

Eye Town Neighbourhood Plan

Site Assessment
Final Report

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Quality information

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Abbreviations used in the report

Abbreviation

BMSDC	Babergh District Council and Mid-Suffolk District Council
MHCLG	Ministry of Housing, Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
ETC	Eye Town Council
Ha	Hectare
JLP	Joint Local Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance (MHCLG)
SHELAA	Strategic Housing and Economic Land Availability Assessment

Executive Summary

Background

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

The Neighbourhood Plan, which will cover the whole of Eye Town in the district of Mid-Suffolk, is being prepared in the context of the emerging Joint Local Plan (between the districts of Mid-Suffolk and Babergh) and the existing Core Strategy. Eye Town Council are considering allocating sites for development within the Plan, and are therefore looking to ensure that key aspects of their proposals will be robust and defensible.

The adopted Mid Suffolk Core Strategy Focused Review (2012) expects Eye to accommodate 230 new homes over a 15 year period from 2012. In March 2018, Outline Planning Permission (3563/15) was approved for 280 dwellings on Land at Eye Airfield Castleton Way. If this planning permission is fully implemented, the current housing requirement for Eye will be met. However, it is possible that the emerging Joint Local Plan will set a higher housing requirement than the adopted Core Strategy figure. The Town Council may choose to allocate 'contingency' sites for more than the requirement to allow for a higher future housing requirement and to provide alternative options on the most sustainable sites if current planning permissions are not implemented. Once the Joint Local Plan has been adopted or is further developed, it is recommended that ETC revisit the housing site options set out in this report for consideration in the Neighbourhood Plan.

In this context, the Town Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites emerging from the Joint Local Plan supporting evidence such as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

The purpose of the site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Mid Suffolk's adopted Core Strategy and have regard for the emerging Joint Local Plan; and from this pool of sites, which are the best sites to meet both the housing requirement and the objectives of the Neighbourhood Plan. This will help to ensure that the Neighbourhood Planning site selection process, which should be informed by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties. In addition, it is understood that one of the sites being considered for allocation is owned by the Town Council and so independent advice on site allocations is considered necessary.

Babergh and Mid-Suffolk District Councils assessed a number of sites in Eye through technical work (SHELAA) to support the emerging Joint Local Plan. This work has been reviewed, as well as an assessment of new sites put forward by Eye Town Council, as part of AECOM's site assessment.

Site Appraisal Summary

The assessment has considered eleven sites as potential allocations in the Neighbourhood Plan. Ten of these were assessed for development (housing) and one for crematoria use. The assessment shows that three sites are suitable for allocation in the plan for housing. One of these already has planning permission (for 280 homes) and therefore is already a committed development and does not need to be allocated, unless ETC choose to do so. Two of the other sites, the poultry factory and a former care home are both suitable to be put forward as proposals for housing allocations if the identified constraints can be resolved. Both of these sites are opportunities for redevelopment of brownfield land in sustainable locations that would revitalise the sites and provide environmental, social and economic benefits to the town.

There are a further four sites (1a, 2, 3 and 4) that are potentially suitable for allocation in the plan for housing if required, although these have constraints (including availability) that would need to be resolved before allocation could be considered. There are three sites which are not suitable for allocation in the Neighbourhood Plan at the current time.

It is also possible for the plan to identify aspirations or projects on sites which cannot currently be allocated; for example because they are not currently available. These would not be policies but a way of communicating the community ambitions to residents and prospective developers.

ETC has expressed an aspiration for land uses other than housing in the town, including a supermarket and crematoria use. For retail use to be allocated in the plan, evidence should be provided to demonstrate there is a lack of capacity in the existing retail provision, which should be discussed with the District Council. The location of retail use should be in line with National and Local Planning policies. The NPPF requires planning authorities to apply a sequential test when planning for retail and town centre uses. Proposals should be located in town centres, followed by edge of centre if no suitable town centre sites are available, with consideration only given to out of centre if no suitable town centre or edge of centre sites are available. There are two sites which have been identified as potentially suitable for crematoria use. These appear to be suitable candidates for allocation. For both retail and crematoria use, the need for these and potential locations should be discussed with the District council

The next steps for ETC would be for the site allocation(s) to be selected based on the findings of this report and following discussion with the District Council. Further information on how to present site allocations in the Neighbourhood Plan can be found in the Locality Site Assessment Toolkit¹.

¹ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Eye Neighbourhood Plan on behalf of Eye Town Council. The work undertaken was agreed with the Town Council and the Department for Communities and Local Government (DCLG)² in January 2018.

The Neighbourhood Plan is being prepared in the context of the emerging Joint Local Plan³ and the adopted Mid Suffolk Core Strategy (2008)⁴, Core Strategy Focused Review (2012)⁵ and the Saved Policies of the Mid Suffolk Local Plan (1998)⁶. The emerging Joint Local Plan, which will cover the period up to 2036, provides a framework for how future development across Babergh and Mid Suffolk (which is a separate Council to Babergh but they are preparing a Joint Local Plan) will be planned and delivered. Once adopted, the new Joint Local Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.

