

The background of the cover features a photograph of a row of traditional half-timbered houses with white walls and dark wooden beams. The houses have multiple windows and a dark roof. A large, solid blue triangle is overlaid on the bottom half of the image, pointing upwards from the bottom left towards the right. The title text is positioned within this blue area.

Stradbroke Neighbourhood Plan

Site Assessment

September 2017
Final Report

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Quality information

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Abbreviations used in the report

Abbreviation

DCLG	Department of Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Ha	Hectare
JLP	Joint Local Plan
MSDC	Mid Suffolk District Council
MSLP	Mid Suffolk Local Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (DCLG)
SCC	Suffolk County Council
SHLAA	Strategic Housing Land Availability Assessment
SPC	Stradbroke Parish Council

Executive Summary

Seven sites in Stradbroke were assessed by AECOM for Stradbroke Parish Council out of thirteen sites initially identified. The remaining sites had already been assessed by MSDC through the technical work to support the Local Plan, specifically the Strategic Housing Land Availability Assessment (SHLAA) (May 2016)¹. The SHLAA, which considered a total of six sites within the parish (two of which were rejected for various reasons) has been reviewed as well as the Parish Council's own assessment of sites. A further two of the 13 sites on the Parish Council's map (Sites 9 and 13) overlapped wholly with sites previously rejected by the SHLAA as unsuitable for development.

For the purposes of this site appraisal report, it is assumed that MSDC's SHLAA assessment of suitability, availability and achievability (or otherwise) stands- it is not the role of the report to challenge previous local authority work, rather to build on it. If for any reason the Parish Council considers the SHLAA assessments to be flawed, this is an issue for them to raise with MSDC itself.

The results of the assessment of the seven sites reviewed by AECOM are summarised below.

Sites identified at Stradbroke in the Draft Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment (SHLAA), May 2016

Site Ref.	Site Name	Performance	Summary of reason(s) given	Land Type	Estimated yield
STR01	Land to south of Mill Lane, Queen Street, Stradbroke	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended. Estimated new net site area: 2 ha	Agricultural	50
STR02	Land to east of Queen Street, Stradbroke	Site rejected	Poor relationship to existing settlement, services and facilities.	Agricultural	0
STR03	Land north of Mill Lane, Queen Street, Stradbroke	Site rejected	Poor relationship to existing settlement, services and facilities	Agricultural	0
STR04	Land at Meadow Way and Cottage Farm	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	50
STR(NS) 05	Land east of B1118 (north of Westhall)	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	100
STR(NS) 06	Land south of New Street (opposite Stradbroke Business Centre)	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	100

The sites proposed by the Parish Council itself that do not overlap with SHLAA sites in the table above are summarised in the table below.

¹ Available at <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-Joint-SHLAA-Report-MAY-2016-FINAL-LowRes.pdf>

Table 1.2. Sites proposed for development as advised by Stradbroke Parish Council²

Site Ref.	Location	Site area (ha) ³	Status in the SHLAA	Existing use
1	Land north of Laxfield Road	2.1	Not assessed	Agricultural
2	Land east of Farriers Close	1.55	Not assessed	Amenity/private open space
4	Land north of New Street	2.66	Not assessed	Agricultural
6	Land north of Meadow Way	0.69	Not assessed	Agricultural
10	Land northeast of Drapers Hill	10.2	Not assessed	Agricultural
11	Land north of Grove End	6	Southern extent only assessed; eastern spur not assessed	(eastern spur only) Disused sewage works and agricultural
12	Land north of Shelton Hill	3.1	Not assessed	Agricultural/waste land

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach of this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014⁴ with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

The Stradbroke Neighbourhood Plan period lasts until 2036. As such, some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period.

From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for residential development.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on whether or not each site is **suitable** and **achievable**. In terms of the separate criterion of achievability, Section 4.1.2 explains the concept of viability.

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

² As noted previously, sites 3,5,7 and 8 were already accepted in the SHLAA and have therefore not been included within the AECOM assessment

³ AECOM measurement

⁴ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

It is recommended that a 'buffer' of housing supply is provided, which may be one or two sites identified as contingency housing sites. These could be developed if the allocated sites do not progress as expected.

The table below includes all known potential development sites that have been considered within the Stradbroke Neighbourhood Plan area, including sites that have been considered by MSDC through the SHLAA. The conclusions are based on our professional experience and judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix 1** which provide the detailed rationale behind the assessment summarised here.

Summary of assessment of all sites in Stradbroke by SHLAA (MSDC, 2016) and this report (AECOM, 2017)

Site Ref. ⁵	Location	Site area (ha) ⁶	Status in the SHLAA	Existing use	Assessed dwelling yield ⁷	Assessment of suitability for allocation
NP1	Land north of Laxfield Road	2.1	Not assessed	Agricultural	32-74	Suitable with constraints
NP2	Land east of Farriers Close	1.55	Not assessed	Agricultural	23-54	Suitable with minor constraints
(includes NP3) STR(NS)06	Land south of New Street	4.4	Accepted	Agricultural	100	Accepted as developable by SHLAA. Development site NP3 may be smaller than the SHLAA site.
NP4	Land north of New Street	2.66	Not assessed	Agricultural	n/a	Not suitable at present. South side suitable for business use.
NP5/STR04	Land at Meadow Way and Cottage Farm	2	Accepted	Agricultural	50	Accepted for development by SHLAA only if accessed via Meadow Way. Two land owners
NP6	Land north of Meadow Way	0.69	Not assessed	Agricultural	n/a	Suitable with minor constraints. Access needed via Meadow Way
NP7/STR01	Land to south of Mill Lane, Queen Street	4	Accepted	Agricultural	50	Accepted for development by SHLAA – but site boundary differs between NP and SHLAA
NP8&9 STR02	Land to east of Queen Street	2.1	Rejected	Agricultural	n/a	Rejected for development by SHLAA; however, partially accepted in STR05

⁵ Both SHLAA and Stradbroke Parish Council references..

⁶ AECOM measurement for Stradbroke Parish Council sites, MSDC measurement for SHLAA sites

⁷ Where the site was assessed as not suitable for development within either the SHLAA or the AECOM assessment, the dwelling yield is given as 'n/a', though it is provided in full for all sites within Appendix One. Where the dwelling yield is given as a range, this represents the lowest (15 dph) and highest (35 dph) densities assessed as agreed with the Parish Council.

