

Beyton Neighbourhood Plan

Site Options and Assessment

Beyton Parish Council

January 2020

Quality information

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Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for Beyton Neighbourhood Plan (BNP) on behalf of Beyton Parish Council (BPC). The work undertaken was agreed with BPC and the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019.

The BNP is being prepared in the context of the adopted Mid Suffolk Local Plan (adopted 1998) Saved Policies (2007) (MSLP), the adopted Mid Suffolk Core Strategy (adopted 2008, updated 2012) (MSCS), and the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP). Mid Suffolk District Council are currently developing a new Joint Local Plan with Babergh District Council to replace the existing Mid Suffolk Local Plan and Core Strategy. The latest version of the plan, the emerging Babergh and Mid Suffolk Preferred Options (regulation 18) Consultation Document, was out for consultation between July and September 2019.

The Preferred Options Document identifies Beyton as a Mid Suffolk Hinterland Village and sets out that all the Hinterland Villages together should provide approximately 1,174 homes over the plan period (2018-2036). The plan sets a minimum of 31 homes to be delivered in Beyton neighbourhood area over the plan period (including any outstanding permissions). We understand that existing permissions within the area will provide 21 dwellings and that therefore, as a minimum, a further 10 homes are required to be allocated through the neighbourhood plan for the plan period to 2036.

In this context, BPC has asked AECOM to undertake an independent and objective review of the proposed sites. The purpose of this site options and assessment report is to produce a clear assessment of whether the identified sites are appropriate for allocation for the proposed uses in the BNP. In particular, the site appraisal will consider whether they comply with the National Planning Policy Framework (NPPF) and the strategic policies of the adopted development plan, as well as the direction of travel of the emerging Local Plan.

8 sites were identified by AECOM from the Babergh and Mid Suffolk Strategic Housing and Employment Land Availability Assessment (2019) and the Beyton Neighbourhood Plan Call for Sites (2019). One site was removed from the assessment as it had recently received planning permission for 9 dwellings (August 2019).

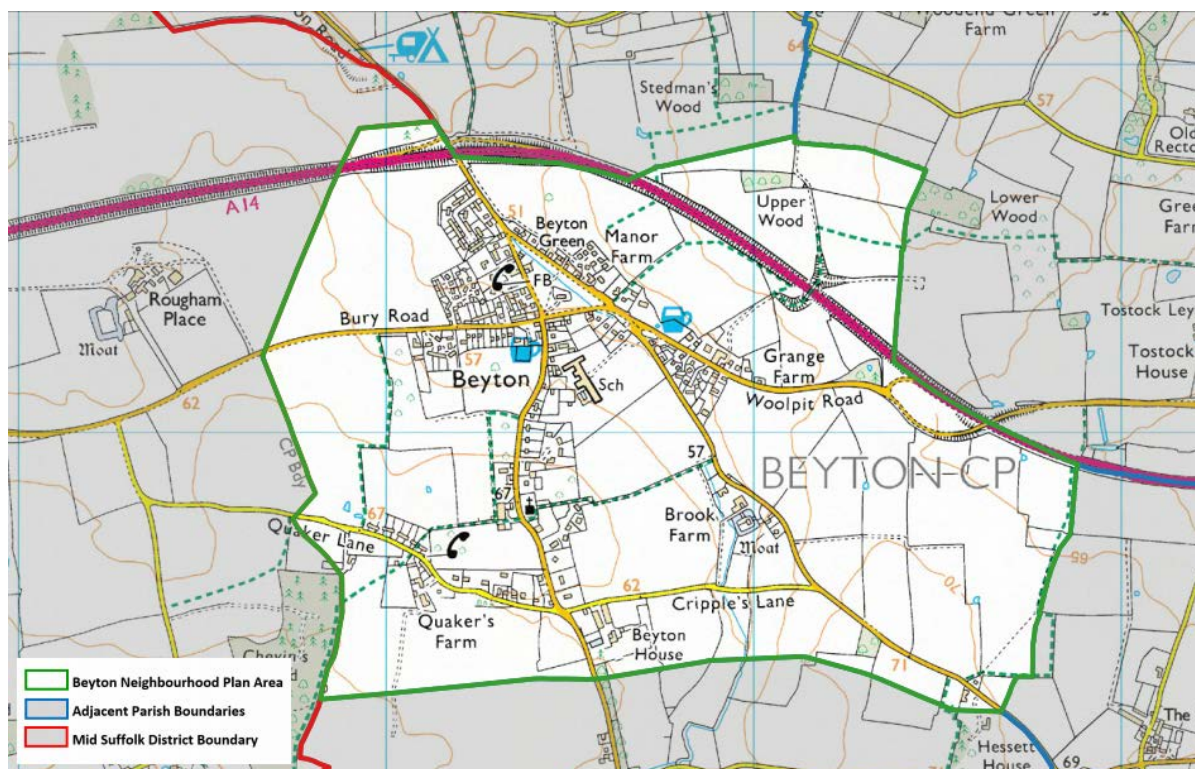
The remaining 7 sites were assessed for their suitability for allocation for housing within the Beyton Neighbourhood Area. The site assessment concluded that of the 7 sites, 2 were suitable for development (green rating) and would have a combined indicative capacity of 14-19 dwellings. These are B2/ SS1065 and B4. A further 3 sites were found to be potentially suitable and available but have constraints which would need to be mitigated in order for the sites to be made suitable for development. Together, these sites have an indicative capacity of 17-22 dwellings. These sites are B1/ SS1062, B3/ SS1066 and SS1064. The remaining 2 sites are not considered suitable or available for residential development and therefore are not considered appropriate for allocation in the Neighbourhood Plan. These sites are B5 and B6.

The next steps will be for the Neighbourhood Plan group to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Mid Suffolk District Council.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for Beyton Neighbourhood Plan (BNP) on behalf of Beyton Parish Council (BPC). The work undertaken was agreed with BPC and the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019.
- 1.2 The parish of Beyton is located in Mid Suffolk, approximately 7 miles east of Bury St Edmunds and 8 miles north-west of Stowmarket. The A14 by-passes the village to the north. The neighbourhood plan area boundary follows the parish boundary and is illustrated in **Figure 1.1**. The parish lies within the Mid Suffolk District Council boundary and Mid Suffolk is the relevant local planning authority.

Figure 1.1 - Beyton Neighbourhood Plan Area (Source: Mid Suffolk District Council)



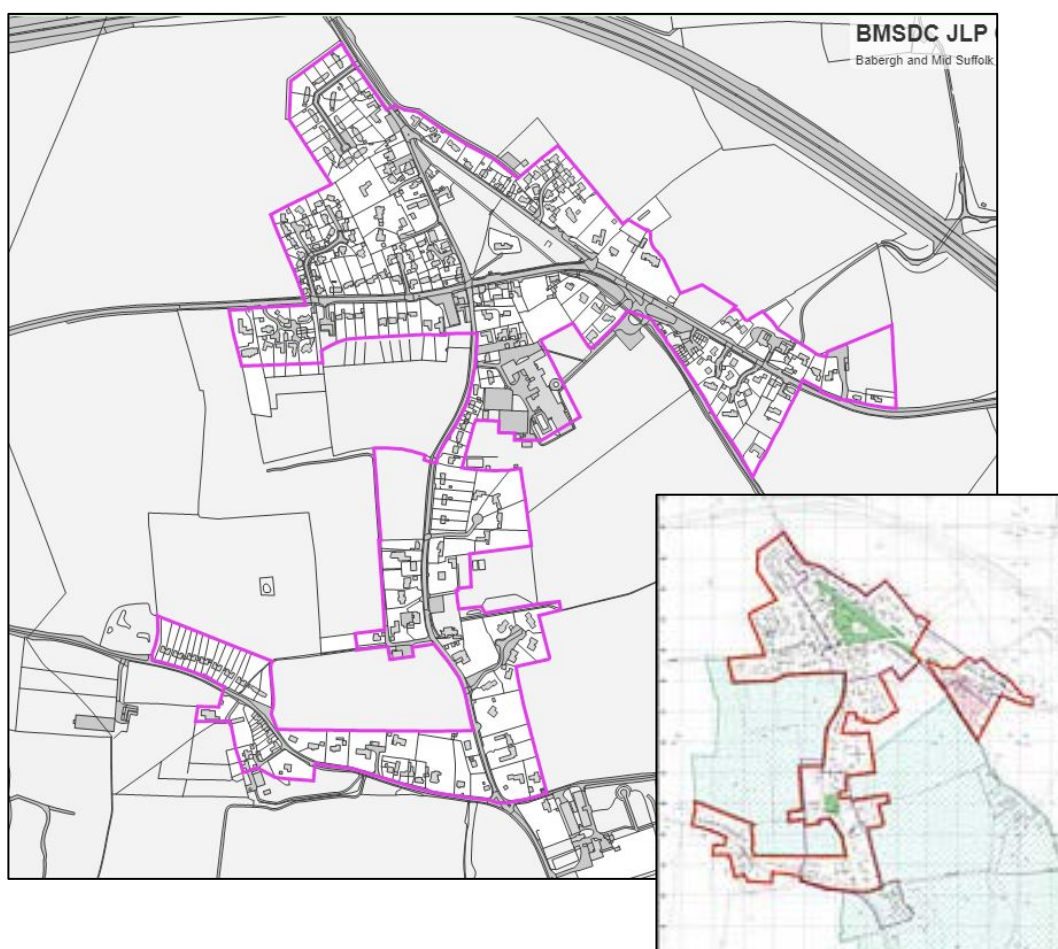
- 1.3 Beyton has a rural setting and is built up around a central village green. There are two public houses in the village, as well as a sixth form college campus. The nearest primary schools are located in Thurston (1.7 miles) or Rougham (2 miles), while the closest secondary school is located in Thurston. The nearest train stations are in Thurston and Elmswell (4 miles); with larger stations in Bury St Edmunds (7 miles) or Stowmarket (8 miles).
- 1.4 Beyton is a small village with a population of approximately 720 people (2017)¹. The village has two Conservation Areas shown in **Figure 3.1**; one encompassing the Beyton Green triangular settlement pattern and another to the south centred around the All Saints Church, and a number of listed buildings.
- 1.5 The adopted Local Plan is important in setting the framework for the development of NDPs, which are required to be in general conformity with the strategic policies of the adopted development plan. NDPs add value to the development plan by developing policies and proposals to address local place-based issues. The Beyton Neighbourhood Plan (BNP), when made, will also become part of the development plan.
- 1.6 The BNP is being prepared in the context of the adopted Mid Suffolk Local Plan (adopted 1998) Saved Policies (2007) (MSLP), the adopted Mid Suffolk Core Strategy (adopted 2008, updated 2012) (MSCS), and

¹ Suffolk Observatory, Suffolk Council - <https://www.suffolkobservatory.info/population/report/view/62646f73d23e489098a5cdad7a116eed/E04009177>. Accessed 30/09/2019

the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP). These documents are commented on in further detail in **Section 3 Planning Policy and Evidence Base**.