The emerging Joint Local Plan was at consultation stage (Reg 18) (as of August 2017) until November 2017. The emerging Joint Local Plan will focus on strategic issues and priorities including the Council's overall strategy for where development should be located. It will also tackle issues that are of particular importance locally, such as affordable housing, and the preservation of a healthy, natural and attractive environment. The draft document does not, at this stage, propose the allocation of any sites for development, but readily identified potential development sites and proposed draft new settlement boundaries to accommodate the District's development needs and requirements. The location of the allocations will be dependent upon the spatial distribution of development and the suitability and deliverability of development proposals.

The emerging Joint Local Plan is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the adopted Core Strategy and Local Plan, and have regard for the emerging Joint Local Plan, and can develop policies and proposals to address local place-based issues. In this way it is intended for the Joint Local Plan to provide a clear overall strategic direction for development in Eye, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Figure 1-1 provides a map of the Eye Neighbourhood area, which covers the parish of Eye. This was designated as the Neighbourhood Development Plan area by Mid Suffolk District Council in October 2017. The Neighbourhood Plan Steering Group is considering whether the Plan should allocate land for housing and potentially for other uses including a crematorium and supermarket. This is in the context of the wishes of local people, identified needs, and the opportunities for infrastructure improvements that various site options provide.

Eye Town Council are considering allocating sites within their Neighbourhood Plan, and are looking to ensure that key aspects of their proposals will be robust and defensible. The adopted Mid Suffolk Core Strategy Focused Review (2012) requires 230 new homes in Eye over a 15 year period from 2012. In March 2018, Outline Planning Permission (3563/15) was approved for 280 dwellings on Land at Eye Airfield Castleton Way. As long as this is completed, this Outline Planning Permission will meet the required housing target for Eye. However, ETC can choose to allocate land for additional development if they choose to, to allow for choice if planning permissions are not implemented and to provide contingency sites to allow for increases to the housing requirement.

In this context, the Town Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites emerging from the Joint Local Plan supporting evidence such as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Mid Suffolk's adopted Core Strategy, adopted Local Plan and have regard for the emerging Joint Local Plan; and from this pool of sites, which are the best sites to meet the objectives of

² Now Ministry for Housing, Communities and Local Government (MHCLG)

³ Available here <http://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-consultation-document/>

⁴ Available here <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/Core-Strategy-with-CSFR-label-and-insert-sheet-07-01-13.pdf>

⁵ Available here <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf>

⁶ Available here <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Direction-schedule-of-saved-policies-Mid-Suffolk.pdf>