Site Ref. ⁵	Location	Site area (ha) ⁶	Status in the SHLAA	Existing use	Assessed dwelling yield ⁷	Assessment of suitability for allocation
NP10	Land northeast of Drapers Hill	10.2	Not assessed	Agricultural	n/a	Not suitable at present
NP8 & part of 11 STR(NS)05	Land east of B1118 (north of Westhall)	4	Accepted	Agricultural	100	Accepted for development by SHLAA. Two owners, site not accessible from Queen Street
NP11 (partial)	Spur of Land north of Grove End	2.62	Not assessed (addition to SHLAA site STR(NS)05)	Agricultural/ disused sewage works SPC note: works owned by Anglian Water.	n/a	Not suitable at present. Owner's agent has rejected spur for housing.
NP12	Land north of Shelton Hill	3.1	Not assessed	Agricultural/ waste land	47-109	Suitable subject to access constraints (ransom strip) from Shelton Hill
NP13/STR03	Land north of Mill Lane, Queen Street	2.4	Rejected	Agricultural	n/a	Rejected for development by SHLAA Suitable for business growth by current owner
Total		41.8			402-537	

1. Introduction

1.1 Background

This report is an independent site appraisal for the Stradbroke Neighbourhood Plan on behalf of Stradbroke Parish Council (SPC) carried out by AECOM planning consultants. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in June 2017.

The Neighbourhood Plan, which will cover Stradbroke parish in Mid Suffolk District, is being prepared in the context of the emerging Mid Suffolk Local Plan (MSLP)¹. The Parish Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

The Parish Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are deliverable, i.e. that they are suitable, available and viable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

At the time of the site appraisal, the exact housing need for Stradbroke was not clear, there being no up-to-date Local Plan and the Parish Council not having carried out a recent housing need assessment. It is recommended, therefore, that sufficient evidence of housing need is provided to the Examiner at the Examination; AECOM offers a Housing Needs Assessment package.

Stradbroke's local authority is Mid Suffolk District Council (MSDC). The 1998 Local Plan for Mid Suffolk⁸ has mostly been superseded by policies from the Core Strategy⁹ and then the Focussed Review of that Core Strategy¹⁰ (adopted 2008 and 2012 respectively). A full list of adopted policies from all three sources is available on the MSDC website¹¹, and it is considered that this list collectively represents the policies that form the adopted plan.

These policies are being replaced in their entirety by a new Joint Local Plan (JLP) document for Babergh and Mid-Suffolk. As such, the JLP comprises the emerging local plan. The draft Strategic Housing Land Availability Assessment (SHLAA) from May 2016¹² is part of the JLP evidence base and has been used to inform this study, as has the Babergh and Mid Suffolk Public Site Submissions (April 2017)¹³.

All of this means that some elements of the adopted Local Plan pre-date the introduction of the National Planning Policy Framework (NPPF)¹⁴, which means that for the purposes of planning policy, the adopted Local Plan is considered 'out of date'. In particular, there is no up-to-date Site Allocations document that would identify sites within Stradbroke parish that MSDC has allocated for development; the part of the MSDC website covering allocated sites¹⁵, at the time of writing, contains a number of sites allocated at the time or since the Local Plan was adopted, but none of these are within Stradbroke parish.

As such, MSDC are not able to demonstrate a five-year supply of developable land, meaning that the NPPF's 'presumption in favour of sustainable development' (paragraph 49) applies to the whole of the District, including Stradbroke. This means that developers have a freer hand than they otherwise would have to make speculative

⁸ Available at <http://apps.midsuffolk.gov.uk/localplan/>

⁹ Available at <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/Core-Strategy-with-CSFR-label-and-insert-sheet-07-01-13.pdf>

¹⁰ Available at <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf>

¹¹ Available at <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/MSDC-current-policies-June-2016.pdf>

¹² See <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-Joint-SHLAA-Report-MAY-2016-FINAL-LowRes.pdf>

¹³ Available at <http://www.midsuffolk.gov.uk/assets/Planning-Policy/SHLAA-Evidence/BMSDC-Public-Site-Submissions-April-2017.pdf>

¹⁴ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

¹⁵ See <http://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/supplementary-planning-documents-and-planning-briefs/>

development applications at present. Though at the time of writing no information is available online about MSDC's five year housing land supply, in media reports from summer 2016¹⁶, the Council stated that they intended to have one in place 'during 2017'.

Neighbourhood Plans will form part of the development plan for Mid Suffolk, alongside, but not as a replacement for, the adopted and emerging Local Plans. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Mid Suffolk, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Therefore, the policies of the adopted Local Plan (including the original 1998 policies, and the subsequent revisions in 2008 and 2012) that currently apply to Stradbroke and are relevant for the purposes of this exercise are as follows:

- FC1: Presumption in favour of sustainable development, which reflects the NPPF approach outlined above, and which supports development proposals at Stradbroke that are in line with the provisions of the NPPF and the adopted Local Plan; and,
- FC1.1: Supports and amplifies FC1, stating that development proposals will need to conserve and enhance local character.

However, MSDC have assessed a number of sites in Stradbroke through the technical work to support the Local Plan, specifically the Strategic Housing Land Availability Assessment (SHLAA) (May 2016)¹⁷. The SHLAA, which considered a total of six sites within the parish (two of which were rejected for various reasons) has been reviewed as well as the Parish Council's own assessment of sites.

This site appraisal map passed to us by the Parish Council listed thirteen sites in total in Stradbroke and is reproduced as **Figure 1.1** below. Of these thirteen sites, four (Sites 3, 5, 7, 8) overlap wholly with sites already accepted as suitable, available and achievable for development by MSDC within the SHLAA. The SHLAA site designations that overlap are, respectively, STR(NS)06, STR04, STR01 and STR(NS)05), and these are illustrated in **Figure 1.2** below.

A further two of the 13 sites on the Parish Council's map (Sites 9 and 13) overlapped wholly with sites previously rejected by the SHLAA as unsuitable for development. These are illustrated in **Figure 1.3** below.

For the purposes of this site appraisal report, it is assumed that MSDC's SHLAA assessment of suitability, availability and achievability (or otherwise) stands- it is not the role of the report to challenge previous local authority work, rather to build on it. If for any reason the Parish Council considers the SHLAA assessments to be flawed, this is an issue for them to raise with MSDC itself.

Therefore, seven sites remain for review by AECOM, namely sites 1, 2, 4, 6, 10, 11 and 12, and these are the sites covered by this report.

All sites were assessed using a desktop appraisal followed by a site visit.