- 1.7 Mid Suffolk District Council are currently developing a new Joint Local Plan with Babergh District Council to replace the existing Mid Suffolk Local Plan and Core Strategy. The latest version of the plan, the emerging Babergh and Mid Suffolk Preferred Options (regulation 18) Consultation Document, was out for consultation between July and September 2019.
- 1.8 The Preferred Options Document identifies Beyton as a Mid Suffolk Hinterland Village and sets out (at SP04) that all the Hinterland Villages together should provide approximately 1,174 homes over the plan period (2018-2036). The plan sets a minimum of 31 homes to be delivered in Beyton neighbourhood area over the plan period (including any outstanding permissions). We understand that existing planning permissions within the neighbourhood plan area will provide 21 dwellings and that therefore, as a minimum, a further 10 homes are required to be allocated through the neighbourhood plan. This figure would need to be confirmed with the Local Planning Authority.
- 1.9 The Preferred Options Document also proposes an alteration to Beyton settlement boundary, as illustrated below.

Figure 1.2 – Existing (inset) and Proposed Beyton Settlement Boundary (Mid Suffolk District Council)



- 1.10 The most recent Strategic Housing and Employment Land Availability Assessment (2019) (SHELAA) identified and assessed five sites within the Beyton area. Beyton Neighbourhood Plan group undertook a Call for Sites in April 2019 for their neighbourhood plan and 6 sites were submitted (3 of which were also included in the SHELAA). In total, AECOM identified 8 sites for review for site assessment; 6 sites submitted through the Beyton Neighbourhood Plan Call for Sites and a further 2 identified through the SHELAA. One of these sites has recently received planning permission for 9 homes (August 2019) and was discounted from the assessment, leaving 7 sites to be considered. The process and reasons for this decision are set out in more detail in **Chapter 4 Site Assessment**.

- 1.11 In this context, BPC has asked AECOM to undertake an independent and objective review of the proposed sites. The purpose of this site options and assessment report is to produce a clear assessment of whether the identified sites are appropriate for allocation for the proposed uses in the BNP. In particular, the site appraisal will consider whether they comply with the National Planning Policy Framework (NPPF) and the strategic policies of the adopted development plan, as well as the direction of travel of the emerging Local Plan.

2. Methodology

- 2.1 The approach undertaken in this site assessment is based on the Government's National Planning Policy Framework (2019) and associated PPG (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Housing and Economic Land Availability Assessment as part of a local authority's evidence base for a Local Plan.
- 2.2 The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)², Neighbourhood Planning (updated May 2019)³ and the Neighbourhood Planning Site Assessment Toolkit⁴. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable.
- 2.3 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.4 The first task is to identify which sites should be considered as part of the assessments. These include:
- Sites submitted through the Beyton Neighbourhood Plan Call for Sites; and
 - Sites identified through the 2019 SHELAA.

Task 2: Site Pro-Forma

- 2.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General Information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield/brownfield)
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
 - Availability
- 2.7 One pro-forma was completed for each of the three sites that had not previously been assessed through the 2019 SHELAA and is included in Appendix A.

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site assessment

- 2.8 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence, as well as using other sources, including Google Maps⁵ and Google Earth⁶, Defra's MAGIC map⁷, Historic England mapping⁸ and the EA's Flood Map for Planning⁹. The desktop assessment was corroborated and verified following a site visit which allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the NDP Area.

Task 4: Consolidation of Results

- 2.9 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.10 A 'traffic light' rating of all sites has been given based on whether the site is appropriate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that shown 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 the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 2.11 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in **Table 2.1** below.

Table 2.1 - AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density (dph)
Up to 0.4 ha	90%	20
0.4 ha to 2 ha	80%	20
2 ha to 10 ha	75%	20
Over 10 ha	50%	20

- 2.12 Policy CS9 of the MSCS indicates a proposed density of 30 dwellings per hectare (dph); however, it states that lower densities may be justified in villages to take account of the character and appearance of the existing built environment.
- 2.13 Beyton is characterised by low-density development. Recent applications have been proposed at the densities set out in **Table 2.2** which are lower than the proposed density as set out in the development plan. In order to provide a balance between the proposed density set out in the development Plan at CS9 (30dph) and the existing density and character of the village, an indicative figure of 20dph has been used when determining the capacity of individual sites. It should be reiterated that this is indicative only, included so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement. Where a proposed capacity has been provided by the landowner this has been used instead.
- 2.14 Different densities than suggested in this report may be appropriate to apply to the sites in the NDP (resulting in different capacities) given site specific circumstances. As a starting point, it is recommended that number

⁵ Available at: <https://www.google.co.uk/maps>

⁶ Available at: <https://earth.google.com/web/>

⁷ Available at: <http://magic.defra.gov.uk/magicmap.aspx>

⁸ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

⁹ Available at: <https://flood-map-for-planning.service.gov.uk/>

of houses allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering the site-specific characteristic and constraints. In the case of Beyton, it may be suitable to encourage development at a slightly higher density than the existing development in order to encourage delivery of a range of housing including smaller, lower cost housing.

2.15

Table 2.2 - Density of recent applications

Application Reference	Name	Site area (ha)	No. of dwellings	Density per hectare (dph) (gross)
DC/19/02829	Beyton Nurseries	0.49	9	18dph
DC/19/00782	Land adj. Guerdon Cottage	0.17	4	23dph
2638/16	Land to the East of The Grange Tostock Road	0.2	2	10dph

Source: *Babergh and Mid Suffolk Website*

3. Policy Context

- 3.1 The NDP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, but it is also pragmatic to take into account the direction of travel of the emerging development plan so that policies are not immediately superseded by a newly adopted plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents and mapping resources. The key relevant documents are outlined below. The most up-to-date local plan for the area is the Mid Suffolk Core Strategy (MSCS) adopted in 2008 and reviewed in 2012. A number of policies from the Mid Suffolk Local Plan (adopted 1998) were also saved in 2007 (MSLP). The updated Core Strategy and saved Local Plan policies remain the current development plan documents for the Beyton Neighbourhood Area, until the emerging Joint Local Plan is adopted.

Policy

- National Planning Policy Framework (NPPF) (2019)
- Adopted Mid Suffolk Local Plan (adopted 1998) Saved Policies (2007)
- Adopted Mid Suffolk Core Strategy (adopted 2008, updated 2012)
- Emerging Babergh and Mid Suffolk Joint Local Plan

Evidence Base

- Babergh and Mid Suffolk District Councils' Strategic Housing and Employment Land Availability Assessment (July 2019)¹⁰
- Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015)¹¹
- Beyton Conservation Area Character Appraisal (2009)¹²

Mapping

- DEFRA Magic Map¹³
- Flood Map for planning¹⁴
- Google Earth Pro, Google Maps and Google Street View
- Historic England Listed Building Search¹⁵
- Natural England Agricultural Land Classification map¹⁶

National Planning Policy Framework (NPPF)

- 3.3 National planning policy is contained in the National Planning Policy Framework (NPPF) (2019) and is supported by the Planning Practice Guidance¹⁷ (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.
- 3.4 Paragraph 77 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

¹⁰ Available at: <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

¹¹ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>

¹² Available at: <https://www.babergh.gov.uk/assets/Conservation-Area-Appraisals/Beyton2009CAA.pdf>

¹³ Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁴ Available at: <https://flood-map-for-planning.service.gov.uk/>

¹⁵ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

¹⁶ Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

¹⁷ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

- 3.5 Paragraph 78 adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 3.6 Paragraph 79 of the NPPF (2019) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 3.7 Paragraph 171 of the NPPF (2019) states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

Adopted Development Plan

- 3.8 The most recent local plan for the area is the Mid Suffolk Core Strategy adopted in 2008 and reviewed in 2012. A number of policies from the Mid Suffolk Local Plan (adopted 1998) were also saved in 2007. The updated Core Strategy and saved Local Plan policies remain the current development plan documents for the Beyton Neighbourhood Area, until the emerging Joint Local Plan is adopted.

Mid Suffolk Core Strategy 2008

- 3.9 The Mid Suffolk Core Strategy (2008) was updated in 2012 and the most relevant policies from the 2008 and 2012 versions of the document are included below:
- 3.10 **Policy CS 1 Settlement Hierarchy** sets out that the majority of new development will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages. Beyton is identified as a Secondary Village.
- 3.11 **Policy CS 4 Adapting to Climate Change** explains that the council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere. This will involve a risk based sequential approach directing all new development, wherever possible, to Flood Zone 1.
- 3.12 **Policy CS 5 Mid Suffolk's Environment** indicates that all development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area to protect, manage and enhance Mid Suffolk's biodiversity and geodiversity. The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.
- 3.13 **Policy CS 7 Brownfield Target** explains that the Council proposes a target of 50% of dwellings being built on brownfield/ previously developed land in Mid Suffolk.
- 3.14 **Policy CS 9 Density and Mix** explains that new housing development should provide a mix of house types, sizes and affordability to cater for different accommodation needs. Housing developments should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special

local circumstances that require a different treatment. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment. Higher densities of at least 40 dwellings per hectare may be achieved in more sustainable locations in towns, close to a good range of services and facilities.