the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

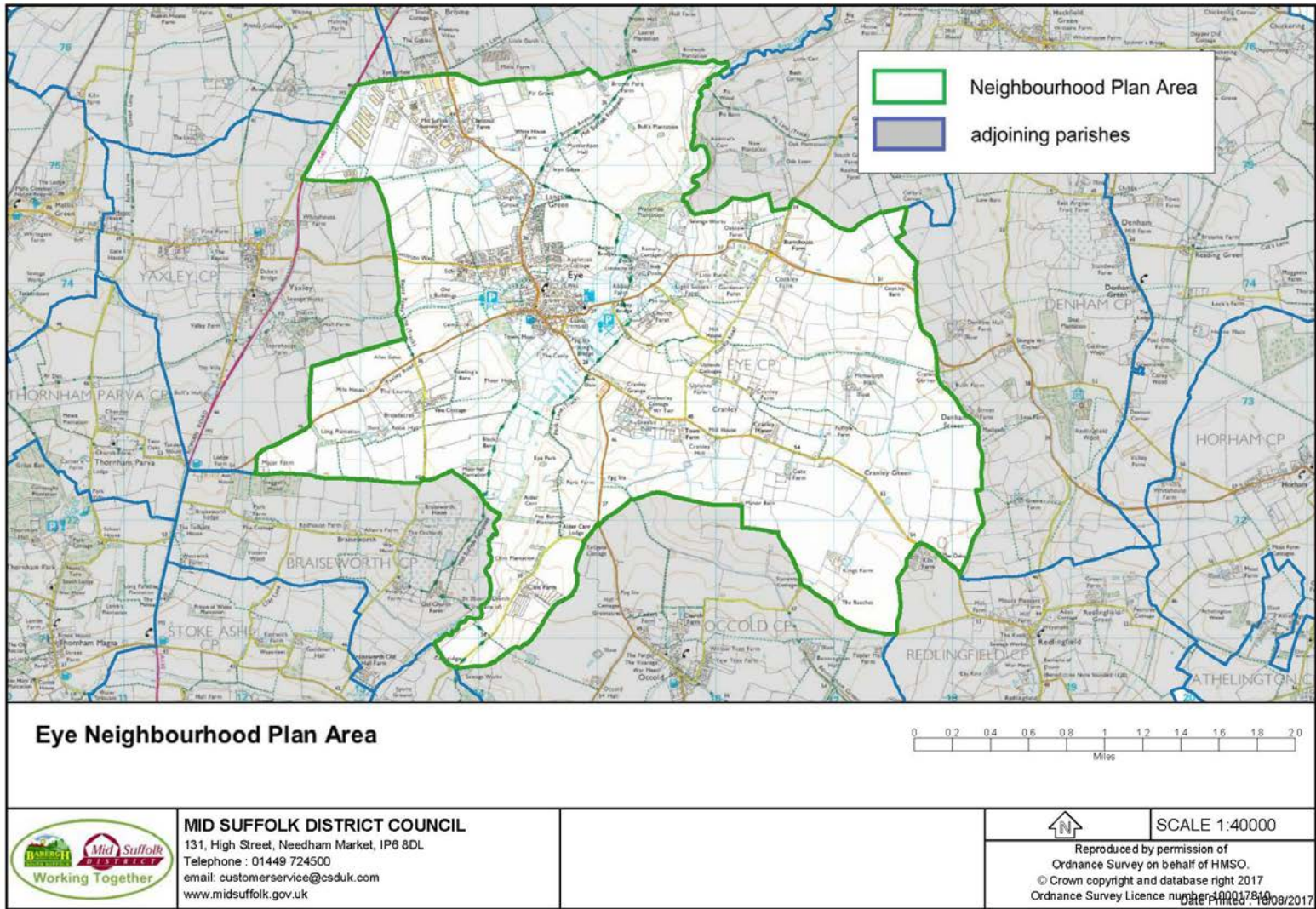


Figure 1-1: Eye Neighbourhood Plan Boundary

(Source: Mid Suffolk District Council Website)

1.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Eye.

The key documents for Mid Suffolk and Babergh District Councils planning framework include:

- Adopted Mid Suffolk Core Strategy DPD, 2008;
- Adopted Mid Suffolk Focused Review DPD, 2012;
- Mid Suffolk Local Plan 1998 Saved Policies;
- Joint Local Plan Consultation Document, August 2017⁷;
- Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment Draft, August 2017⁸;
- Ipswich and Waveney Housing Market Areas: Strategic Housing Market Assessment. May 2017⁹; and
- Eye Airfield Planning Position Statement, November 2013¹⁰.

The following, **Figures 1-2 and 1-3**, are taken from Babergh and Mid Suffolk District Councils Interactive Web Map Layers¹¹.

These show that the main built up area of Eye is designated as the Eye Conservation Area. A Special Landscape Area washes over Eye from north-east to south-west of the town centre. Policy CS5 of the adopted Core Strategy (2008) applies here.

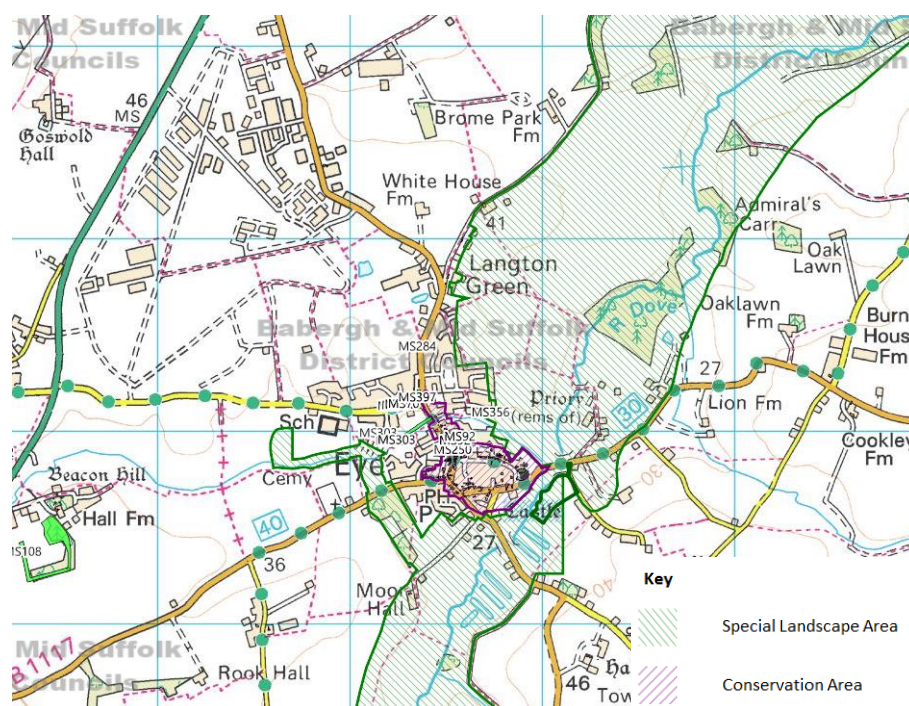


Figure 1-2: Planning and Environment designations within northern Eye Parish

(Source: Mid Suffolk District Council Website)