¹⁶ See <http://www.dissexpress.co.uk/news/progress-on-land-supply-by-mid-suffolk-district-council-needs-to-be-speeded-up-1-7478851>

¹⁷ Available at <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-Joint-SHLAA-Report-MAY-2016-FINAL-LowRes.pdf>

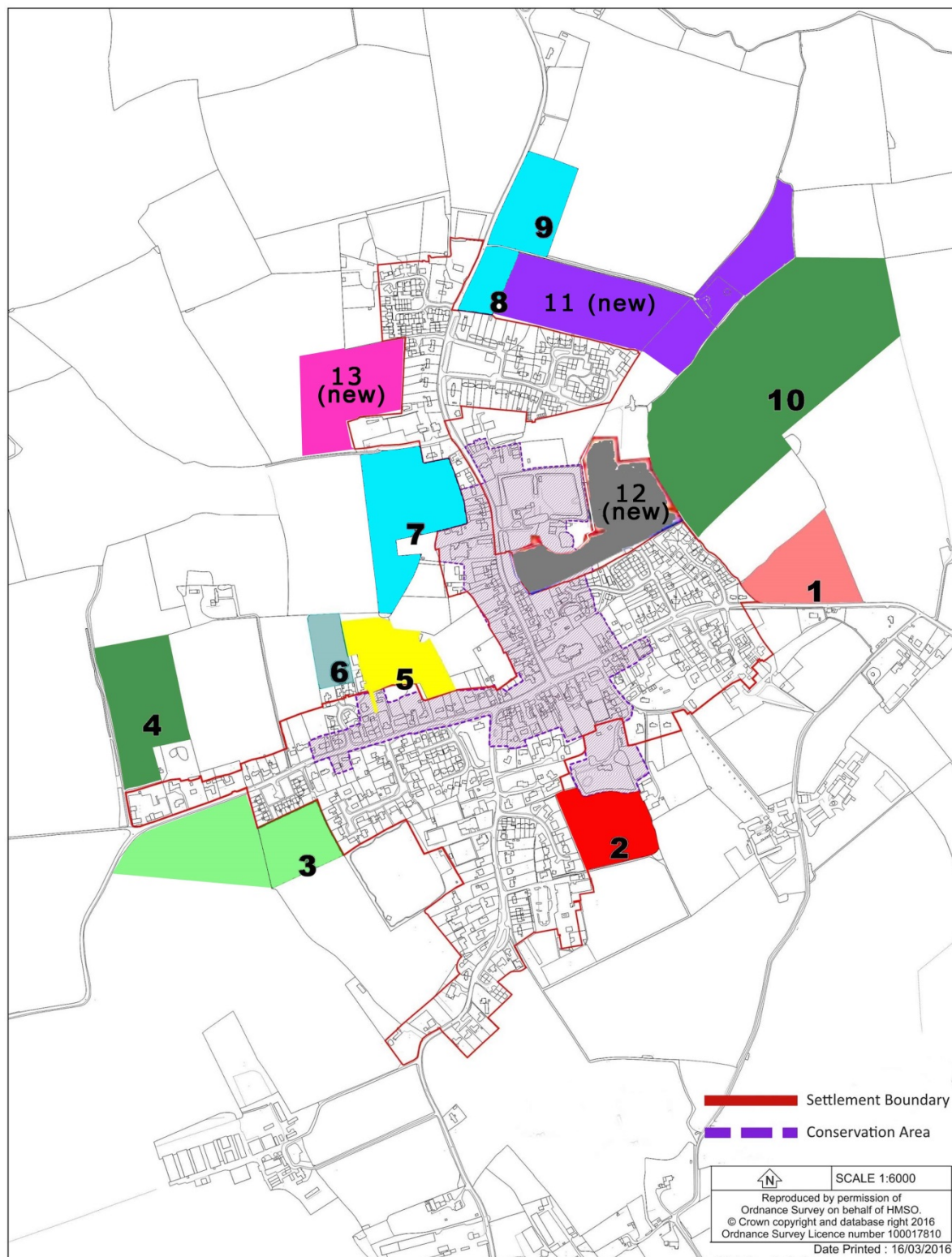


Figure 1.1: The map of sites provided to AECOM by Stradbroke Parish Council, of which seven had not previously been assessed by the SHLAA (namely 1,2,4,6,10, 11 and 12)