Mid Suffolk Core Strategy Focused Review (updated 2012)

- 3.15 The Mid Suffolk Core Strategy Focused Review adds a new policy, Policy FC1, on the presumption in favour of sustainable development, in line with the National Planning Policy Framework. Planning applications that accord with the policies in the Local Plan and, where relevant, with policies in neighbourhood plans, will be approved without delay, unless material considerations indicate otherwise.
- 3.16 **New policy FC1.1 Mid Suffolk's approach to delivering Sustainable Development** explains that, amongst other things, development must conserve and enhance the local character of the different parts of the district. Proposals should demonstrate how the proposal addressed the context and key issues of the district and contributes to meeting the objectives and policies of the Mid Suffolk Core Strategy. One of the means by which the council will facilitate the delivery of sustainable development is neighbourhood planning.
- 3.17 **Policy FC 2 Provision and Distribution of Housing** (which replaces CS 8 of the 2008 Core Strategy) makes provision for allocating green field sites for at least 2,625 homes and associated infrastructure up to 2027.
- 3.18 The Core Strategy Review retains the settlement hierarchy set out in the 2008 Core Strategy and does not make any allocations in Secondary villages, including Beyton.

Mid Suffolk Local Plan (1998) Saved Policies (2007)

- 3.19 The 1998 Local Plan has mainly been superseded by policies from the Core Strategy (2008) and Focused Review (2012). However, some policies remain relevant and have been saved and the Mid Suffolk District Council website contains a list of these saved policies¹⁸. The most relevant are briefly listed below:
- 3.20 **SB1 Directing New Development to Existing Settlements** sets out that, in the interests, of safeguarding the character and appearance of the landscape, its rural amenity, wildlife habitats and conserving resources through the economy of service, new development will take place within existing settlements unless provided for by other policies contained in the plan.
- 3.21 **SB2 Development appropriate to its setting** explains that development that is appropriate in relation to its surroundings will be permitted unless it will cause any negative impact upon the character or appearance of a conservation area, landscape features, traffic generation, amenity, open spaces or overall character area.
- 3.22 **HB1 Protection of Historic Buildings** indicates that high priority is placed on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the settings of the listed buildings.
- 3.23 **HB8 Safeguarding the Character of Conservation Areas** indicates that priority will be given to protecting the character and appearance of conservation areas and that new buildings should conserve or enhance their surroundings. Similar care will be taken when considering proposed development on land which lies adjacent to a conservation area.
- 3.24 **H3 Housing Development in Villages** states that in villages, applications for housing development will be considered in relation to the appearance and character of the village, the effect on nearby residential amenity and highway safety, the availability of services and facilities and any policies relating to visual impact or open space. Within settlement boundaries, development will normally take the form of infilling small undeveloped sites or small groups of dwellings which are well related to each other and the character of their surroundings.
- 3.25 **Policy H7 Restricting Housing Development Unrelated to the Needs of the Countryside** explains that the provision of new housing will normally form part of existing settlements. There will be strict control where proposals for new housing are outside settlement boundaries.

¹⁸ <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/saved-policies/>

- 3.26 Policy CL2 Development within Special Landscape Areas** indicates that within special landscape areas, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.
- 3.27 Policy CL11 Retaining High Quality Agricultural Land** explains that the conservation of agricultural land is encouraged, with particular protection afforded to the best and most versatile agricultural land (namely grades 1, 2 and 3a of agricultural land classification).

Emerging Babergh and Mid Suffolk Joint Local Plan

- 3.28 Mid Suffolk and Babergh District Councils are in the process of progressing a new joint Local Plan which sets out the strategy for growth in both Districts, indicating where development will take place up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies for Mid Suffolk.
- 3.29 The latest version of the plan, the emerging Babergh and Mid Suffolk Preferred Options (regulation 18) Consultation Document, was published for consultation in July 2019 with the consultation period running to September 2019.
- 3.30 The Preferred Options Document identifies Beyton as a Mid Suffolk Hinterland Village and sets out (at SP04) that all the Hinterland Villages together should provide approximately 1,174 homes over the plan period (2018-2036). The plan sets a minimum of 31 homes to be delivered in Beyton neighbourhood area over the plan period (including any outstanding permissions).
- 3.31 The policies in this plan that are most relevant for this Site Assessment are listed below. It should be noted that these policies are draft policies that may change in the future.
- 3.32 **Policy SP01 - Housing Needs** sets out that across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment. For Mid Suffolk the Joint Local Plan will seek to deliver a minimum of 10,008 additional dwellings (556 dwellings per annum) within the Mid Suffolk district over the plan period (2018 – 2036).
- 3.33 **Policy SP02 – Affordable Housing** indicates that the Joint Local Plan will seek to retain and deliver a 35% requirement for affordable housing on relevant sites of ten or more dwellings or sites of 0.5ha or more.
- 3.34 **Policy SP03 – Settlement Hierarchy** explains that the scale and location of development will depend upon the role of settlements within the settlement hierarchy and the spatial distribution, the capacity of existing physical and social infrastructure or new/ enhanced infrastructure as well as having regard to the built and natural environment. Beyton is identified (in Table 3) as a Mid Suffolk Hinterland Village. The policy sets out that development within Hinterland Villages will be permitted within settlement boundaries where: design is sympathetic to its surroundings; a high standard of hard and soft landscaping is used; hedgerows and treelines which make an important contribution to the wider context and setting are protected; and cumulative impact of proposals will be a major consideration.
- 3.35 **Policy SP04 - Housing Spatial Distribution** sets out the broad distribution of new additional housing provision and indicates that the Hinterland Villages should provide approximately 1,174 dwellings over the plan period to 2036 (including outstanding planning permissions). Table 04 specifies that a minimum of 31 homes should be delivered in Beyton.
- 3.36 **Policy LP17 - Biodiversity** explains that all development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impact so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Significant weight is given to the protection of designated and potential designated sites. Proposed development which is likely to have an adverse impact upon designated sites, or that will result in the loss or deterioration or irreplaceable habitats (such as ancient woodland) will not be supported. Development proposals will be supported where they maintain and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and species and should plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. Proposals will be supported where they identify and pursue opportunities for securing measurable net gains for biodiversity. Development which would have an adverse impact on species protected by legislation will not be permitted unless there is no alternative.

- 3.37 **Policy LP18 – Landscape** indicates that the Council will support development in suitable locations which will not adversely affect the natural environment including landscape character sensitivity and visual impacts of the proposal on the wider area. It will also support new development that integrates positively with the existing landscape character of the area and reinforces the local distinctiveness and proposals that are sensitive to their landscape, visual or amenity impacts.
- 3.38 **Policy LP20 – The Historic Environment** explains that the Council will have regard to the historic environment and take account of the contribution any designated or non-designated heritage asset makes to the character of the area and its sense of place. Depending on the development proposed, applicants may be required to demonstrate that: they understand the significance of the heritage asset and the potential impacts of the scheme on the heritage asset's special character and setting; the proposal has been fully justified in light of the significance and identified impact; a conservation strategy. The Council will only support development if there are no adverse impacts to, or loss of, buildings/ features or local architectural landscape or historic interest subject to their level of significance and whether adverse impacts can be reasonably avoided and are outweighed by public benefits.
- 3.39 **Policy LP26 – Flood Risk** indicates that the Councils will direct development to locations with the least impact on flooding or water resources.
- 3.40 **Policy LP28 – Designated Open Spaces** sets out that the total or partial loss of designated open spaces may be permitted where: the development will support the enjoyment and functionality of the space; the space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements; an alternative space of equal or greater quality, accessibility and quantity can be provided; the development is for alternative sports and recreation provision.

Joint Babergh and Mid Suffolk Strategic Housing and Employment Land Availability Assessment (SHELAA) (July 2019)

- 3.41 To inform the emerging Joint Local Plan, Babergh and Mid Suffolk District Council have undertaken an assessment of housing and employment land availability to identify sites that are available to meet the full objectively assessed needs for housing and economic development. A draft version of the results was published in July 2019. The SHELAA is discussed in more detail in **Chapter 4**.

Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)

- 3.42 The Joint Babergh and Mid Suffolk Landscape Guidance document was published in 2015 and sets out the different landscape character areas and guidance for development within them. The guidance sets out that there are 12 landscape typologies for Mid Suffolk as identified in the Suffolk County Council Landscape Character Assessment¹⁹.
- 3.43 Beyton is located within **Landscape Character Area 4 – Ancient Rolling Farmlands**. The guidance sets out that the key characteristics for this area is the rolling clay-land landscape dissected by river valleys. The main character elements for this landscape are:
- ancient and species-rich hedgerows (and associated ditches) which are frequently high and wide and have a strong visual impact
 - Blocks of ancient woodland which provide strong visual features within the landscape
 - Some field amalgamation and loss of boundaries resulting in a more open landscape, but overall the landscape is largely intact
 - Dense network of winding roads and wide verges which weaves through the area
 - Current crop production (cereals, oilseed rape) and equine use has a significant visual impact on the landscape.
 - Wide panoramic views are offered in all directions of the compass from this landscape character.

¹⁹ <http://www.suffolklandscape.org.uk/>

- 3.44 The guidance also sets out that the settlement pattern mainly consists of dispersed farmsteads of medieval origin with some larger hamlets and small villages set within the gently rolling landscape and connected by narrow, winding lanes and roads. There are a number of small to moderate sized greens in the area, including within Beyton, which are very important as they shape the relationship of buildings to each other and define the form of settlements.
- 3.45 The aims for this character area are to retain, enhance and restore the distinctive landscape and settlement character. To do this, the Landscape Guidance document sets out the below objectives:
- Maintaining and enhancing the landscape and settlement pattern, ensuring the sense of separation between settlements is maintained.
 - Reinforcing hedgerows of locally native species and retaining the existing field boundaries.
 - Safeguarding the ancient hedgerow and woodland areas.
 - Safeguarding the green open space areas.
- 3.46 The key design principles for the landscape character area are set out below:
- There are significant sized areas of open landscape providing wide panoramic view, with the potential of any form of development to be visibly intrusive if it has been designed without sufficient screening, appropriate landscape design or appropriate siting.
 - Maintain the distinctive settlement pattern, ensuring the sense of separation between settlement is maintained.
 - Retain rural character of the small settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features.
 - Consider cumulative visual impact of equine development and ancillary equipment within this landscape character.
 - Restore, maintain and enhance green and woodland areas.
 - Hedging for boundaries will be designed to reflect the local planting scheme to reduce visual impact on the distinctive character of the area.
 - To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on- and off-site landscaping enhancing field boundaries with local hedging and tree species.
- 3.47 The Landscape Guidance also sets out a number of principles to help guide development in the countryside. This includes recognising that in some parts of Mid Suffolk, the rolling landscape can afford long distant views, which are characteristic of the area and that development that may not appear to have a significant effect on its immediate surroundings may sometimes have an impact on more distant views. New development should be carefully sited to ensure the best fit with the landscape and to minimise its impact. This includes avoiding ridgetop and upper valley slope areas, locating development where existing mature planting can screen or soften development, or where there is a backdrop of woodlands or valley side so the development does not break the skyline, or close to woodland or groups of buildings which can anchor the building.