⁷ Available at <http://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-consultation-document/>

⁸ Available at <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

⁹ Available at <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf>

¹⁰ Available at <https://www.babergh.gov.uk/business/economic-development/mid-suffolk-regeneration-areas/eye-airfield-planning-position-statement/>

¹¹ Available at <http://maps.midsuffolk.gov.uk/>

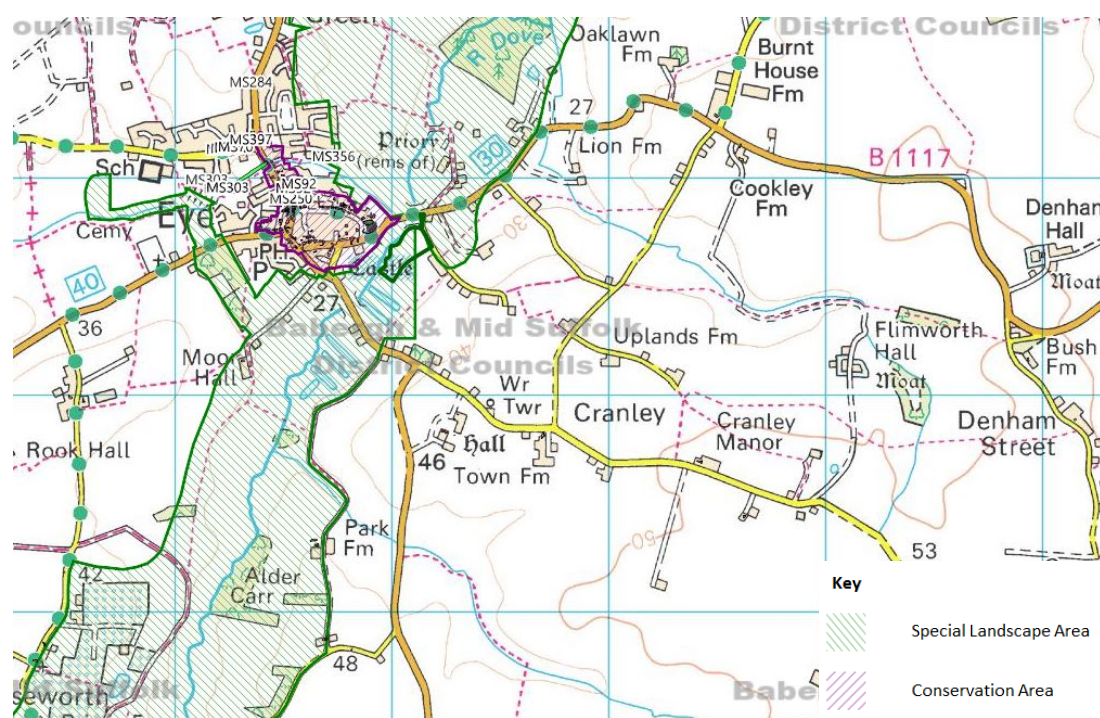


Figure 1-3: Planning and environmental designations within southern Eye Parish

(Source: Mid Suffolk District Council Website)

1.2.1 Adopted Mid Suffolk Core Strategy DPD (2008)

The adopted Core Strategy (2008) describes the town of Eye as historically being constrained from expanding to the east, south and west by low lying land which is liable to flooding from the River Dove and its tributaries. These areas of countryside have been designated as Special Landscape Areas in the Mid Suffolk Local Plan. Most development has taken place on higher ground to the north of the attractive historic core of the town. This is close to the employment area at Mid Suffolk Business Park on the former Eye Airfield. There is likely to be scope for some further housing development in this direction, without damaging the special character of the central area of Eye or locating housing too close to industrial uses.

The policies of relevance to development in Eye include:

Policy CS1 Settlement Hierarchy – Eye is designated as a Town. The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres. Development within other countryside villages and within the countryside within the Eye Neighbourhood Plan will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

Policy CS2 Development in the Countryside and Countryside Villages – In the countryside development will be restricted to defined categories including the preservation of Listed Buildings, rural exception housing, the extension of dwellings, the reuse and adaptation of buildings for appropriate purposes and new-build employment generating proposals where there is a strategic, environmental or operational justification.

Policy CS5 Mid Suffolk's Environment – Seeks to maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. 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. The Council will introduce policies in the other DPDs of the Local Development Framework to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains.

Policy CS9 Density and Mix – Housing developments should make best use of land by achieving 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.

1.2.2 Adopted Mid Suffolk Core Strategy Focused Review DPD (2012)

Policy FC2 Provision and Distribution of Housing – Eye is expected to provide 230 new homes over a 15 year period from 2012. Eye is also expected to provide 1.34 hectares of new employment on the Eye Airfield site by 2026.

