2AE	S278F
Yarmouth Road, Ipswich	S278F
Land South West Of Beyton RoadPokeridge CornerThurstonSuffolk	S278F
Queensway Sheldrick Way, Mildenhall, aka Mildenhall HUB	S278F
Foxhall Household Waste Recycling Centre	S278F
Land Adj 1 St Johns StreetBeck RowSuffolk	S278F
Plot 0800Land East of Sow LaneSuffolk Business ParkBury St EdmundsSuffolk IP30 9ND	S278F
Land off Days Road and Brook LaneCapel St Mary	S278F
Land at Hatchfield FarmNewmarketSuffolkNorthern Access	S278F
Land At Scole Roundabout, STUSTON	S278F
EA2 Access 9 & 10B1069 Snape RoadIP17 1UT	S278F
Land South Of, Halesworth Road, Reydon(Felix School)	S278F
Gateway 14Mill Lane Stowmarket	S278F
Land South Of The Street, Stonham Aspal, Suffolk, IP14 6AN	S278F
WychemHaverhill RoadStradishallNewmarketSuffolkCB8 9EX	S278F
Land off Black Tiles LaneMartleshamSuffolk	S278F
Phase 2Burwell RoadExningSuffolk	S278F
EA2 Snape Church GarageFarnham RoadIP17 1QW	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land off Station Road, Long Melford, Suffolk	S278F
Land at Rayes LaneHatchfield FarmNewmarketSuffolk	S278F
Stowmarket - Cedars Park, Gun Cotton Way Area 3C S278.	S278F
Land South of Slough RoadBranthamSuffolk	S278F
Red Route Temporary Access off Lovers LaneThe sizewell C Nuclear Power Station	S278F
Land West of Chapel RoadGrundisburgh	S278F
Eastern GatewaySproughton RoadSproughton	S278F
Brightwell Lakes - A12 junctionLand South & East of Adastral ParkMartlesham Heath	S278F
Land North of Waldingfield RoadChiltonSudbury	S278F
Land on the West Side of Broad RoadBactonfootway	S278F
Land between Candlet Road & High StFelixstoweLand North Of Walton High Street BloorCANDLET ROUNDABOUT	S278F
Bury Road - East RoundaboutThe Street,WoolpitIP30 9SA	S278F
Land between Candlet Road & High Street, Walton, FelixstoweHIGH STREET ROUNDABOUT	S278F
Norwich Road / Church Lane Barham Phase 1	S278F
Land on the West Side of Broad RoadBactonSuffolkAccess only	S278F
** Land north of B1115 Stowupland RoadStowmarketIP14 5ANfor Diaper Farm development	S278F
Land Adjacent to Clarice HouseBramford RoadBramfordIpswichIP8 4AZ	S278A
Land north of B1115Stowupland RoadStowmarketSuffolkIP14 5ANfor Diaper Farm development	S278F
Land east of Aspall RoadDebenhamSuffolkIP14 6QA	S278F
Land on the South side of Framlingham RoadLaxfieldSuffolk	S278F
Leiston and District Constitutional Club LtdWaterloo AvenueLeiston	S278A
Land East and West of The SquareEagle WayMartlesham HeathMartleshamIpswichIP5 3TY	S278F
A143 roundabout, Great Wilsey Park,wratting road, haverhill	S278F
Adjacent to Green FarmCrowfield RoadStonham Aspal	S278F
PROW Footpath 7Ferry Road Felixstowe	S278F
Land to the west of Old Norwich RoadWhittonSuffolkIP1 6LQ	S278F
Land off Fitzgerald RoadBramfordSuffolk	S278F
Dream Lodge Fornham St GenevieveLakes	S278A
Buttermarket Shopping Centre, St Stephen's Lane, Ipswich	S278A

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
64-66 New StreetWoodbridgeSuffolk	S278A
Land adjoining Warren Mill HouseElmswell RoadWetherdenStowmarketIP14 3LL	S278A