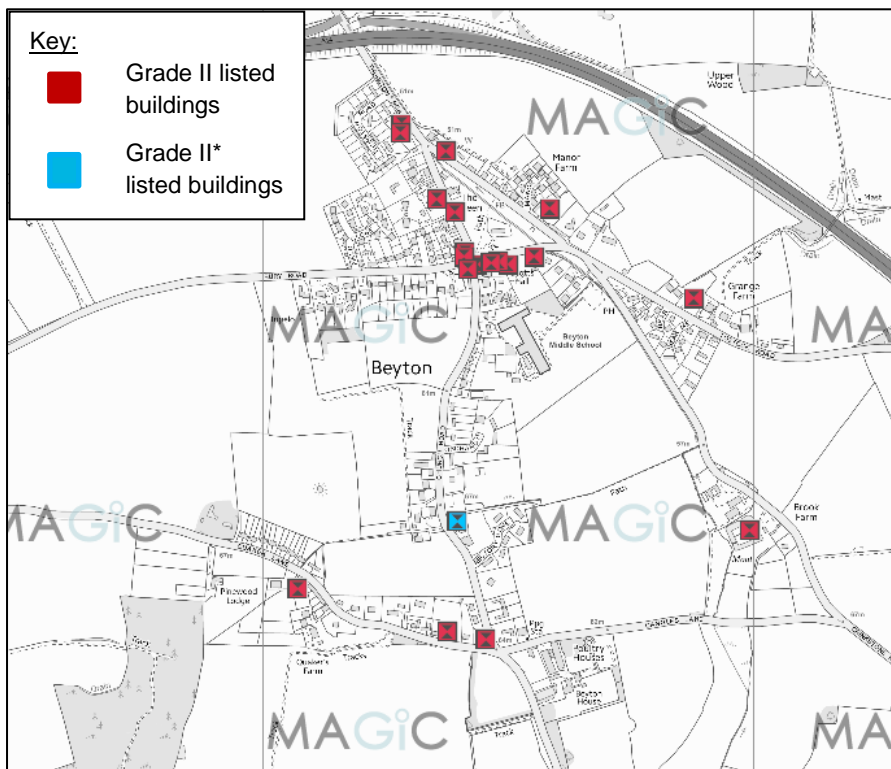
Beyton Conservation Area Appraisal (2009)

- 3.48 The Conservational Area Appraisal explains that Beyton was originally a farming-based community which grew up around the Green in the north of the village and benefited from trade as a result of it being on a major through route to Cambridge.
- 3.49 The Conservation area was designated in 1973 and consists of two areas within the settlement (as shown in Figure 3.1). Three archaeological sites have been found within the parish, all Medieval: a scatter find of pottery off the Woolpit Road to the east of the village; the parish church with its round tower; and a moated site at Brook farm, east of the church. A short section of Roman road approaches the south-west corner of Beyton parish, adjoining Chevin's Wood, running along the boundary between Rougham and Hessay. There are no Grade I listed buildings in Beyton; the majority of listed buildings being Grade II and the Church of All Saints being Grade II* listed (illustrated in Figure 3.2).

Figure 3.1 - Beyton Conservation Areas (Babergh and Mid Suffolk Joint Local Plan Online Mapping System)



Figure 3.2 - Location of listed buildings within Beyton (Source: Defra Magic Map)



- 3.50 The Appraisal explains that building materials represent a good selection of Suffolk's many and varied local materials: flint; rendered timber frame construction with thatched roofs; 18th and 19th Century replacement roofs in plaintile or pantile; buildings in local brick, both red and white, usually with slate roofs; and black boarded outbuildings with pantile roofs.
- 3.51 The main space in the village is the triangular green in the north of the village. While this has been slightly encroached upon by the Old Forge and former school buildings at the northern end, it is otherwise intact. Within the village, enclosure is maintained by a number of flint and brick boundary walls. Trees are an important feature of the village, particularly those along the stream within the Green.
- 3.52 The Conservation Area Appraisal highlights that whilst Beyton is fairly large, it has not spread out hugely from its historic limits and that it is still, essentially, a one plot deep settlement with fields directly to the rear of properties.
- 3.53 In terms of potential losses or threats, the Conservation Area Appraisal highlights that in some places infill has not been of the highest standard, including between the two conservation areas, and that infill development around the Green could be better screened to provide a greater sense of enclosure. Overhead cables also detract from the conservation area.

4. Site Assessment

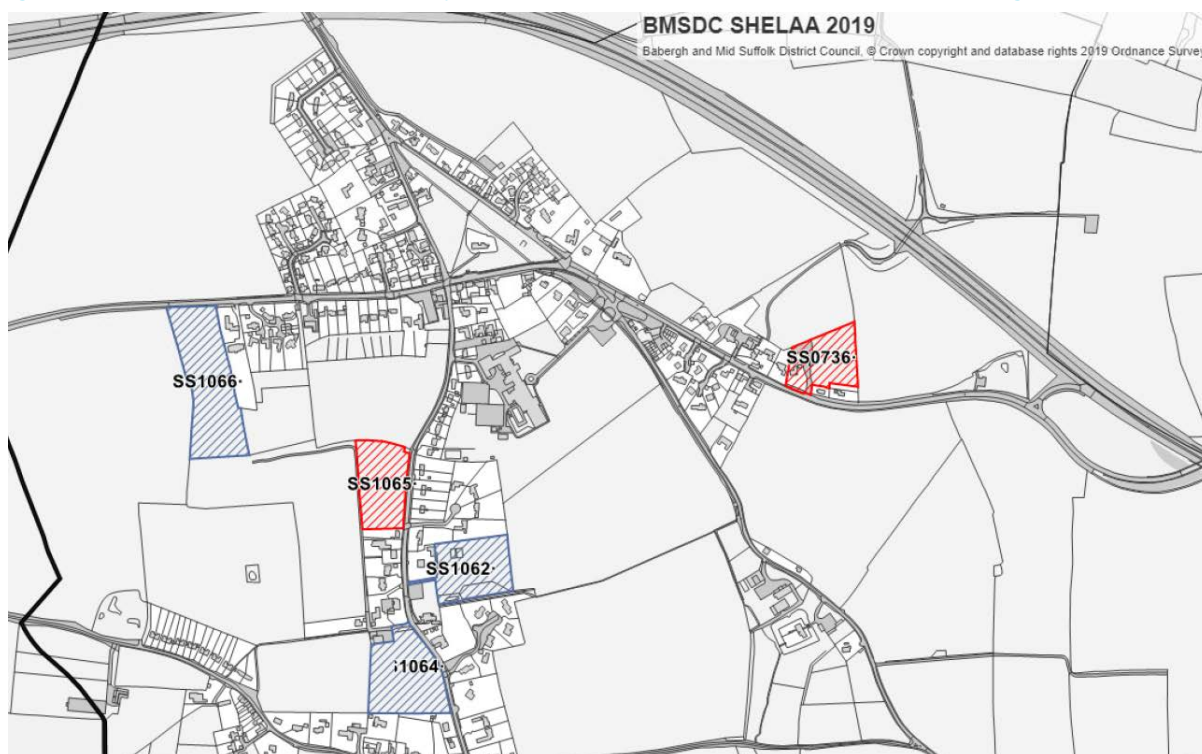
4.1 The sites to be considered through this site appraisal have been identified through:

- BMSDC's HELAA report (July 2019); and
- Beyton Neighbourhood Plan (BNP) Call for Sites (April 2019).

SHELAA Sites

4.2 The Babergh and Mid Suffolk Joint Local Plan Strategic Housing and Economic Land Availability Assessment (SHELAA) was undertaken in July 2019. Five sites were located in Beyton and assessed. These are shown on the map at **Figure 4.1**.

Figure 4.1 – BMSDC SHELAA 2019 – Beyton Sites (source: BMSDC SHELAA 2019 Mapping)



4.3 The process of selecting sites for allocation in the neighbourhood plan should be clearly documented in the neighbourhood plan supporting evidence base. This documentation should show how all known sites for development in the Neighbourhood Area have been assessed to establish whether they are suitable, available and achievable for development, and how sites have been selected for allocation to meet an identified development need. This is in line with the Government's National Planning Practice Guidance on Neighbourhood Planning (PPG²⁰). It is important that the site assessment process includes all known sites as a starting point including sites that have come forward through a neighbourhood plan call for sites, sites that have been assessed in a SHELAA/HELAA and any other potential development site known to the community.

4.4 The sites that have come forward through the SHELAA have previously been assessed through the Local Planning Authority's SHELAA process. To avoid duplicating work that has already been undertaken, AECOM do not usually re-assess the sites that have already been assessed through the SHELAA. Instead, a review of the suitability criteria used by the local planning authority, as well as the conclusions is undertaken. The aim of revisiting the SHELAA sites through this report is to consider the sites within the neighbourhood planning context and to understand whether the SHELAA conclusions still apply within this context.

²⁰ <https://www.gov.uk/guidance/neighbourhood-planning--2>

4.5 Table 4.1 and 4.2 below provide details of the SHELAA sites that have been assessed and AECOM's conclusions on them.

Table 4.1 – BMSDC SHELAA 2019 Site Summary

Site Ref.	Site Name	Site Area (ha)	Estimated Capacity	Estimated Delivery Timescale	Conclusion	Reasons
SS0736	Land north of Tostock Road	0.9	10	0-5	Potentially Suitable	The site is potentially considered suitable for residential development, taking identified constraints into account. Constraints include highways and heritage.
SS1062	Land east of Church Road	1.2	-	-	Discounted	No possibility of creating suitable access. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.
SS1064	Land south-west of Church Road	1.3	-	-	Discounted	Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated.
SS1065	Land west of Church Road	1.03	10	0-5	Potentially Suitable	The site is potentially considered suitable for residential development, taking identified constraints into account. Constraints include highways (regarding access, footpaths and infrastructure required); heritage (potential impact on heritage assets/ Conservation Area); TPO trees to the north of the site. Land is under multiple ownership (one family). Submissions confirm that site could come forward in 0-5 years and that there are no legal restrictions on the land. There are no known abnormal costs which would affect viability.
SS1066	Land south of Bury Road	2.5	-	-	Discounted	Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.