Source: Stradbroke Parish Council

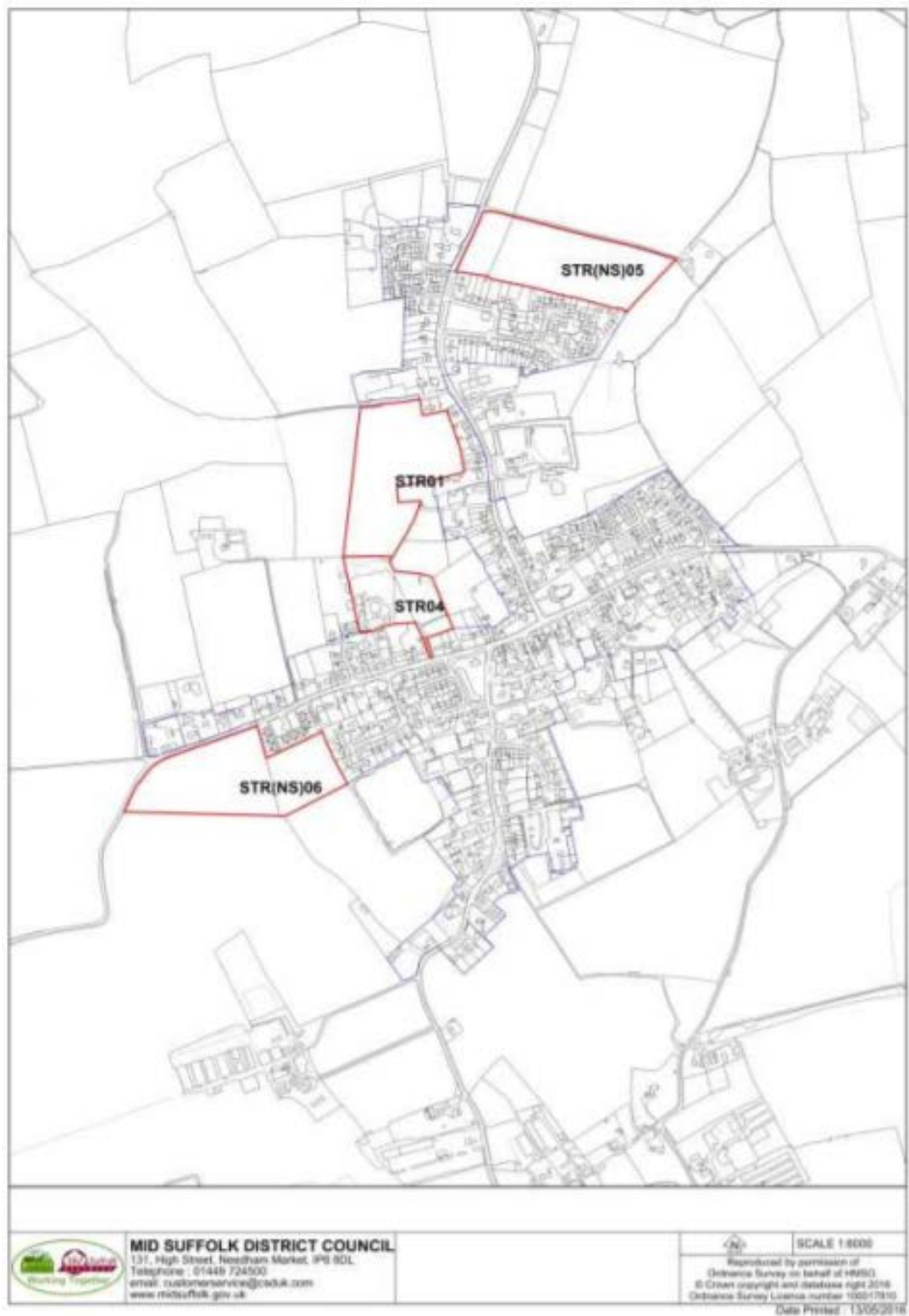


Figure 1.2: The map of sites accepted by MSDC as suitable, available and achievable for development in the 2016 SHLAA (no higher resolution available)

Source: SHLAA, Mid Suffolk District Council, 2016

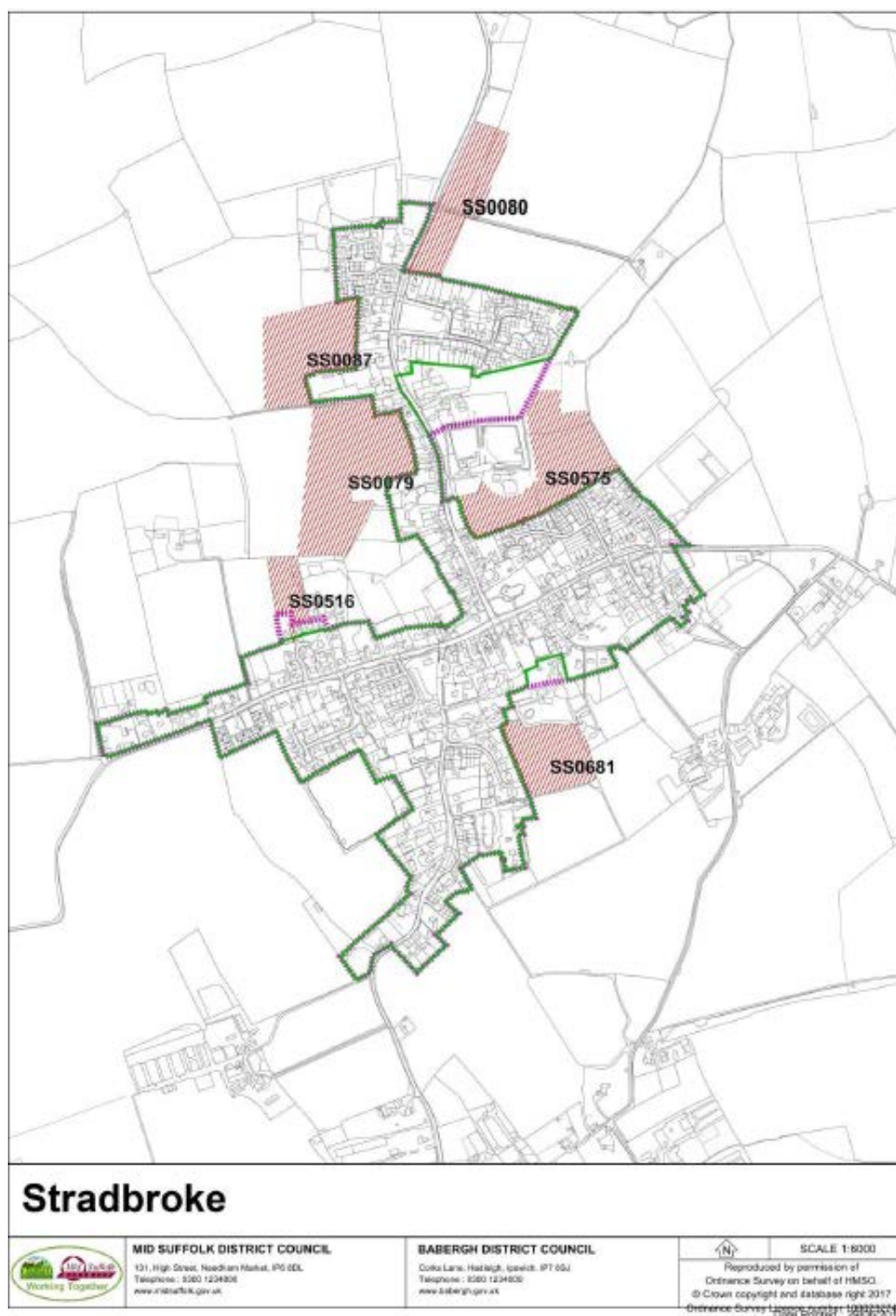


Figure 1.3: MSDC advise that sites SS0087 and SS0080 in this map, which overlap with Sites 8, 9 and 13 in Figure 1.1 respectively, were rejected as not suitable in the 2016 SHLAA¹⁸

Source: Joint Local Plan Appendix, Mid Suffolk District Council, 2017¹⁹

¹⁸ Note that the southern part of rejected site SS0080 in Figure 1.3 comprises site 8 in Figure 1.1, but the same land is accepted as suitable for development as SHLAA site STR(NS)05 in Figure 1.2. It has therefore been considered suitable, available and achievable for development by MSDC and therefore for the purposes of this assessment.