Willow CroftLong GreenBedfieldWoodbridgelIP13 7JD	S278A
The Street, Newbourne - CP-36	S278A
Lodge Road, Great Bealings AP-17	S278A
Butts Road, Playford, CP-17	S278A
Church Road, Playford, CP-18	S278A
Paper Mill Lane, Claydon, CP-05	S278A
Witnesham Road, Witnesham CP-14	S278A
Cockfield Hall Lane,Witnesham, CP12	S278A
Land on the south side of Rags LaneWoolpitSuffolk	S278A
Land to the North of Tye Lane, Bramford, Ipswich IP8 4JN	S278A
Land at Hill FarmYarmouth RoadUffordIP13 6EG	S278A
Land alongside Woodbridge RoadBredfieldSuffolk	S278A
Low RoadDebenham	S278A
Dove Street and Rope Walk, Ipswich	S278A
Hadleigh Quarry, Aldham Mill Hill, Hadleigh,Suffolk,IPT 6DL	S278A
Land on the North East of Elm LaneCopdock & WashbrookSuffolkBack Lane Elm Lane South of Dales View	S278A
Land North East of Sudbury RoadHill FarmMonroes OrchardStoke By NaylandSuffolk	S278A
Land West of Eriswell RoadLakenheathSuffolk	S278A
Hadleigh Phase 2aTower Mill Lane improvements	S278A
Car Park & Amenity AreaHandford RoadIpswichSuffolk	S278A
Suffolk ParkBury St EdmundsPlot SP160, Fortress Way Rougham	S278A
Land South of Rougham HillBury St EdmundsSuffolkIP33 2RU	S278A
Land at 182A Bures Road, Great Cornard, Sudbury, Suffolk CO100JQ	S278A
Indigo Waste Services LtdStation RoadBarnhamSuffolkIP24 2PD	S278A
Former Mid Suffolk DC offices131 High StreetNeedham MarketSuffolkIP6 8DL	S278A
Exning Cycle Signing Scheme	S278A
25 Grimwade Street Student Union Cluband adjacent car parking areasRope WalkIpswichSuffolk	S278A

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
25 & 26 Prince StreetSudburySuffolkCO10 1JAFormer St Gregorys Church Hall	S278A
Land east of Bury RoadHoptonIP22 2QY	S278A
Land South of, Tamage RoadActonSuffolk	S278A
Stowmarket RoadOld Newton	S278A
Land South West Of, Main RoadSomershamSuffolkIP8 4QD	S278A
Camstar Herbs LtdChestnuts FarmLangton GreenEye SuffolkIP23 7HL	S278A
Goldstar TransportHeath RoadWoolpitIP30 9RH	S278A
A1214, London Road, Sproughton, Wolsey Grange Employment Access	S278A
Klondyke FieldWest Of Bourne HillWhersteadSuffolk	S278A
Church RoadStowuplandSuffolkCrown Meadows	S278A
Land off Jacks Green RoadCreeping St Mary	S278A
Land at Red WillowsFinborough RoadOnehouse	S278A
Griffin Wharf Bath Street (Discovery Avenue)IpswichSuffolk	S278A
Areas U, V, and WRavenswoodIpswichIP3 9UR	S278A
Former Sugar Beet FactorySproughton RoadSproughtonPhase 2Footway works	S278A
Rose CottageBullen LaneBramford	S278A
Landsdowne PlantPoplar FarmBedfield RoadWorlingworthWoodbridgeIP13 7LR	S278A
Land South of Gatton HouseHadleigh RoadEast Bergholt	S278A
Land East of Chivers RoadHaverhillSuffolk	S278A
Symonds Farm Business Park,Newmarket Road,Risby,Suffolk IP28 6RE	S278A
East Anglia Three Offshore WindfarmEA THREEPaper Mill LaneClaydon	S278A
Land on the South side of Ashbocking RoadHenleySuffolk	S278A
Lower Barn FarmLower StreetBaylhamSuffolkIP6 8JP	S278A
Downing CCloseMildenhallGarage Site	S278A
Garage Areas Pembroke CloseMildenhallSuffolk	S278A