1.2.3 Mid Suffolk Local Plan 1998 Saved Policies (2004)

The 1998 Local Plan has mostly been superseded by policies from the Core Strategy and Focused Review. However the Local Plan is relevant for setting Affordable Housing requirements in new developments of up to 35% of the total provision of housing on appropriate sites that meet site size thresholds, and on rural exception sites. Other policies of relevance to Eye are:

Policy SB3 Retaining visually important open spaces – Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community. The district planning authority will resist development which would have a harmful effect on these identified visually important open spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape.

Policy HB1 Protection of historic buildings – The district planning authority places a high priority on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the settings of listed buildings.

Policy HB8 Safeguarding the character of conservation areas – Priority will be given to protecting the character and appearance of conservation areas and the district planning authority will expect new building, alterations or other forms of development to conserve or enhance their surroundings. Similar care will be taken when considering proposed development on land which lies adjacent to a conservation area.

Policy CL2 Development within Special Landscape Areas – 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.

Policy CL11 Retaining High Quality Agricultural Land – The conservation of agricultural land is encouraged, with particular protection will be afforded to the best and most versatile agricultural land (namely grades 1, 2 and 3a of agricultural land classification).

1.2.4 Babergh and Mid Suffolk Joint Local Plan: Consultation Document (August 2017)

The Babergh and Mid Suffolk Joint Local Plan consultation document 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. The Plan will set out a vision for the area and will include policies and land allocations.

The consultation document proposes a new settlement boundary for Eye, and proposed sites that are potentially suitable for allocation within and on the urban edge of Eye. The plan will not amend the designations/status of existing market towns in the new joint settlement hierarchy. Therefore Eye will stay as an existing market town in the new Joint Local Plan. The Councils have taken the approach that Urban Areas, Market Towns and Core Villages will have new growth identified and allocated in the new Local Plan through the allocation of new housing sites.

With regard to the overall pattern of growth, district wide options propose that Urban Areas and Market Towns in Mid Suffolk will have to deliver between 20-35% of the districts growth. The council are considering which approach is the most sustainable to enable development in rural communities. The allocation of sites in towns and core villages will provide certainty on the principle and potential scale of large development.

The council are also considering strategic priorities in relation to conservation of the historic environment, including landscape. Special Landscape Areas (SLAs) are local landscape designations which are identified in the adopted plans of both Districts. The approach towards landscape protection has evolved since the current Local Plan policies were put into place. Current practices re-evaluate landscape characteristics as a whole rather than identifying small pockets of deemed significance. The council are considering whether Special Landscape

Area designations are to be maintained or removed, whereby all development would be expected to minimise impacts on the landscape and to enhance landscape character wherever possible.

The consultation document also includes inset maps identifying potential development sites, existing settlement boundaries and proposed draft new settlement boundaries, as seen in **Figure 1-4** for Eye.

The consultation document was also released for consultation (Reg 18) alongside an interactive online mapping which identifies further SHELAA sites that were found to not be suitable for residential and employment development and sites that have potential for residential and employment development, as seen in **Figure 1-5** for Eye.