¹⁹ Available at <http://baberghmidsuffolk.moderngov.co.uk/ieListDocuments.aspx?MId=1013>

1.2 Documents reviewed

A number of local and national sources have thus been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations; these comprise:

- Adopted Mid Suffolk Core Strategy DPD, September 2008²⁰;
- Core Strategy Focused Review Incorporating Proposed Modifications, December 2012²¹;
- DEFRA Magic Map²²;
- Draft Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment (SHLAA), May 2016²³;
- Emerging Babergh and Mid Suffolk Joint Local Plan, July 2017²⁴;
- Google Earth, Google Maps and Google Street View²⁵;
- Information provided by Stradbroke Parish Council in document form, e.g. land ownership and also verbally;
- Joint Babergh and Mid-Suffolk District Council Landscape Guidance, August 2015²⁶;
- Mid Suffolk District Council Interactive Map²⁷;
- Natural England's Agricultural Land Quality Mapping for the East of England²⁸;
- Stradbroke Conservation Area Appraisal, December 2011²⁹; and
- Village Design Statement, 2003³⁰.

1.3 Identified Sites

This section sets out sites already identified through both the Mid Suffolk SHLAA and through SPC's own work.

1.3.1 SHLAA Sites

The 2016 SHLAA assessed the sites in Stradbroke listed in **Table 1.1** and illustrated in **Figure 1.2**. All sites were assessed at three density ranges- 25, 40 and 50 dwellings per hectare, and then an estimated yield was provided. In **Table 1.1**, where a site was rejected for development, the yield is given as 0 units.

²⁰ Available at <http://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

²¹ Available at <http://www.midsuffolk.gov.uk/assets/Planning-Policy/Core-Strategy-Focused-Review-incorporating-modifications-December-2012.pdf>

²² Available at <http://www.magic.gov.uk>

²³ Available at <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-Joint-SHLAA-Report-MAY-2016-FINAL-LowRes.pdf>

²⁴ Available at <http://baberghmidsuffolk.moderngov.co.uk/ieListDocuments.aspx?MId=1013>

²⁵ Available at https://www.google.co.uk/intl/en_uk/earth/ and <https://www.google.co.uk/maps>

²⁶ Available at <http://www.babergh.gov.uk/assets/DM-Planning-Uploads/Joint-Landscape-Guidance-Aug-2015.pdf>

²⁷ Available at <http://maps.midsuffolk.gov.uk/>

²⁸ Available at <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

²⁹ Available at <http://www.babergh.gov.uk/assets/Conservation-Area-Appraisals/Stradbroke2011CAA.pdf>

³⁰ Available at <http://www.midsuffolk.gov.uk/assets/Parish-Plans/StradbrokeVDS2003.pdf>

Table 1.1 Sites identified at Stradbroke in the Draft Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment (SHLAA), May 2016

Site Ref.	Site Name	Performance	Summary of reason(s) given	Land Type	Estimated yield
STR01	Land to south of Mill Lane, Queen Street, Stradbroke	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended. Estimated new net site area: 2 ha	Agricultural	50
STR02	Land to east of Queen Street, Stradbroke	Site rejected	Poor relationship to existing settlement, services and facilities.	Agricultural	0
STR03	Land north of Mill Lane, Queen Street, Stradbroke	Site rejected	Poor relationship to existing settlement, services and facilities	Agricultural	0
STR04	Land at Meadow Way and Cottage Farm	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	50
STR(NS) 05	Land east of B1118 (north of Westhall)	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	100
STR(NS) 06	Land south of New Street (opposite Stradbroke Business Centre)	Site with development potential	The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Agricultural	100

The sites proposed by the Parish Council itself in **Figure 1.1** that do not overlap with SHLAA sites in **Table 1.1** are summarised in **Table 1.2** below.

Table 1.2. Sites proposed for development as advised by Stradbroke Parish Council³¹

Site Ref.	Location	Site area (ha) ³²	Status in the SHLAA	Existing use
1	Land north of Laxfield Road	2.1	Not assessed	Agricultural
2	Land east of Farriers Close	1.55	Not assessed	Amenity/private open space
4	Land north of New Street	2.66	Not assessed	Agricultural
6	Land north of Meadow Way	0.69	Not assessed	Agricultural
10	Land northeast of Drapers Hill	10.2	Not assessed	Agricultural
11	Land north of Grove End	6	Southern extent only assessed; eastern spur not assessed	(eastern spur only) Disused sewage works and agricultural

³¹ As noted previously, sites 3,5,7 and 8 were already accepted in the SHLAA and have therefore not been included within the AECOM assessment

³² AECOM measurement

Site Ref.	Location	Site area (ha) ³²	Status in the SHLAA	Existing use
12	Land north of Shelton Hill	3.1	Not assessed	Agricultural/ waste land

2. Methodology for the site appraisal

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach undertaken to this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. This involved a review of all existing information in order to judge whether the sites were suitable, available and achievable for the use proposed.

One of the many criteria used for assessing the performance of each individual site was its distance from what we have called Stradbroke's 'centre of gravity' for services and facilities. We define the village's 'centre of gravity' as being the location closest on average to the full range of village conveniences, including shops, pubs, employment sites, emergency services, schools and so on. In the case of Stradbroke, it is considered that this point is the junction of New Street, Church Street and Queen Street, which also has the advantage of being the historic centre of the settlement in any case.

The distance was measured, in metres, along existing and proposed routes, between the middle point of each site and this 'centre of gravity'. It is important to measure along existing and proposed routes rather than as the crow flies, as the latter obviously does not give an accurate picture of walking time.

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by a member of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to better understand the context and nature of the Neighbourhood Plan area and each individual site.

2.5 Task 4: Consolidation of results

Following the site visit, further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Indicative housing capacities for each site considered suitable and available have been calculated on the basis of a range of three densities: 15 dph, 25 dph and 35 dph. These densities were selected with respect to the local evidence base, namely:

- Desktop assessment by AECOM shows that most residential development in Stradbroke is built between 15 to 25 dwellings per hectare; and
- MSDC's existing viability appraisal³³, which uses a figure of 35 dwellings per hectare to assess viability of development.³⁴

Section 3 presents a summary of the findings of the site appraisal.

The completed pro-formas for all sites assessed are provided in **Appendix 1**.

³³ Available online at <http://www.babergh.gov.uk/assets/CIL-and-S106-Documents/Pre-Adoption-Documents-Mid-Suffolk/Previous-CIL-Consultation-documents/Preliminary-Draft-Charging-Schedule/CILViabilityStudy-BaberghMidSuffolk.pdf>

³⁴ The difference between Stradbroke's existing densities of 15-25 dph and the viability appraisal's blanket assumption of 35 dph strongly suggests that Stradbroke Neighbourhood Plan will benefit from a more neighbourhood-specific assessment of viability, a service that can also be provided by AECOM via its Locality contract supporting local communities in neighbourhood planning.