Land adjacent Haverhill Busines ParkBumpstead RoadHaverhillSuffolk	S278A
\$\$ Land North East of Bury St Edmunds, Bury Road, Great BartonGreen Lane,Cattishall, 1P31 2Q	S278A
Land To North West Of Mason Court (Known As Old Engine Meadow), MendleshamMendlesham Chapel Road Phase 1	S278A
North of Wren Business Centre, Wrentham NR34 7LR	S278A

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land off Little TuftsCapel St Mary(Samford Gardens)	S278A
Denbury HomesLand adjoining 8The Street Darsham	S278A
Land West of Tannery RoadCombsSuffolkIP14 2EN	S278A
Land to the South of Town Farm LaneKelsale Cum CarltonSuffolk	S278A
Land Rear of 79 and 79a Henley RoadIpswichSite Name: Monza House, 12 Dale Hall Lane, Ipswich IP1 3RX	S278A
Lockup Garages Rear Of 70 To 84 Sheldrake DriveIpswich	S278A
Blomfield House Health CentreLooms LaneLower Baxter Street Bury St Edmunds	S278A
Sandpit Lane Thurston IP31 3QH	S278F
Saxmundham Road Leiston	S278F
Stowmarket - Cedars Park. Gun Cotton Way Area 3D Section 278 Agreement.	S278F
ALDI site, Europa Way, Ipswich	S278A
A1214, Sproughton, Wolsey Grange Employment access	S278F
Poplar Lane, A1071 and A1214, Sproughton - Wolsey Grange Phase 1(in readiness for Phase 2)	S278F
Hogs Kiss, Priory Lane, Debenham	S278A
Cauldwell Hall Road, Ipswich	S278F
Os 6928 Main RoadParhamSuffolk IP13 9LZ	S278F
Blundeston Prison footpath worksland at Former HM prison, Hall Road, Blundeston, Suffolk NR32 5AP Suffolk	S278F
Halesworth, B1062 junction with Hill Farm Road.	S278A
Land off FallowfieldsOultonSuffolkNR32 4XA	S278F
Eye Airfield EyeA140 - Chicken Processing Plant	S278F
Wortham - Church Road, north of Elm House.	S278A
144-156 Redwald RoadRendleshamSuffolk IP12 2TF	S278A
Kirkley Cliff Road and Rectory Road, Lowestoft	S278F
Poplar Lane Sproughton Suffolk IP2 0UAWolsey Grange	S278F
Port OneLand at Blackacre HillBramford Road B1113Great BlakenhamSt James Orion	S278F
Land at Gipping Road Stowupland SuffolkPhase 2Church Road	S38
Land Adjacent Priory Stadium, Priory Walk, Sudbury	S38
Phase 4 Land adjoining the Smoke House Inn & Skeltons Drove, Beck Row	S38
Land west of Church Farm, Naughton Road, Whatfield	S38

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Area 4 Village Centre and Football Pitch, Phase 4B, Creeping Road East, Stowmarket	S38
Fengate Drove, High Street, Brandon	S38
Woods MeadowPersimmonPhase 1 SpineLand north of Limes AvenueOulton	S38
Brett Vale Park, Phase 3, Aldham Mill Hill, Hadleigh	S38
731 Old Norwich Road, IpswichFormer Took's Bakery	S38
Land North Of Fentons Farm, Stanningfield Road, Great Whelnetham	S38
Brett Vale Park, Phase 2, Road 1, Aldham Mill Hill, Hadleigh	S38
Holmsey Green ph 4Beck Row	S38
Land to the south of Red House Lane, Leiston, Suffolk	S38
Land East Of The Granary, Stoke Road, Clare	S38
Kings Warren Development, Phase 4A Extension , Warren Road, Red Lodge	S38
Land to the rear of West View Gardens,Thornham RoadGislingham	S38
Marham Park Parcel LBury St Edmunds	S38