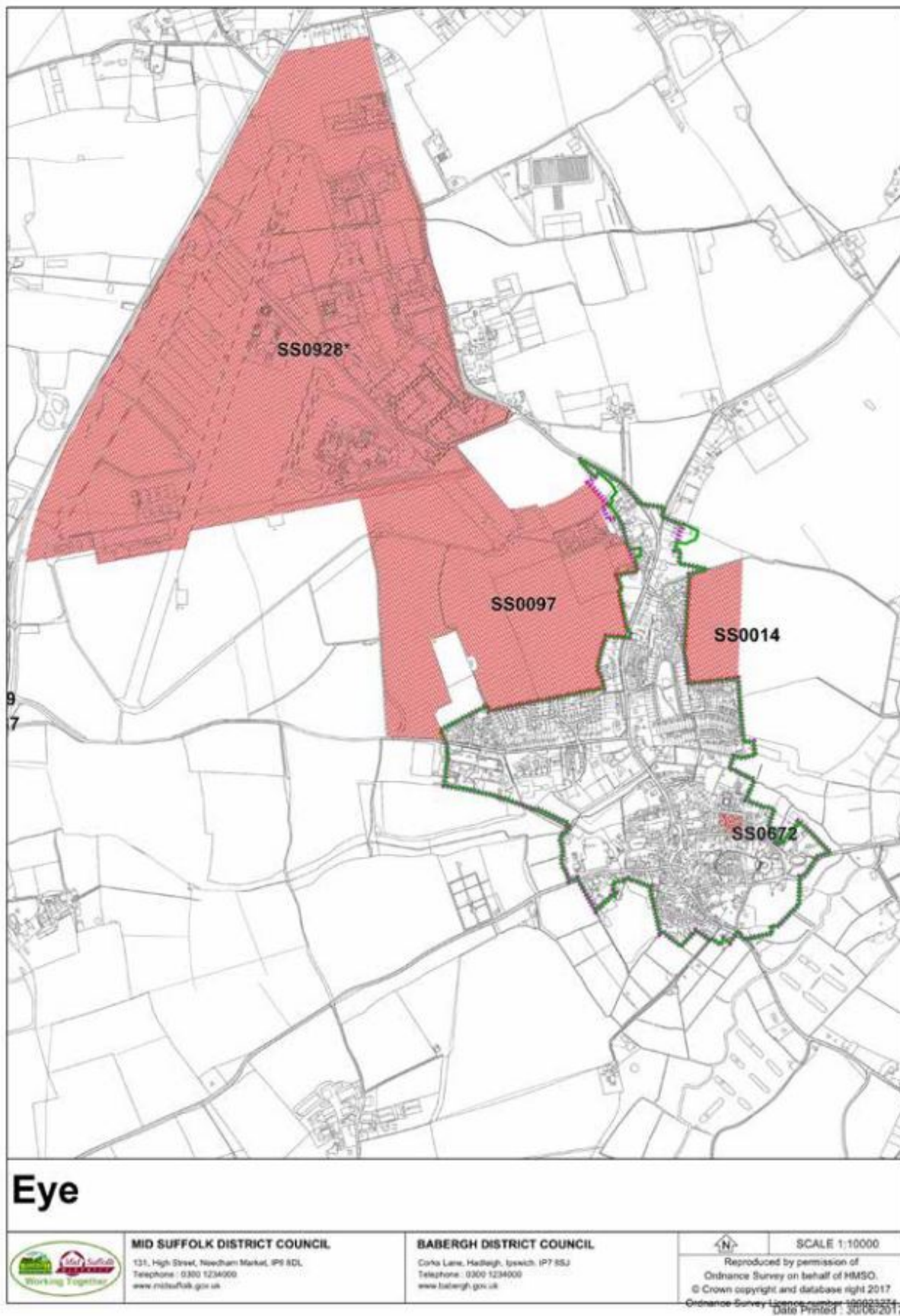


Figure 1-4: Inset Map of Eye, Appendix 4 settlement maps of Babergh and Mid Suffolk Joint Local Plan Consultation Document (August 2017)

(Source: Mid Suffolk District Council Website)