3. Results of site appraisals

This section provides a summary of the findings linked to the evaluation of all sites considered through the site appraisal for Stradbroke Neighbourhood Plan.

The Stradbroke Neighbourhood Plan period lasts until 2036. As such, some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period.

The sites have been assessed using the Government's Planning Policy Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development³⁵. From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for residential development.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on whether or not each site is **suitable** and **available**. In terms of the separate criterion of achievability, Section 4.1.2 explains the concept of viability.

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

It is recommended that a 'buffer' of housing supply is provided, which may be one or two sites allocated as contingency housing sites. These could be developed if the allocated sites do not progress as expected.

3.1.1 Viability

This assessment has not considered the viability of sites for the development proposed. The Neighbourhood Plan should be able to demonstrate that the sites are financially viable to develop. **Ordinarily, the onus to do this is on the developer**, given that it is in their interest for the site to be demonstrably viable. If the sites proposed for allocation are all being actively promoted by a developer, the developer could be asked to provide any existing viability appraisals or to demonstrate the site is viable for the proposed use. The accepted SHLAA sites can be assumed to be considered viable by MSDC, having passed their tests of availability and achievability.

However, valuations produced by a third party are not necessarily definitive or sufficiently independent. For this reason, AECOM are able to provide separate viability advice to the Parish Council if their application for support in this regard is successful.

Discussions with the Parish Council indicate that viability advice dovetailed with masterplanning advice, which can also be provided by AECOM, is most likely to be able to achieve optimum sustainability of new development, which allows for relevant infrastructure constraints and aligns with relevant MSDC and neighbourhood plan policies.

As noted previously, viability considerations underpin the rationale for assessing all site capacities at a density of 35 dwellings per hectare as well as 15 and 25 dwellings per hectare, (the latter two of which would be more in line with existing densities across the village).

³⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Table 1.3 below includes all known potential development sites that have been considered within the Stradbroke Neighbourhood Plan area, including sites that have been considered by MSDC through the SHLAA. The conclusions are based on our professional experience and judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix 1**.

Table 1.3: Summary of assessment of all sites in Stradbroke by SHLAA (MSDC, 2016) and this report (AECOM, 2017)

Site Ref. ³⁶	Location	Site area (ha) ³⁷	Status in the SHLAA	Existing use	Assessed dwelling yield ³⁸	Assessment of suitability for allocation
NP1	Land north of Laxfield Road	2.1	Not assessed	Agricultural	32-74	Suitable with constraints
NP2	Land east of Farriers Close	1.55	Not assessed	Agricultural	23-54	Suitable with minor constraints
(includes NP3) STR(NS)06	Land south of New Street	4.4	Accepted	Agricultural	100	Accepted for development by SHLAA. Development site NP3 may be smaller than the SHLAA site.
NP4	Land north of New Street	2.66	Not assessed	Agricultural	n/a	Not suitable at present. South side suitable for business use.
NP5/STR04	Land at Meadow Way and Cottage Farm	2	Accepted	Agricultural	50	Accepted for development by SHLAA only if accessed via Meadow Way. Two land owners.
NP6	Land north of Meadow Way	0.69	Not assessed	Agricultural	n/a	Suitable with minor constraints. Access needed via Meadow Way
NP7/STR01	Land to south of Mill Lane, Queen Street	4	Accepted	Agricultural	50	Accepted for development by SHLAA – but site boundary differs between NP and SHLAA

³⁶ Both SHLAA and Stradbroke Parish Council references..

³⁷ AECOM measurement for Stradbroke Parish Council sites, MSDC measurement for SHLAA sites

³⁸ Where the site was assessed as not suitable for development within either the SHLAA or the AECOM assessment, the dwelling yield is given as 'n/a', though it is provided in full for all sites within Appendix One. Where the dwelling yield is given as a range, this represents the lowest (15 dph) and highest (35 dph) densities assessed as agreed with the Parish Council.

Site Ref. ³⁶	Location	Site area (ha) ³⁷	Status in the SHLAA	Existing use	Assessed dwelling yield ³⁸	Assessment of suitability for allocation
NP8&9 STR02	Land to east of Queen Street	2.1	Rejected	Agricultural	n/a	Rejected for development by SHLAA; however, partially accepted in STR05
NP10	Land northeast of Drapers Hill	10.2	Not assessed	Agricultural	n/a	Not suitable at present
NP8 & part of 11 STR(NS)05	Land east of B1118 (north of Westhall)	4	Accepted	Agricultural	100	Accepted for development by SHLAA. Two owners, site not accessible from Queen Street
NP11 (partial)	Spur of Land north of Grove End	2.62	Not assessed (addition to SHLAA site STR(NS)05)	Agricultural/ disused sewage works SPC note: works owned by Anglian Water.	n/a	Not suitable at present. Owner's agent has rejected spur for housing.
NP12	Land north of Shelton Hill	3.1	Not assessed	Agricultural/ waste land	47-109	Suitable subject to access constraints (ransom strip) from Shelton Hill.
NP13/STR03	Land north of Mill Lane, Queen Street	2.4	Rejected	Agricultural	n/a	Rejected for development by SHLAA Suitable for business growth by current owner
Total		41.8			402-537	

3.1.2 Next steps

This report has shown the sites which are suitable and available to allocate in the Neighbourhood Plan to meet Stradbroke's housing need (subject to considerations of viability and masterplanning constraints), alongside those sites which are potentially appropriate but have issues that need to be resolved.

Some of the sites in the amber category may need further advice or assessment that is not possible to address through this high level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at MSDC (e.g. heritage) and Suffolk County Council (e.g. highways, education, waste, infrastructure) to allow them to be moved into either the green or red categories. Equally, specialist packages of support provided by AECOM/Locality, such as masterplanning or viability, could have an important role to play in this regard.

Once the pool of sites in the green category has been finalised, this provides a shortlist from which the proposed allocations can be selected. These should be the sites that best meet the aims and

objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the plan.

Appendix A Completed site appraisal pro-formas

Site Assessment Proforma

General information

Site Reference / name	1
Site Address (or brief description of broad location)	Land north of Laxfield Road
Current use	Agricultural
Proposed use	Residential ³⁹
Gross area (Ha) Total area of the site in hectares	2.1
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Currently there is no access onto the site. Adjacent to Laxfield Road so assumed access could be created, ideally at or close to south-western corner as this is closest to existing village
Is the site accessible? Provide details of site's connectivity	Potential for good connectivity- within walking distance of village facilities.