Source: BMSDC SHELAA, 2019

Table 4.2 SHELAA Site Assessment

Site Reference	SHELAA Reference	SHELAA conclusions (Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?)	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		
SS0736	SS0736	Potentially suitable. The site is potentially considered suitable for residential development, taking identified constraints into account. Constraints include highways and heritage.	No	This site was granted planning permission in August 2019 for 9 dwellings.	No	Yes. However, as the site has been granted planning permission, it is not considered necessary to carry it forward to the Neighbourhood Plan Site Assessment.	
B1/SS1062	SS1062	Discounted. No possibility of creating suitable access. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.	No	Yes, an indicative masterplan of the site has been provided that indicates that the access could be widened to the north. It further indicates that housing would be provided on the northern part of the site with the southern part of the site remaining as open space. There has also been a change to the boundary in the north eastern corner of the site, setting it back	Yes. The conclusions may have been superseded by the new information; the conclusions were high level and mitigation may be possible.	No. It is considered that this site could be made suitable provided that access concerns and any adverse impact on the listed Church could be successfully mitigated. The site is well located and, while development would be slightly set back from the road (unlike single plot linear development in some areas of the village), it would reflect development at Rectory Gardens to south and Orchard Close to	The site should be re-considered given the further information provided, including proposed quantity of housing and revised access arrangements. The indicative layout would reduce the potential adverse impact on the Grade II* listed church adjacent. Access remains a concern and it would need to be confirmed that it could be widened. It would be beneficial to consult a Highways Officer on access arrangements including whether splays would be possible. However, if these aspects could be

				from the dwelling immediately to the west.		north and would not be inconsistent with the existing settlement pattern.	successfully mitigated, the site could be made suitable.
SS1064	SS1064	Discounted. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated.	No	No	Heritage is certainly the main concern for this site and a significant constraint for development. However, it is considered that while the whole site would not be suitable for development, the southern section of the site only might be considered suitable.	It is considered that part of this site may be suitable, and this could be considered through the Neighbourhood Plan process.	This site is well located and consistent with the existing development pattern. The main constraint relating to this site is the potential adverse impact of development on the Grade II* listed Church and its setting which is located opposite the north east corner of the site. The site is also located within a Conservation Area. It is considered that the full site is not suitable for development given its location. However, it is considered that development of the southern part of the site (for approximately 5 dwellings) could be suitable provided that adverse impact on the heritage asset and conservation area could be successfully mitigated through high quality design.
B2/ SS1065	SS1065	Potentially suitable. The site is potentially considered suitable for residential development, taking identified constraints into account. Constraints include highways (regarding access, footpaths and infrastructure required); heritage (potential impact on heritage assets/ Conservation	No	No	No	Yes	The site is well located and consistent with the existing settlement pattern and historic linear development. Access and highways issues relating to the narrowness of Church Road are a concern and discussion with a Highways Officer is advised.

		Area); TPO trees to the north of the site. Land is under multiple ownership (one family). Submissions confirm that site could come forward in 0-5 years and that there are no legal restrictions on the land. There are no known abnormal costs which would affect viability.					
B3/ SS1066	SS1066	Discounted. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.	Yes	Yes, a smaller section of the original site has been put forward for re-assessment through the Beyton Neighbourhood Plan Call for Sites.	Given that a smaller section of the site has been put forward, it is considered that the SHELAA conclusions should be revisited.	Given that a small section of the site has been put forward, it is considered that the SHELAA conclusions should be revisited. It is considered that the smaller section of the site, as resubmitted, may be suitable.	While development on the whole of the original SHELAA site would not be consistent with the settlement boundary, development on a smaller section of the site would be consistent with the existing development directly to the east. Development of the site would extend linear development further to the west and the Neighbourhood Planning group should be cautious of extending linear development, however some trees mark the western boundary creating a defensible boundary line.

Beyton Neighbourhood Plan Call for Sites

4.6 The Beyton Neighbourhood Plan Call for Sites was undertaken in April 2019. Six sites were submitted and are summarised in the table below.

Table 4.3 – Summary of sites submitted through the Beyton Neighbourhood Plan Call for Sites

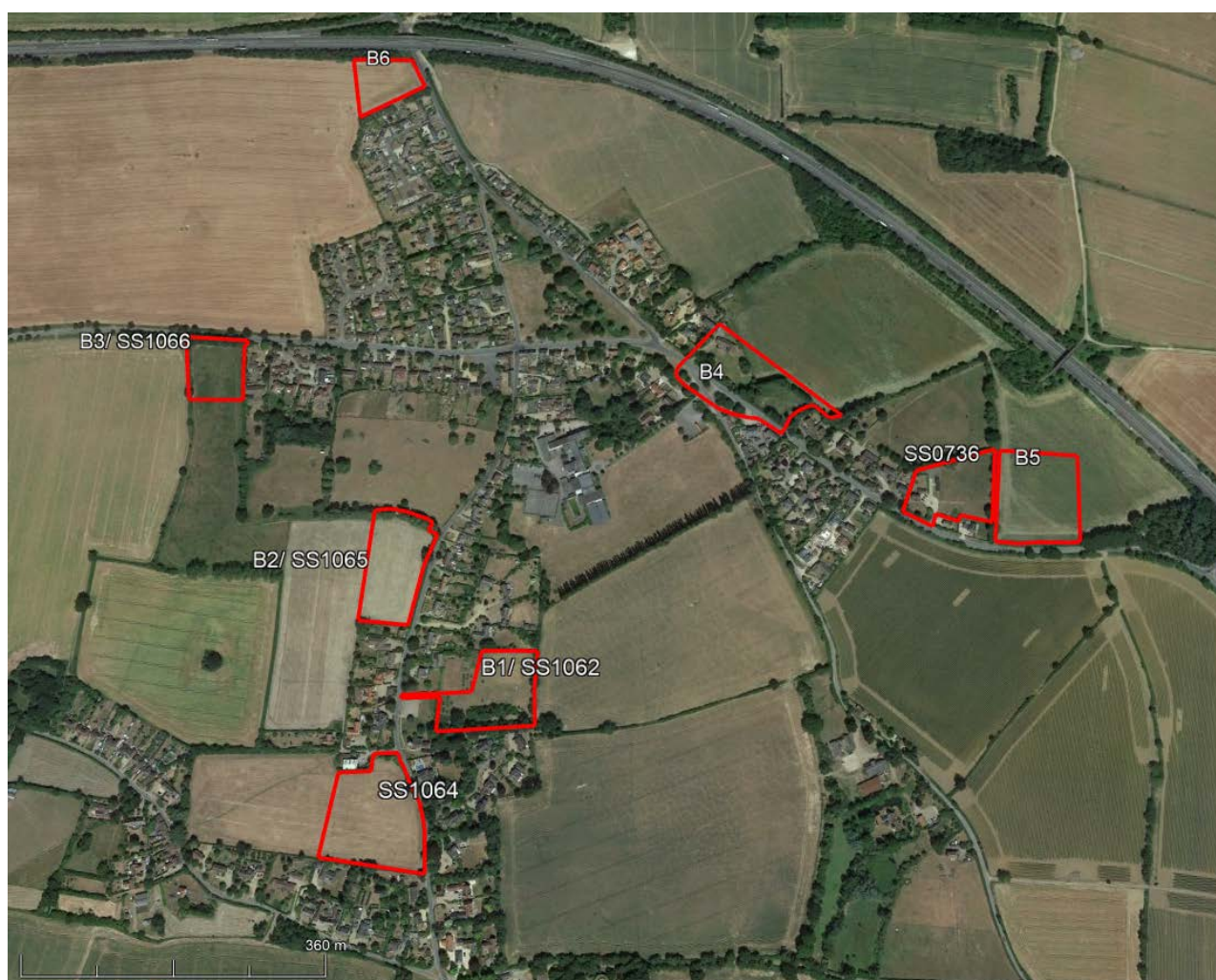
Site Ref	Site Name	Site Area (ha)	Proposed Capacity	Availability	Site in SHELAA? (reference where applicable)	SHELAA conclusion
B1/ SS1062	Land to the east of Church Road	0.9	5	Available	Yes SS1062	Discounted
B2/ SS1065	Land to the west of Church Road	1.1	9	Available	Yes SS1065	Potentially Suitable
B3/ SS1066	Land to the south of Bury Road	0.6	7	Available	Yes Part of SS1066	Full site discounted
B4	Land opposite 'The Bear Public House'	1.1	-	Available	No	N/A
B5	Site Adjacent to the Nursery	1.2	10	Available	No	N/A
B6	Site beyond the Thurston Rd estate and the A14	0.6	-	Unknown	No	N/A

Source: Beyton Neighbourhood Plan group

Sites to be Assessed by AECOM

- 4.7 8 sites were identified by AECOM and are shown below on the map at **Figure 4.2**. An initial review of these sites was undertaken and the conclusions of the SHELAA were reviewed. One site, SS0736, which recently received planning permission for 9 dwellings (August 2019), was removed from the assessment. This site does not need to be allocated through the neighbourhood plan; however, if the Neighbourhood Plan group wish to show support for development coming forward on this site, they could allocate it in their plan.

Figure 4.2 - Map showing sites submitted to AECOM (Source: BMSDC SHELAA, BNP group, AECOM).



- 4.8 For the remaining seven sites, full pro-formas were completed for the three sites that had not previously been assessed through the SHELAA (B4, B5 and B6) and can be found in Appendix A of this report. For the remaining four sites (B1/ SS1062, B2/ SS1065, B3/ SS1063, and SS1064), AECOM considered the SHELAA conclusions in detail along with any further information on the sites which was submitted by the Neighbourhood Plan group to AECOM, re-visiting them within the context of the Neighbourhood Plan, **Table 4.3** and **Figure 4.3** below summarise the sites to be considered by AECOM, while AECOM's conclusions on the seven sites can be found in the Site Assessment Summary Table at **Table 4.4**, illustrated in **Figure 4.4**.