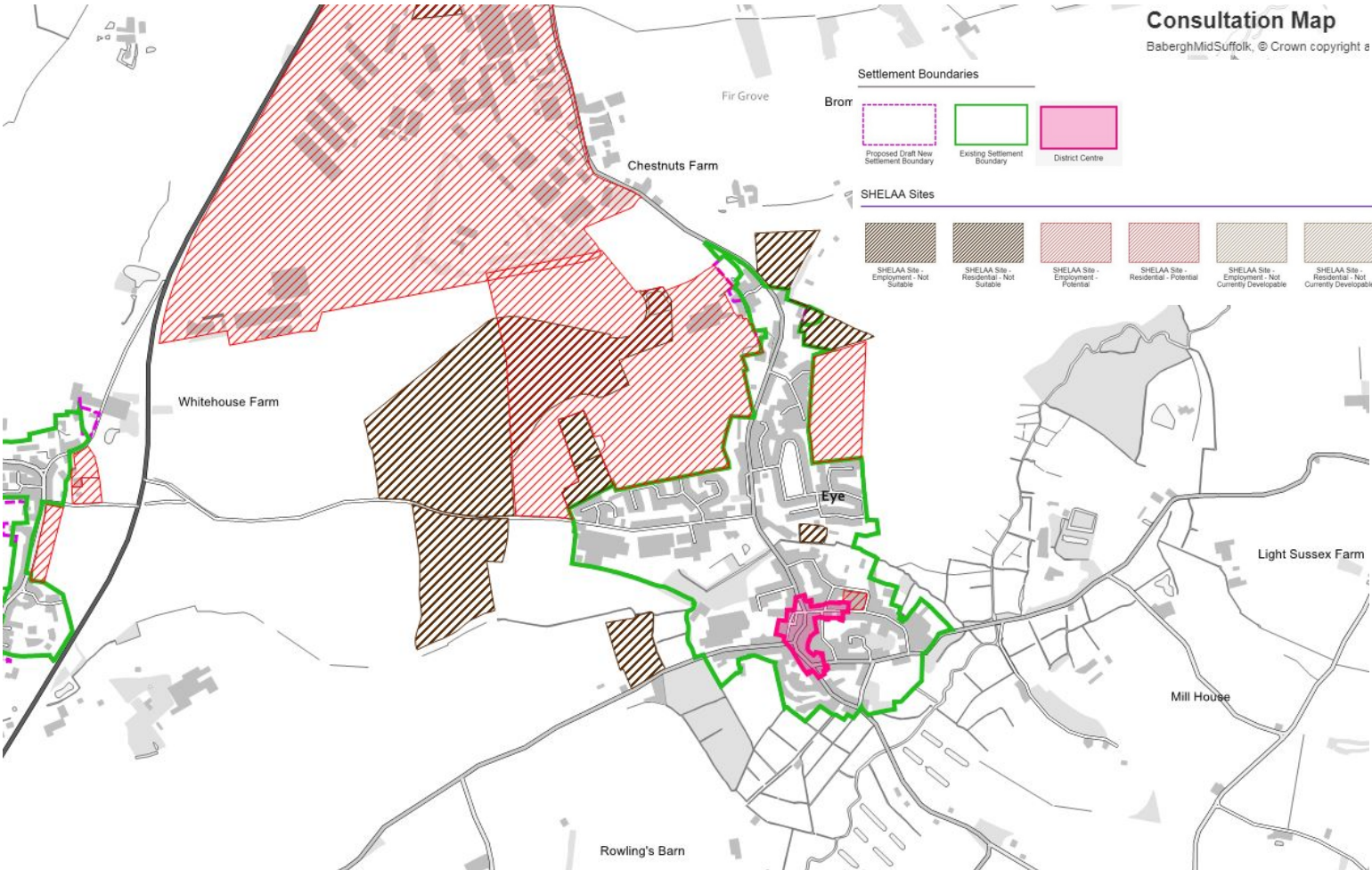


Figure 1-5: Consultation Map identifying SHELAA sites and revised settlement boundary

(Source: Mid Suffolk District Council Website)

1.2.5 Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (2017)

The implication of the emerging Local Plan is that Eye, and other villages and towns developing Neighbourhood Plans, will allocate the development needed through those Plans. However, BMSDC have assessed a number of sites in Eye through the technical work to support the Local Plan, specifically the Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017). The SHELAA considered a total of eleven sites for housing within the parish (three were accepted and eight rejected), see **Figure 1-6** below.