³⁹ Though not explicitly stated in the information provided to AECOM by SPC, it has been assumed that all sites are being assessed for their potential for residential and no other use.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m,
Moderately located if 400m to 800m, and
Favourably located if < 400m from services.

**Moderately
located**

Observations and comments

520m from 'centre of gravity' of services and facilities in Stradbroke

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	Yes	The site is bounded on its south side by a permissive path leading to the cemetery and site access would need to cross the path.	
Existing social or community value (provide details)	Yes	Visual amenity as countryside viewed from both a main road and a footpath	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring towns merging into one another.	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Site is surrounded by countryside/agricultural uses on three sides, and as such other sites perform better in terms of relationship to existing built form

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (P Smith) confirmed to NP Group that the site is available Landowner has reconfirmed sole ownership and no legal issues to Parish Clerk
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not aware of currently
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input checked="" type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	32	53	74
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site has few physical constraints to development Potential for easy access to site Site within moderate walking distance of village centre However, site is surrounded by countryside/agricultural uses on three sides, and offers visual amenity from footpaths and road; other sites perform better in relationship to existing development and visual amenity 		

Site Assessment Proforma

General information

Site Reference / name	2
Site Address (or brief description of broad location)	Land east of Farriers Close
Current use	Amenity open space (but no public access)
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	1.55
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access from Farriers Lane likely adequate given relatively small scale of site. Access not possible from Doctors Lane.
Is the site accessible? Provide details of site's connectivity	Currently not accessible

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building • 	Some impact, and/or mitigation possible	Grade II-listed The Priory is adjacent to the north of the site. Conservation area is adjacent to the site to the north. However, both are screened by extensive trees.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and Favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>560m from Stradbroke's "centre of gravity" for services and facilities</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	No	Because site not publically accessible.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (P Cleveland) confirmed to NP Group that the site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ransom strip between Farrier's Close and the site. SPC advise that landowner is aware and is willing to progress via the ransom strip as only option for (car) access.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPC advise that site is not available for immediate development, likely 6-10 or 11-15 year time frame.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	23 39 54
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Few or no constraints on site itself Impact on neighbouring heritage asset would need to be considered carefully, though screened by trees Car access possible via Farriers Close but not particularly direct route to village centre; pedestrian access could be more direct via Doctors Lane Performs well in terms of relationship to existing built form

Site Assessment Proforma

General information

Site Reference / name	4
Site Address (or brief description of broad location)	Land north of New Street
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	2.66
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	1928/14 Use of land for the erection of a stable for private use on existing paddock land including hard standing around. Stable block is to consist of 2 no. stables, tack room and hay room – Granted 2014.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is inadequate as only for farm use. If farm track was improved then it would be adequate for development. There is space to do so, though would require moving mature trees and likely agreement from neighbouring landowner to do so
Is the site accessible? Provide details of site's connectivity	By farm track access only. SPC note: title deed SK276195 notes the following: (21.04.2006) The registered proprietor claims that the land has the benefit of a right of way over the track adjoining the western boundary of the land in this title and leading into New Street. The right claimed is not included in this registration. The claim is supported by statutory declaration(s) given by Stuart James Gemmill

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site is Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m,
Moderately **located** if 400m to 800m, and
Favourably **located** if < 400m from services.

Poorly located

Observations and comments

1100m from Stradbroke's 'centre of gravity' for services and facilities.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	No	SPC note: Track is the start of a footpath in use for over 20 years.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Any other comments?	Site is surrounded by countryside on three sides and would form a projection out into the rural area
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (A Lawson) confirmed to former NP Group that the site is available. SPC note: site 4 is in two ownerships SK284247 under SLA Property Company Ltd, SK276195 under Paul Potter.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	40 67 93
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Southern plot abutting business park could be suitable for business use Site is over one kilometre from village centre, thus poorly located for walking to services and facilities Site would form projection out into countryside on three sides Site has few physical constraints Access upgrade along farm track may be possible but would need mature trees to be moved, so significant constraints

Site Assessment Proforma

General information

Site Reference / name	6
Site Address (or brief description of broad location)	Land north of Meadow Way
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.69
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3289/15 Erection of three bedroom detached dwellings – Granted 2015 (note- application boundary has only partial overlap)			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No site access at present. SPC note: site access is subject to agreement with the landowner of Meadow Way.
Is the site accessible? Provide details of site's connectivity	As per comment above, AECOM understands that full car access may be possible from Meadow Way onto not only this but also adjoining SHLAA site. Adjoining SHLAA site will be additionally accessible to pedestrians via track connecting to New Street.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m,
Moderately located if 400m to 800m, and
Favourably located if < 400m from services.

**Moderately
located**

Observations and comments

530m from Stradbroke's 'centre of gravity' for services and facilities.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	Limited	Site is not accessible to the general public.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (J Brundle) confirmed to NP Group that the site is available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not aware of currently
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input checked="" type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	10	17	24
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site is not currently accessible but may become available if access can be negotiated. Few, if any, physical constraints on site itself Until SHLAA site to east comes forward, site will adjoin open countryside on three sides, but is small and relatively close to village centre 		

Site Assessment Proforma

General information

Site Reference / name	10
Site Address (or brief description of broad location)	Land northeast of Drapers Hill
Current use	Agriculture
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	10.2
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No current access
Is the site accessible? Provide details of site's connectivity	Access only possible with development of site 12 (and even here, connection with rest of village would be very long/distant), or from existing Grove Farm permission (which would increase pressure on existing traffic 'bottleneck' at narrow part of Queen Street around primary school separating this and other northern sites from village centre services)

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m, **Moderately located** if 400m to 800m, and **Favourably located** if < 400m from services.