Brett Vale Park, Road 1, Aldham Mill Hill, Hadleigh	S38
Land west of Ferry Road Residential Centre, Ferry Road, Felixstowe	S38
Brett Vale Park, Phase 1, Aldham Mill Hill, Hadleigh	S38
Marham Park Parcel CBury St Edmunds	S38
Land West The Street Elmsett	S38
Land west of Hazelwood, The Street, Elmsett	S38
LAND EAST OF KINGS WARREN ROAD PHASE 2 Hundred Acre Farm and Park Farm, Yellow Land Phase 2, Warren Road, Red Lodge	S38
Land Between Gipping Road & Bramford Road, Great Blakenham	S38
Worlington Road, Mildenhall	S38
Phase 1 and 2 Land adjoining The Smoke House Inn and Skeltons Drove, Beck Row	S38
Phase 2A Land East Kings Warren Red Lodge Acre Farm and Park Farm, Yellow Land , Warren Road,	S38
Harp Close Meadow (North) Waldingfield Road, Sudbury	S38
Land on the South Side of Bull Lane, Long Melford, Suffolk	S38
Ph 1 Lark Grange, Moreton Hall, lady miriam way, mount road, Bury St Edmunds, Rougham	S38
Land Between Gipping Road & Bramford Road, Great Blakenham	S38
Saturn Road Blakenham Park	S38

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Hundred Acre Farm and Park Farm, Yelllow Land Phase 1A, Warren Road, Red Lodge	S38
Land between Lady Lane, and Tower Mill Lane, Phase 3, Hadleigh	S38
Land between Lady Lane, and Tower Mill Lane, Phase 1, Hadleigh	S38
Lambeth Close 118-130 Bramford Lane	S38
Marham Park Parcel G & HBury St Edmunds	S38
Land at Chilton Leys, Bury Road, Stowmarket - Phase 1A	S38
Cedar Park, Phase 6c, Wagtail drive extensionStowmarket	S38
Phase 2 - Land adjacent to Steeles Road, Woolpit	S38
Land between Lady Lane, and Tower Mill Lane, Phase 2, Hadleigh	S38
Brett Vale Park, Aldham Mill Hill, Hadleigh	S38
Land adjacent to 11 & 15 Eldo Gardens, West Row	S38
Land On The East Side Of, Ipswich Road, Holbrook	S38
Phase 1 - Land adjacent to Steeles Road, Woolpit	S38
Woods MeadowOldman HomesHobart Close 15 units resiLand north of Limes AvenueOulton	S38
To the rear of 40-60 St Edmunds Road, StowmarketSt Georges Close	S38
Land adjacent to Donard, Back Lane, Badwell Ashwell	S38
Land Rear Of 49-55 Schoolfield, Glemsford	S38
Allotments, Hayhill Road, IpswichDiscovery Drive, Ellisons Crescent, Meridian Rise, Pearmain Close (Part)Woodbridge Road	S38
Land North of Church Hill, Phase 2, Saxmundham	S38
Animal Health Trust, Lanwades Park, Kentford	S38
184 Valley Road, Ipswich	S278A
Land To The South Of, Union Road, Onehouse, IP14 3EH	S278F
Eastway Business Park, Europa Way, Ipswich	S278F
Land Fronting, 5-8 Garden Close, Bungay, NR35 1JD	S278F
EMG Motor Group Site Tayfen Road Bury St Edmunds Suffolk	S278F
Land to the south of Gun Cotton Way, Stowmarket	S278A
Site Off, Mill Road, Laxfield	S278F
Land East Of King Georges Field,The Street,Raydon	S278A
Hope House, Cross Green, Cockfield, Bury St Edmunds, IP30 0LG	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
The Bridge School Primary Campus(Former Heathside School)	S278F
Land at Eye Airfield, Castleton Way, Eye	S278F
Land to the rear of West View GardensThornham RoadGislingham	S278A
Land west of Ferry Road Felixstowe	S278F