Table 4.4 – Summary of Sites to be assessed by AECOM

Site Ref.	Site Name	Site Source	Existing Use	Proposed Use	Site Size (ha)	Proposed Capacity	Availability	Comments
B1/ SS106 2	Land to the east of Church Road	BNP Call for Sites 2019/ SHELAA	Amenity land associated with Marl Cottage, including orchard	Housing	0.9	5	Available	Site submitted through SHELAA (reference SS1062) and discounted. Re-submitted through Neighbourhood Plan Call for Sites.
B2/ SS106 5	Land to the west of Church Road	BNP Call for Sites 2019/ SHELAA	Agricultural	Housing	1	9	Available	Site submitted through SHELAA (reference SS1065) and considered potentially suitable.
B3/ part of SS106 6	Land to the south of Bury Road	BNP Call for Sites 2019/ SHELAA	Agricultural	Housing	0.6	7	Available	Site submitted through SHELAA (reference SS1066) and discounted. However, site has been reduced in size and re-submitted through Beyton NP Call for Sites.
B4	Land opposite 'The Bear Public House'	BNP Call for Sites 2019	Planning consent for two residential properties, agricultural land	Housing	1.1	5-10	Available	
B5	Site Adjacent to the Nursery	BNP Call for Sites 2019	Agricultural	Housing	1.2	-	Available	
B6	Site beyond the Thurston Rd estate and the A14	BNP Call for Sites 2019	Agricultural	Housing	0.6	-	Unknown	Currently farm land, not clear if the owner would be prepared to sell for development.
SS106 4	Land south-west of Church Road	SHELAA	Agricultural	Housing	1.3	-	Available	Site submitted through SHELAA (reference SS1064) and discounted. Smaller section of site may be considered suitable in neighbourhood plan context.

Source: AECOM, BNP group, BMSDC SHELAA

Figure 4.3 – Map showing sites to be assessed by AECOM (Source: AECOM)



Table 4.5 - Site Assessment Summary Table (further details in pro-formas in Appendix A)

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²¹	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
B1/ SS1062	BNP Call for Sites 2019/ SHELAA	Land to the east of Church Road	Housing	0.9	5	<ul style="list-style-type: none"> The 2019 SHELAA considered the site unsuitable. However, with further information provided, AECOM consider that this site is an amber, with access being the main concern. The site is well located in the centre of the village, well connected to existing development and adjacent to the settlement boundary. The site is outside the settlement boundary, and the type and size of development may be limited by saved policies SB1 and H7. However, development on this site would be consistent with the existing development pattern. While development would be slightly set back from road (unlike single plot linear development in some areas of the village), it would reflect development at Rectory Gardens to south and Orchard Close to north and would not appear inconsistent. The site is directly to the north east of Grade II* listed church and there is a view to the church from the point where the access road meets the site itself. However, the rest of the site is enclosed and screened from the church with no views to or from the site, though this may be lessened during winter months. The access and western side of the site also fall within the Conservation Area. The proposed layout is sensitive to the church's setting, developing only on the side of the site furthest from the church (northern side) with open space and a potential location for expansion of the churchyard to the south. Access is currently very narrow; however, new drawings from landowner/ developer provided by the Neighbourhood Plan group suggests that access could be widened as land directly to north owned by same landowner. Subject to agreement from landowner to widen access, the site could be made suitable. Church Road is narrow, and it would be advisable to consult the local highways authority as proposed access arrangement does not currently include splays. The impact of regular traffic along the access to the site could also have a negative impact on the setting of the church which should be considered. 	
B2/ SS1065	BNP Call for Sites 2019/ SHELAA	Land to the west of Church Road	Housing	1	9	<ul style="list-style-type: none"> The 2019 SHELAA considers that this site would be potentially suitable for development. The site is well located in the centre of the village and well connected to existing development. Development would appear as a natural infill reflecting the historic linear development of the village. The site is adjacent to the conservation area and approximately 400m from Grade II* listed church so any development would need to be sensitively designed. However, it is considered that development of the site would not have a significant impact on the setting of the church and that the impact could be mitigated through high-quality design. Development would lead to loss of open green gap in middle of village, however this is not currently visible from the road. There are footpaths along northern and western sides of the field which are regularly used and connect to a network of footpaths in fields to west of Church Road. These provide access to valuable 	

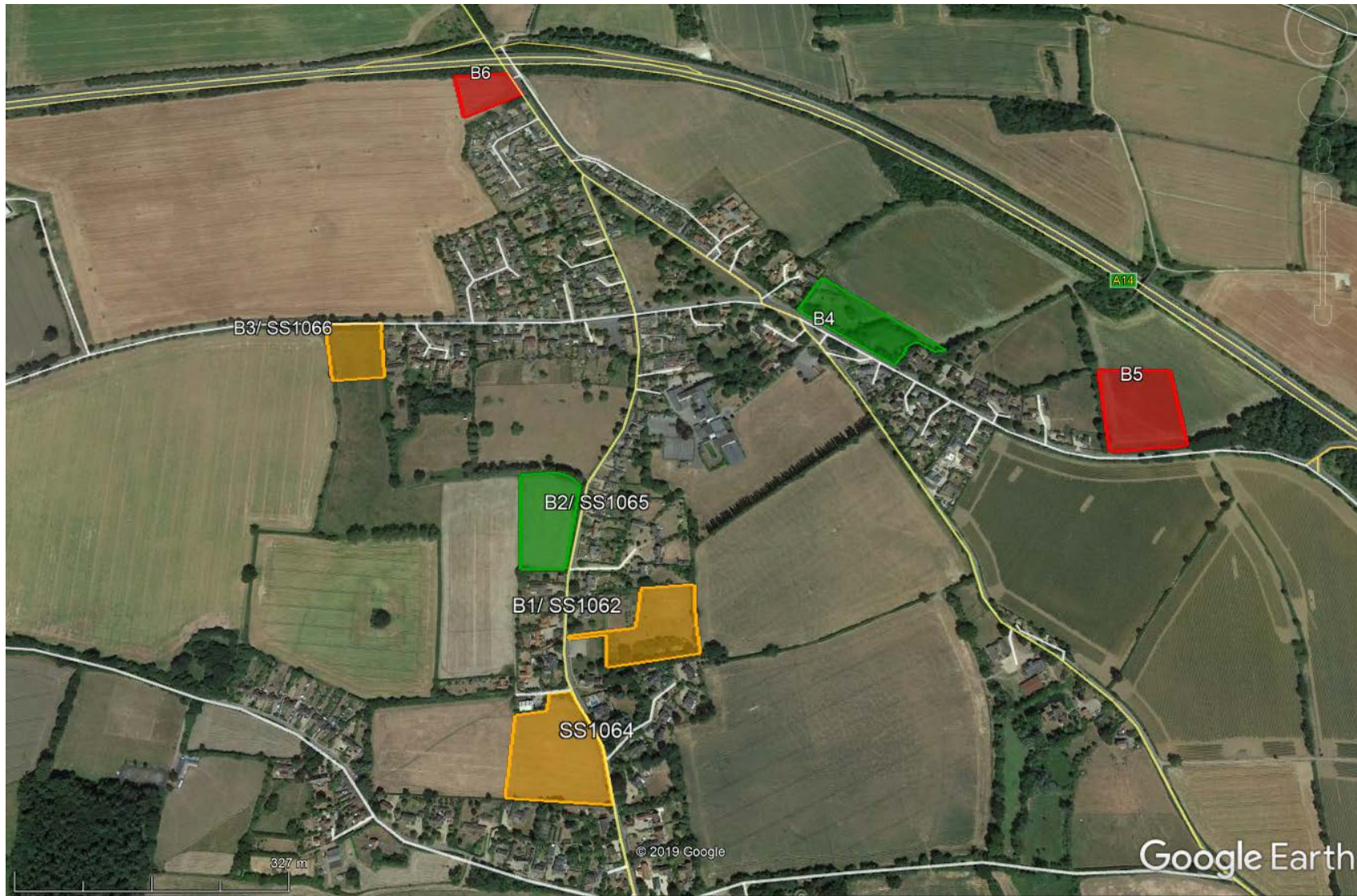
²¹ Based on AECOM ratios (see Indicative Housing Capacity in section 3) and areas measured taken from Google Earth polygons.

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²¹	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<p>open space behind the existing development along Church Road. Development on this site would change the views from these footpaths to the east; however, views would remain open to the west. It would be important to ensure that these footpaths were not obscured by development and the indicative drawings provided by the landowner suggest that this would be possible. The footpath on the western boundary also creates a natural defensible boundary to the site on the western side which would prevent further development to the west.</p> <ul style="list-style-type: none"> • An access would need to be created onto Church Road and is proposed in the centre of the eastern edge. Church Road is narrow so access would need to be designed carefully and it is advised that the local highways authority is consulted. There is existing pavement access along one-side of Church Road to the site as well as footpath access. • It should be noted that while the site is adjacent to the adopted settlement boundary, the emerging local plan proposes a boundary alteration to include this site within the settlement boundary. 	
B3/ part of SS1066	BNP Call for Sites 2019 / SHELAA	Land to the south of Bury Road	Housing	0.6	7	<ul style="list-style-type: none"> • The site is on the outskirts of the settlement adjacent to the settlement boundary, approximately 0.5km from the Village Green. Development on this site may therefore be limited by saved policies SB1 and H7. • The original site, assessed in the SHELAA, was significantly larger than this site and, if fully developed, would have appeared inconsistent. The SHELAA considered the full site was unsuitable for development. However, the reduced size of the site now being assessed is in keeping with existing development and would not be inconsistent with the settlement pattern, reflecting the existing cul-de-sac development to the east. • The site would extend the village to the west and the group should be wary of extending linear development further. However, it is preferable that development extends to the west than to the east towards the A14. While the A14 provides a more defensible boundary to the east of the village which would prevent significant expansion of the village to the east, there are noise and traffic concerns regarding introducing further development on the eastern section of Tostock road towards the A14 given the proximity to the A14 itself and to the slip road off the A14, as well as the return to the national speed limit on exiting the village along Tostock Road. The western side of the village does not have such a defensible boundary and the Neighbourhood Plan group should be cautious about extending linear development in this direction, however expansion in this direction is nonetheless preferable in highways safety and noise terms. • Landscape is relatively open here with views over the fields to the west and south; however, it is not highly sensitive. The site is not clearly bounded to the south or west, though some trees mark the western edge. There is a hedgerow along the front of the site. Development would have some impact on houses to east of site, however, they would be relatively well-screened by hedge/ trees in between. • Access would need to be created onto road. The road is busy, and access would need to be designed carefully to ensure good visibility. It is advised that the local highways authority is consulted. 	