Poorly located

Observations and comments

860m from Stradbroke's 'centre of gravity' for services and facilities.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The site is of significant size and sits away from the village. Development of the whole site could significantly change the size and character of the settlement.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (A Lawson) confirmed to NP Group that the site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The Grove Farm land is in multiple ownership,</p> <p>Title number SK349158 (27.09.2016) UNILATERAL NOTICE in respect of an Option to enter into a Deed of Easement contained in an Agreement dated 8 September 2016 made between (1) Rattlerow Properties Limited (2) Adrian Philip Lawson and Robert George Lawson and (3) Jean Margaret Keeling, Susan Winifred Webster and Peter Archibald John Hillen.</p> <p>SPC notes this mention in the title deed of an easement being negotiated to access the site from the land to the west, Grove Farm. This comprises one possible access option (though there are others).</p> <p>Any new access for development exiting on to Queen Street would magnify existing problems with the Queen Street bottleneck. This bottleneck requires new development to mitigate itself by reducing or managing car use along that section of Queen Street.</p>
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

	Please tick a box
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>

The site is not appropriate for allocation			<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	153	255	357
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Development of site would be on scale to significantly change nature and scale of settlement • Access not possible without development on the part of/agreement from other landowners, and even here would be longer than walking distance from village centre • Development of site likely to increase pressure on existing traffic 'bottleneck' at narrow part of Queen Street around primary school separating this and other northern sites from village centre services. • Development would be surrounded on three sides by countryside and as such does not relate well to existing village until other neighbouring sites come forward 		

Site Assessment Proforma

General information

Site Reference / name	11
Site Address (or brief description of broad location)	Land north of Grove End
Current use	Agricultural
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	2.62 (western half of site lies in SHLAA site STR(NS)05- as such this assessment covers only the smaller eastern extension of the site)
SHLAA site reference (if applicable)	STR(NS)05 (western half of site lies in this SHLAA site- as such this assessment covers only the smaller eastern extension of the site)
Method of site identification (e.g. proposed by landowner etc.)	This part of the site was not in the SHLAA; it was identified by the original NP Group.

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Sewage works developed, now disused.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access not adequate for proposed development. Access would have to be provided via development of part of site accepted in the SHLAA
Is the site accessible? Provide details of site's connectivity	Site currently accessed by long narrow track off B1118 to former sewage works on site. Even after development of SHLAA part of site, would still be remote/hard to access. Development of site would increase pressure on existing traffic 'bottleneck' at narrow part of Queen Street around primary school separating this and other northern sites from village centre services.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m, **Moderately located** if 400m to 800m, and **Favourably located** if < 400m from services.

Poorly located

Observations and comments

1370m from Stradbroke's 'centre of gravity' for services and facilities.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disused sewage works likely to mean some contaminated land
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Likely pipes associated with disused sewage works

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The assessed site is not significant on its own; however the site forms a part of a significant sized site that could hold up to 100 homes.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (A Lawson) confirmed to previous NP Group that the site is available. SPC note regarding west side of SHLAA site STR 05 NP site 9: Title SK214461 (10.10.2003) states: The parts of the land affected thereby are subject to the rights granted by a Transfer of land adjoining White Horse Farm, Stradbroke dated 12 September 2003 made between (1) Joy Ann Hadingham and Neil Ian Hadingham and (2) Hopkins Homes Limited. <i>Copy filed under SK244931</i>
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPC note: the AECOM assessed site is partially owned by Anglian Water (Title SK263921) Access would need to be from SHLAA part of the site. SPC note this cannot be accessed from Queen Street as there is no agreement between the landowners (see above). SPC own West Hall Green bordering the northern West Hall estate road from which access to the AECOM assessed site is required.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10-15+ years indicated for the SHLAA part of the site
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input checked="" type="checkbox"/>		
The site is not appropriate for allocation	<input checked="" type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	39	66	92

<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<ul style="list-style-type: none"> • The site is too distant- located over one and a quarter kilometres from the 'centre of gravity' for village services and facilities • Like other northern sites, would impact on Queen Street 'bottleneck' between it and village centre • The site would be surrounded by countryside on three sides, forming a long projecting 'spur' to the existing settlement pattern and therefore relate poorly to the built form of the existing settlement • Though likely not significant enough to complete preclude redevelopment, contaminated land and pipelines likely associated with disused sewage works would make this site more challenging to develop than many others
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Site Assessment Proforma

General information

Site Reference / name	12
Site Address (or brief description of broad location)	Land north of Shelton Hill
Current use	Agricultural and woodland
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	3.1
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc.)	Parish Council

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Only small part of the site is included in the following planning applications. 4005/14 Erection of 44 dwellings together with associated garages, hardstanding drainage and infrastructure including new accesses – Granted 2015. 4006/14 Works to barns in order to convert and form two dwellings – Granted 2015.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No current access. Potential for vehicle access to be provided at Shelton Hill and Willow Close, with pedestrian access rather than vehicle access via Queen Street to avoid exacerbating bottleneck issues mentioned previously.
Is the site accessible? Provide details of site's connectivity	Once access provided, would be well-connected, central and accessible, but ideally access to Queen Street should be pedestrian only to avoid contributing to traffic bottleneck outside primary school

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Within Landscape Character Area (10) Plateau Claylands of the Joint Babergh & Mid Suffolk Landscape Character Assessment (2015)
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss	Site in Grade 3 agricultural land (good to moderate)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>The conservation area is adjacent to the site on the western boundary.</p> <p>There is a listed building adjacent to the north of the site, Grade II listed Stradbroke Hall. However, this is well-screened by trees from the site and it is considered that this constraint could be mitigated.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly **located** if > 800m,
Moderately located if 400m to 800m, and
Favourably located if < 400m from services.

**Moderately
located**

Observations and comments

Site centre 470m from Stradbroke's 'centre of gravity' for services and facilities. Western part of site virtually adjacent to services and facilities.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	Limited	Not currently accessible or used	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/gentle slope/steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner (P Hillen) confirmed to previous NP Group that the site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SPC note: There is a Ransom strip over access to Shelton Hill benefitting Mid Suffolk D.C.. It is thought the consented Grove Farm site has now been sold but the extent of the sale will not be apparent for several weeks until Land Registry has updated the record. The new landowner/ Hillen may be able to take access from the sold Grove Farm site subject to agreement with new owner and subject to Suffolk Highways agreeing a cul de sac access to a development with a combined total in excess of 100 homes (contrary to SCC highways design brief).
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPC advise that landowner ready to make land available now
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input checked="" type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has a single significant constraint			
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	47	78	109
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site has the potential to be highly accessible and well-connected, with multiple access points To avoid contributing to Queen Street traffic bottleneck, potential for pedestrian access only onto 		

	<p>it with vehicle access onto site from south instead</p> <ul style="list-style-type: none">• Significant potential constraint of ransom strip between site and Queen Street• Site is very well-located in terms of existing built form of village• Development needs to consider nearby heritage constraints carefully, though given the extensive tree screening this could be mitigated
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