Former Fireworks Factory, Bury Road, Chedburgh	S278F
Land Adjacent to Bears Lane, Iavenham	S278A
Land At Station Hill, Bury St Edmunds	S278F
Land At Station Hill, Bury St Edmunds	S278A
Land South of Martinsyde, Beardmore Park, Martlesham	S278F
Chilton Grove, Waldingfield Road, Chilton, Sudbury	S278F
Framlingham Farmers Ltd, New Road, Framlingham, Woodbridge	S278F
Former H M Prison Blundeston, Lakeside Rise, Blundeston, Lowestoft, NR32 5BG	S278F
109 High Street, Hadleigh	S278F
Wade House, Violet Hill Road, Stowmarket	S278F
North Access, Henley Road, Henley Gate, Ipswich Garden Suburb Ipswich Northern Fringe	S278F
Land Between Gipping Road & Bramford Road, Great Blakenham	S278F
Aldi Stores Ltd, Exning Road, Newmarket	S278F
Crown Multi Storey Car Park, Claude Street, Ipswich	S278F
Tartan House, Enterprise Park, Etna Road, compiegne way	S278A
Land, Cornhill, Ipswich	S278F
Potential Retirement Living Development, Lower Brook Street, Ipswich	S278A
Corner of Fairview Road & Norwich Road, Halesworth	S278F
Crown Nurseries, High Street, Ufford	S278F
Land at County Farm (East) fronting Church Field Road, Chilton	S278F
Land east of Brundon Lane & Bulmer Road, Sudbury	S278F
Land east of Carsons Drive, Great Cornard	S278F
Land at Chilton Leys, Bury Road, Stowmarket. Employment Land.	S278F
Land at Burwell Road, Exning	S278F
Land at junction of Station Road and Wilford Bridge Road and Girdlestone Pumps.Melton	S278F

**SUFFOLK ROADS WITH S38 S278 AGREEMENTS
AT DECEMBER 2025**

LOCATION	AGREEMENT TYPE
Land at Tower Road, Gisleham, Lowestoft	S278F
144 Great Whip Street, Ipswich	S278F
Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street, Darsham	S278F
38-40 White House Road, Ipswich	S278F
Under The Railway Culvert Over The River Gipping , West Of Gipsy Lane Needham Market	S278F
Land At, Lion Road, Palgrave	S278F
11-15 The Buttermarket Shopping Centre, St Stephens Lane, Ipswich	S278A
Land at Nottcutts Garden Centre, Ipswich Road, Woodbridge	S278F
West Villa, 28-34 Woodbridge Road East, Ipswich	S278F
Booth Court, Handford Road, Ipswich	S278F
100 Southgate Street Bury St Edmunds Suffolk IP33 2AQ	S278A
Car Parking Area, The Cambria Regatta Quay, Key Street, Ipswich	S278F
Asda, Stoke Park Drive, Ipswich	S278F
Manor Farm CourtyardThe StreetGazeleySuffolkCB8 8RD	S278A
Residential access Wratting Rd Haverhillnear Ann Sucking	S278F
St Clements Hospital, Foxhall Road, Chilton Road, Ipswich	S278F
Land at St Marys Road, Stowmarket	S278F
Land off Anson Road, Martlesham Heath	S278F
Development Site at Top Field Barn Farm, Ipswich Road, Grundisburgh	S278F
The Gables, Stowmarket	S278F
Land North And West Of Capel Community Church, Days Green, Capel St Mary	S278F
31 High Street, Southwold, Suffolk	S278F
Land north of Ropers Lane, Rodbridge Hill, Long Melford	S278F
Land Rear of 34-48, Old Station Road, Halesworth	S278A
Site Adjacent To Pitches View, Reydon, IP18 6PA	S278F
Os 9634, Brook Lane, Framlingham	S278F
Lodge Road, Little Bealings - CP-22	S278A