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²¹	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						Pavement access stretches close to the site, ending approx. 100m to east of the site. The local planning authority could be consulted as to whether pavement access could be extended.	
B4	BNP Call for Sites 2019	Land opposite 'The Bear Public House'	Housing	1.1	5-10	<ul style="list-style-type: none"> • There is existing planning permission for two dwellings on the south eastern end of the site and work appears to be going ahead. However, a larger site is being proposed for 5 - 10 homes through the BNP Call for Sites 2019. It is proposed that the existing house of the northern part of the site would be retained. • The site is well located in the centre of village close to the pub, college and Village Green. • Development would be infill, consistent with the linear development along Tostock Road. • Saved policies SB1 and H7 indicate that development should be avoided outside settlement boundaries. The site is adjacent to the adopted settlement boundary, however the emerging plan proposed amendments to the settlement boundary which would incorporate this site. • The landscape is not highly sensitive, particularly as the A14 runs along the back of the field behind the proposed site (approx. 550m to north east of site). Development would be visible from the road and the pub opposite and the site falls within a conservation area, so any development would need to be sensitively designed to integrate with existing development. • Existing vehicular accesses are suitable and there is pavement access to the site. 	
B5	BNP Call for Sites 2019	Site Adjacent to the Nursery	Housing	1.2	19	<ul style="list-style-type: none"> • The site is located on the edge of the village outside the settlement boundary. Development on this site may therefore be limited by saved policies SB1 and H7 which indicate that development should be avoided outside settlement boundaries. • Development here would extend linear development out of the village towards the A14. Although site B3 is also on the edge of the village, it is more consistent with the development pattern and it would be favourable to extend the village to the west than to the east towards the A14 and A14 slip road. The site has no defensible boundary to the north and east. • The site is close to the A14 and noise is a concern. It is likely that a noise assessment would be necessary. • There is an existing field access which could be made suitable. However, traffic is a concern as it is located very close to the point where the village speed limit returns to the national speed limit and close to access off the A14. That said, proposed traffic measures related to site with permission directly to west (SS0736) could help mitigate traffic concerns on this site. • Using the indicative density of 20dph, this site could provide approximately 19 dwellings, however in the context of existing development a smaller number of dwellings would be preferable to reflect development directly to the west. 	
B6	BNP Call for Sites 2019	Site beyond the Thurston Rd estate and the A14	Housing	0.6	10	<ul style="list-style-type: none"> • Much of the site is in Flood Zone 3 due to culverted stream on opposite side of the road and there are flooding concerns on Thurston Road. The site would be unlikely to pass the Sequential Test set out in the NPPF as there are other suitable and available sites at lower risk of flooding. 	

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²¹	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<ul style="list-style-type: none"> The site lies outside the settlement boundary. Development on this site may therefore be limited by saved policies SB1 and H7 which indicate that development should be avoided outside settlement boundaries. The site is not well located - it would be adjacent to the A14 and a noise assessment would be necessary. Highways England would also likely have concerns due to the site's proximity to the A14. It is also unclear whether the site is available as it has not been put forward by the landowner. 	
SS1064	SHELAA	Land south-west of Church Road	Housing	1.3	5-10	<ul style="list-style-type: none"> The 2019 SHELAA considers that this site is not suitable for development due to negative impact on heritage assets and their setting. While development of the full site would not be suitable given the proximity of the Grade II* listed church to the north eastern corner of the site, development of a small number of dwellings on the southern half of the site with open space on the northern half of the site could be suitable. The impact of development on the church and Conservation Area (which it is located within) would need to be carefully considered, however, and mitigated through exemplary design. Rectory Close immediately south of church shows how you can sensitively integrate new development into and adjacent to the Conservation Area. The site is well located and would be consistent with existing linear development within the village. However, it is located outside the existing and proposed settlement boundary and, as such, development on this site may be limited by saved policies SB1 and H7. The site is relatively enclosed with low hedge boundaries on all four sides with some trees. Any negative impact on the housing to the south of the site would also need to be mitigated, though it is not considered that this would be significant. A network of public footpaths is located to the west of the site and a permissive footpath runs through the site. It would be important to ensure that the development did not obscure these footpaths. An access would need to be created onto Church Road. Church Road is narrow, and access would need to be designed carefully. It is advised that the local highways authority is consulted to understand where and if an access may be suitable. There is pavement access on one side of the road to the north of the church, finishing at the church; from this point there is no pavement access along Church Road south. Depending on the design of any development a pedestrian access could be created at the northern corner of the site to link the development to pavement access. The indicative capacity shows a range of 10 dwellings with 10 being appropriate if only the southern section of the site were developed. Given the site's location in the Conservation Area a lower number of dwellings (e.g. 5) may be appropriate. 	

Figure 4.4 – Map showing AECOM suitability ratings



5. Conclusions

- 5.1 A total of 7 sites were identified to be assessed for their suitability for allocation for housing within the Beyton Neighbourhood Area. These were identified through the 2019 SHELAA and the Call for Sites undertaken by the Beyton Neighbourhood Plan group.
- 5.2 The site assessment concluded that of the 7 sites, 2 were suitable for development (green rating) and would have a combined indicative capacity of 14-19 dwellings. These are:
- B2/ SS1065
 - B4
- 5.3 These sites are well located in the centre of the village, consistent with the existing development pattern and well-connected. While they lie outside the existing settlement boundary, they are included within the proposed settlement boundary within the emerging local plan.
- 5.4 A further 3 sites were found to be potentially suitable and available but have constraints which would need to be mitigated before the sites could be considered suitable for development. Together, these sites have an indicative capacity of 17-22 dwellings. These sites are as follows:
- B1/ SS1062
 - B3/ SS1066
 - SS1064
- 5.5 These sites are located outside the existing and proposed settlement boundaries and their development may be limited by saved policies SB1 and H7. We recommend that the Neighbourhood Plan group discuss this with Mid Suffolk District Council to better understand how these policies may be interpreted. Small-scale development in keeping with the settlement pattern and character of the village may be supported and the group may consider allocating one or more of these sites to meet any residual requirement.
- 5.6 The main constraint facing SS1064 is the possibility of development impacting negatively on the Grade II* listed church. The layout and design of any development would need to be carefully considered to mitigate impact. The Neighbourhood Plan group could consider applying for a master-planning support package through Locality to create a masterplan for this site if they wished to allocate it in their plan, to ensure that development came forward in a way that is acceptable. The main constraints for B1/ SS1062 are access and the potential impact on the setting of the Grade II* listed Church. Access arrangements should be explored with the landowner and the local highways authority and heritage impact could be mitigated through careful design. The main constraint for B3/ SS1066 is its location on the very edge of the settlement. The site would not be out of character with the existing development pattern; however, sites within the centre of the village should be prioritised over further linear development.
- 5.7 The remaining 2 sites are not considered suitable or available for residential development and therefore are not considered appropriate for allocation in the Neighbourhood Plan. These are:
- B5
 - B6
- 5.8 Sites B2/ SS1065, B1/ SS1062 and SS1064 are higher grade agricultural land (Grade 2) than the other sites that have been assessed (Grade 3, unknown whether 3a or 3b). The local planning authority advise that while consideration should be given to prioritising available land which is of poorer soil quality, development of agricultural land is unavoidable given the rural nature of the area. Therefore, while the agricultural grade of land should be taken into account during site selection, it will not necessarily preclude development.

Next Steps

- 5.9 The next steps will be for Beyton Neighbourhood Plan group to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Mid Suffolk District Council.
- 5.10 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with Mid Suffolk District Council;
 - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Other considerations such as the appropriate density of the proposed sites to reflect local character; and
 - Strategic Environmental Assessment (SEA).
- 5.11 When undertaking site selection, the Neighbourhood Plan group can, in discussion with their local planning authority, take into account existing housing commitments within the neighbourhood plan area in order to reach a conclusion on the number of houses that should be allocated through the plan.
- 5.12 Sites in the amber category may need further advice or assessment which it 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 Mid Suffolk District Council (e.g. heritage) and Suffolk County Council (e.g. highways, education, waste, and infrastructure).



Viability

- 5.13 As part of the site selection process, it is recommended that the Steering Group discusses site viability with Mid Suffolk District Council and with landowners/site developers. The BMSJLP evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Appendix A Individual Site Assessments

6. B4 – Land opposite 'The Bear Public House'

7. Site Details

Topic	Details
Site Reference / Name	B4 – Land opposite 'The Bear Public House'
	

<i>Topic</i>	Details
Site Address / Location	Land opposite 'The Bear Public House', Beyton
Gross Site Area (Hectares)	1.1ha (Google earth)
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Greenfield field land + one dwelling
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5-10 (landowner)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Beyton Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	Planning consent on eastern section of this site. Reference 2638/16. Granted in Aug 2016 for erection of a 2 no. detached two storey dwellings with single storey double garage. Condition recently discharged, so appears to be being built out.
Neighbouring uses	Residential to either side. Public House on opposite side of road. Fields to north east.

8. Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No statutory environmental designations – falls outside SSSI risk zone.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i></p>	<p>Low Flood Risk - Flood Zone 1. However, opposite side of the road is Flood Zone 3 due to stream</p>

Indicator of Suitability	Assessment
<p><i>Flood Zone 3 (less or more vulnerable site use):</i> Medium Risk</p> <p><i>Flood Zone 3 (highly vulnerable site use):</i> High Risk</p>	
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>No, although Tostock Rd at low risk of surface water flooding.</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Grade 3 - unknown whether 3a or 3b.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p>Yes / No / Unknown</p>	<p>No. 200m from the Green which is designated as BAP Priority Habitat (Wood-pasture and Parkland). 625m from area of Priority Habitat (Deciduous woodland).</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Slopes up away from road, but largely flat. Some uneven land in centre of site (near road), but could be landscaped</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Access to property currently in northern part of site. Small access (unpaved track) at southern end of site. Access likely to be from access at southern end of site opposite pub.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Pavement access on opposite side of the road</p> <p>No dedicated cycle access - would have to use road</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - unlikely</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Overhead cables along road front of site and across middle. However, these are sufficiently high and unlikely to be problem.</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No.</p> <p>However, site is opposite the Green which is noted in the Landscape Guidance as being very important to character. Any development would need to be sensitive to preserve and enhance the importance of the Green.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	Closest amenities in Thurston (1.6 miles to north) or Rougham (2.1 miles)
Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	25m to closest bus stop. 3 bus services with bus approx every 2 hours. One bus for Beyton Sixth form/ further education campus operates morning and afternoon bus.
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	Closest train station is Thurston (1.6 miles to north)
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	Closest primary school in Thurston (1.7 miles) or Rougham (1.9 miles)
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	Thurston College in Thurston is closest secondary college. However, sixth form/ higher education part of Thurston College (Thurston Sixth Form) is located in Beyton.
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	250m from the Green
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	No designated cycle routes

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Landscape is not highly sensitive, particularly as A14 runs along back edge of field, 550m from site.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Development is opposite pub, and would be visible from road so any development would need to be sensitively designed.</p> <p>Well screened by hedges, evergreen planting.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No listed buildings within proximity to site</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No local list of Local heritage assets</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Mixture - one building on northern part of site. The rest is greenfield. However, existing planning permission for 2 dwellings on southern part of site.</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Within built up area. In between two sections of linear development and opposite built development.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside, but adjacent to adopted settlement boundary. However, proposed settlement boundary altered and includes this site.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>No - development would be in context of, and reflect, linear development to either side of it. Density would need to be appropriate to match surrounding densities.</p>

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	<p>Available</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Unknown</p>

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i></p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Unknown</p>



Conclusions

Conclusions	Assessment
<p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p>	<p>The landowner has suggested 5 – 10 houses. Using density per hectare of 20-25dph, this would suggest 17 – 22 dwellings. However, this would be too high given surrounding context. Suggest 10 houses.</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown, but existing permission for 2 dwellings. Suggest talking to landowner. 0-5 could be possible.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Suitable and available</p>

<p>Summary of justification for rating</p>	<ul style="list-style-type: none">• There is existing planning permission for two dwellings on south eastern end of site and work appears to be going ahead. However, a larger site is being proposed for 5 - 10 homes through the BNP Call for Sites 2019. It is proposed that the existing house of the northern part of the site would be retained.• Site is well located in the centre of village close to the pub, college and Village Green.• Development would be infill consistent with the linear development along Tostock Road.• Saved policies SB1 and H7 set out that development should be avoided outside settlement boundaries. The site is adjacent to the adopted settlement boundary, however the emerging plan proposed amendments to the settlement boundary which would incorporate this site.• The landscape is not highly sensitive, particularly as the A14 runs along back of field behind the proposed site (approx. 550m to north east of site). Development would be visible from the road and the pub opposite and the site falls within a conservation area, so any development would need to be sensitively designed to integrate with existing development.• Existing vehicular accesses are suitable and there is pavement access to the site.
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9. B5 – Site Adjacent to the Nursery

Site Details

<i>Topic</i>	Details
Site Reference / Name	B5 – Site Adjacent to the Nursery
	

<i>Topic</i>	Details
Site Address / Location	Site Adjacent to the Nursery, Beyton
Gross Site Area (Hectares)	1.2ha
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Section of agricultural field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	19
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Beyton Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	N/A
Neighbouring uses	The site to west (former nursery) recently received planning permission for 9 dwellings. Fields to north and east. Road to south with fields on opposite side.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • <i>Ancient Woodland</i> • <i>Area of Outstanding Natural Beauty (AONB)</i> • <i>Biosphere Reserve</i> • <i>Local Nature Reserve (LNR)</i> • <i>National Nature Reserve (NNR)</i> • <i>National Park</i> • <i>Ramsar Site</i> • <i>Site of Special Scientific Interest (SSSI)*</i> • <i>Special Area of Conservation (SAC)</i> • <i>Special Protection Area (SPA)</i> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Within SSSI Impact Zone. However, if developed for residential, it should not be necessary to consult Natural England</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • <i>Green Infrastructure Corridor</i> • <i>Local Wildlife Site (LWS)</i> • <i>Public Open Space</i> • <i>Site of Importance for Nature Conservation (SINC)</i> • <i>Nature Improvement Area</i> • <i>Regionally Important Geological Site</i> • <i>Other</i> 	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i></p>	<p>Low Flood Risk - Flood Zone 1</p>

Indicator of Suitability	Assessment
<p><i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></p> <p><i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>No, although Tostock Rd at low risk of surface water flooding.</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3 - unknown whether 3a or 3b.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>175m from designated BAP Priority Habitat (deciduous woodland). This priority habitat is at the corner of the field which the site forms part of, but not adjacent to the area being put forward as site for development.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Field access in south west corner
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No pavement access - pavement ends approx 200m to west of site.</p> <p>No dedicated cycle access - would have to use road</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown - unlikely
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	No visible infrastructure

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>
Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is not of high landscape sensitivity, particularly given its proximity to the A14.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is reasonably well screened. The site is relatively isolated so its development would not impact on existing dwellings.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No listed buildings within proximity to site</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No local list of Local heritage assets</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to built up area, would effectively add to end of linear development</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside adopted and proposed settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>A small development of 10 or so dwellings would not be out of character. Planning permission recently granted for 9 dwellings on adjacent site. Proposed site is approx. the same size - extending back from the road the same depth.</p>

10. Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development? <i>Yes / No / Unknown.</i></p>	Available
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown.

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i></p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown



Conclusions

Conclusions	Assessment
<p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p>	Using density per hectare of 20-25dph, this would suggest 19 – 24 dwellings. However, this would be too high given surrounding context. Suggest a development of approx. 10 or so dwellings.

<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Not currently suitable and available.</p>
<p>Summary of justification for rating</p>	<ul style="list-style-type: none"> • The site is located on the edge of the village outside the settlement boundary. This is contrary to saved policies SB1 and H7 which indicate that development should be avoided outside settlement boundaries. • Development here would extend linear development out of the village towards the A14. Although site B3 is also on the edge of the village, it is more consistent with the development pattern and it would be better to extend village to west than to east towards A14 and A14 slip road. The site has no defensible boundary to the north and east. • The site is close to the A14 and noise is a concern - it is likely that a noise assessment would be necessary. • There is an existing field access which could be made suitable. However, traffic is a concern as it is located very close to point where the village speed limit returns to the national speed limit and close to access off the A14. That said, proposed traffic measures related to site with permission directly to west (SS0736) could help mitigate traffic concerns on this site.

11. B6 – Site beyond the Thurston Road estate and the A14

Site Details

Topic	Details
Site Reference / Name	B6 – Site beyond the Thurston Rd estate and the A14
	

<i>Topic</i>	Details
Site Address / Location	Site beyond the Thurston Rd estate and the A14
Gross Site Area (Hectares)	0.58 (google earth)
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Agricultural field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	10
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	BNP Call for Sites
Planning history (Live or previous planning applications/decisions)	N/a
Neighbouring uses	Residential dwellings to south. A14 dual carriageway (flyover) directly to north. Road and fields to east, fields to west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Half/ two thirds of site within Flood Zone 3</p>

<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Medium risk of surface water flooding</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</i></p> <p>Yes / No / Unknown</p>	<p>Grade 3 - unknown whether 3a or 3b.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p>Yes / No / Unknown</p>	<p>No. Site 250m from the Green which is designated as BAP Priority Habitat (Wood-pasture and Parkland).</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Gently sloping up hill away from road</p>

Indicator of Suitability	Assessment
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Currently no access</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Pavement access</p> <p>No dedicated cycle access - would have to use road</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No - but site adjacent to A14 flyover</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Closest amenities in Thurston (1.8 miles to north) or Rougham (2.4 miles)
Bus /Tram Stop	<400m 400-800m >800m	500m to closest bus stop. 3 bus services with bus approx every 2 hours. One bus for Beyton Sixth form/ further education campus operates morning and afternoon bus.
Train station	<400m 400-1200m >1200m	Closest train station is Thurston (1.8 miles to north)
Primary School	<400m 400-1200m >1200m	Closest primary school in Thurston (1.9 miles) or Rougham (2.2 miles)
Secondary School	<1600m 1600-3900m >3900m	Thurston College in Thurston is closest secondary college. However, sixth form/ further education part of Thurston College (Thurston Sixth Form) is located in Beyton
Open Space / recreation facilities	<400m 400-800m >800m	250m from the Green
Cycle Route	<400m 400-800m >800m	No designated cycl routes

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is of low landscape sensitivity, particularly given its proximity to the A14 flyover.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is of low visual sensitivity. Development would have some impact on houses to south but given proximity to A14 this is not considered to be significant. Field slopes uphill so there would be no views to development from west.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No listed buildings within proximity to site</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No local list of Local heritage assets</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i></p>	<p>On the edge of the built up area - would be a continuation of linear development northwards. However, would effectively stretch development right up to A14.</p>

Indicator of Suitability	Assessment
<p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside adopted and proposed settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No - development would be in context of, and reflect, linear development to south. Density would need to be appropriate to match surrounding densities.</p>

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development? Yes / No / Unknown.</p>	<p>Unclear. Site has been put forward by someone else on behalf of landowner.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Unknown</p>

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Unknown</p>

Conclusions

Conclusions	Assessment
<p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p>	<p>10 -12 dwellings using an indicative range of 20-25 dwellings per hectare.</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Not currently suitable, and available.</p>
<p>Summary of justification for rating</p>	<ul style="list-style-type: none"> • Much of the site is in Flood Zone 3 due to culverted stream on opposite side of the road and there are flooding concerns on Thurston Road. Site would be unlikely to pass the Sequential Test set out in the NPPF as there are other suitable and available sites at lower risk of flooding. • The site lies outside the settlement boundary. This is contrary to saved policies SB1 and H7 which indicate that development should be avoided outside settlement boundaries. • The site is not well located - it would be adjacent to the A14 and a noise assessment would be necessary. Highways England would also likely have concerns to due to the site's proximity to the A14. • It is also unclear whether the site is available as it has not been put forward by the landowner.