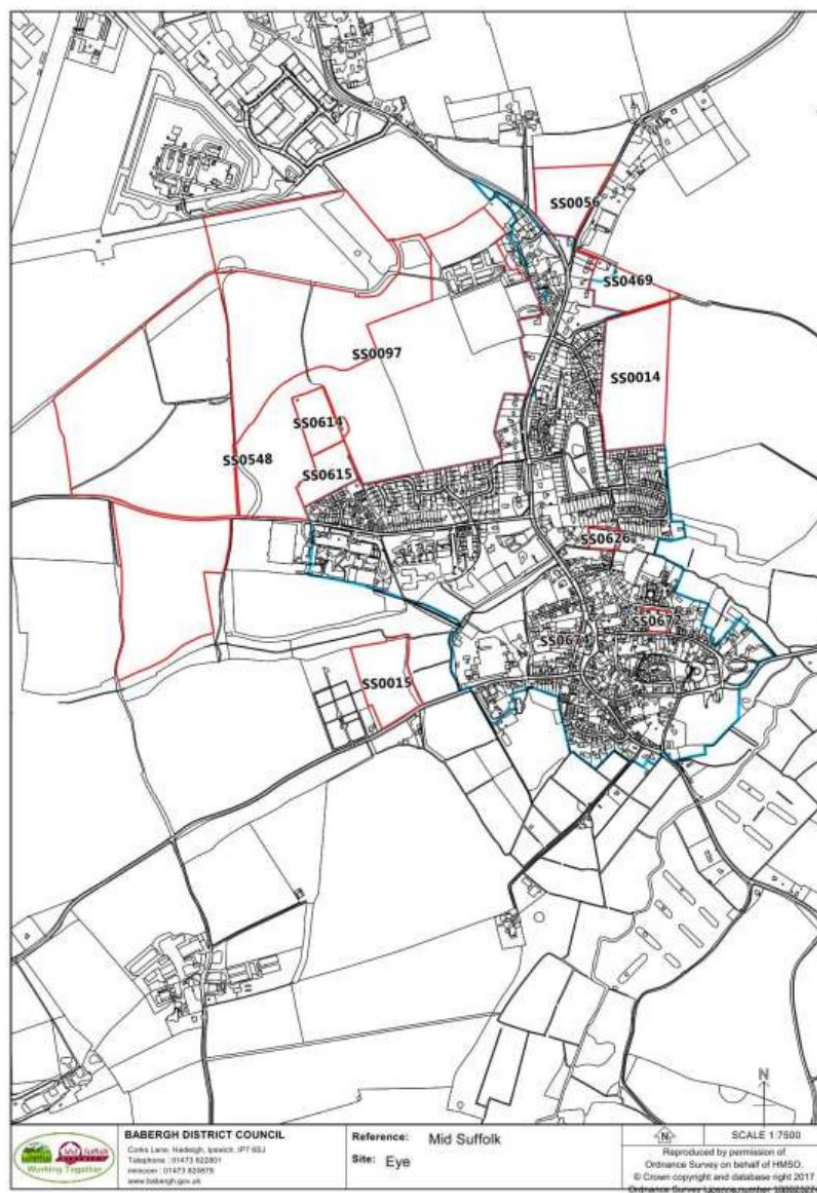


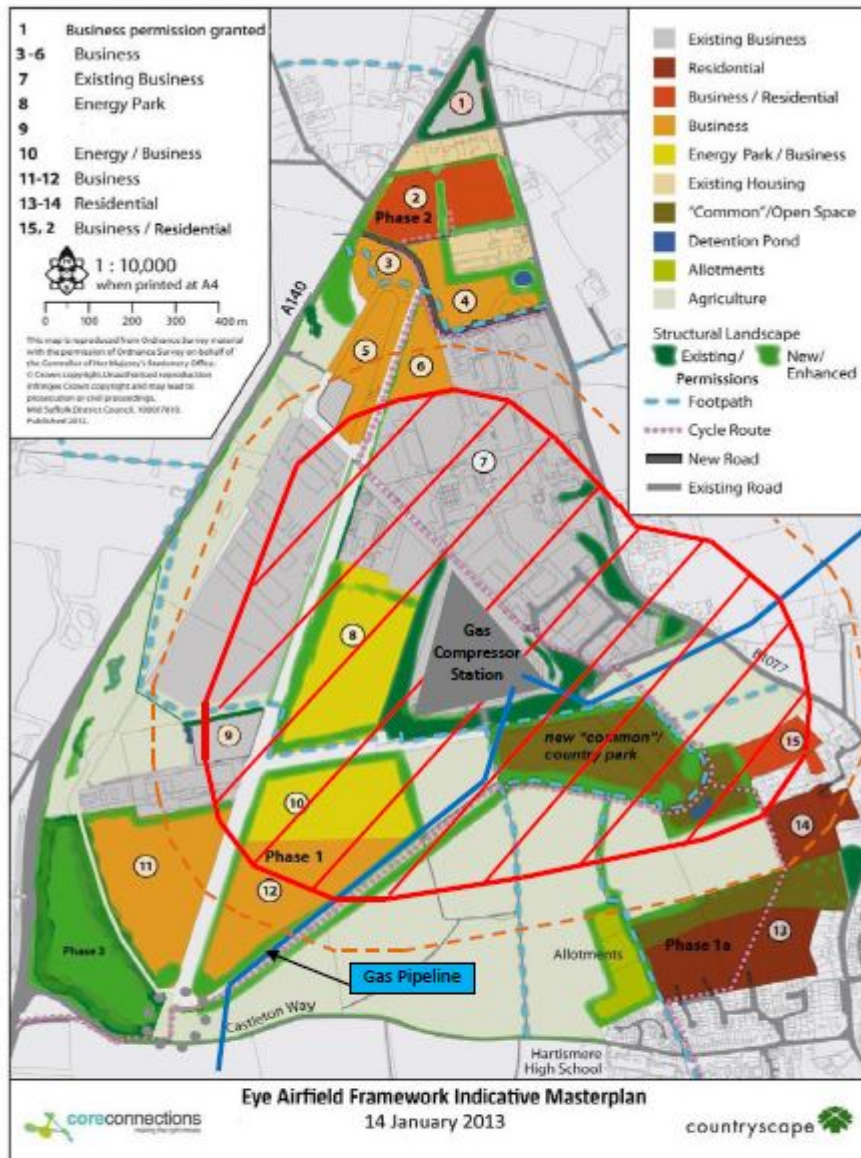
Figure 1-6: BMSDC Public Site Submissions for Eye (April 2017)

(Source: Mid Suffolk District Council Website)

1.2.6 Ipswich and Waveney Housing Market Areas: Strategic Housing Market Assessment (2017)

The Objectively Assessed Need from 2014-2036 for Mid Suffolk Local Authority area is 9,951 new dwellings, which equates to 452 new dwellings a year. However this figure only represents a ‘starting point’ in identifying housing requirements. There are a number of other factors that will be considered when setting the final figure in the Emerging Joint Local Plan.

1.2.7 Eye Airfield Planning Position Statement (November 2013)





-  **HSE Inner Zone** - No workplaces with more than 3 storeys or 100 people
 - No houses other than Minor Infill (typically 1 or 2 units)
-  **HSE Middle Zone** - Restrictions on workplaces with vulnerable people
 - No residential developments of more than 30 units

Figure 1-7: HSE Consultation Zones

(Source: Mid Suffolk District Council Website)

Figure 1-7 is taken from the Eye Airfield Planning Position Statement, adopted in November 2013. The Health and Safety Executive (HSE) has enforced consultation/safety zones around the gas compressor station on Eye Airfield in the north. The HSE has placed stringent limits to new development within these zones including residential uses. Residential development in the Inner Consultation Zone would be advised against with the exception of some minor infill (i.e. 1 or 2 units). Residential development in the Middle Consultation Zone would only be advised against if they are for more than 30 dwellings, or with densities of above 40 dwellings per hectare.

2. Site Assessment Method

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

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

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

2.1 Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All SHELAA sites that were assessed as being suitable, available and achievable for development; and
- Other sites identified by the Neighbourhood Plan Group.

New sites which had not already been assessed through the SHELAA were put forward by ETC and considered as part of the assessment. These sites were sifted early on to disregard any sites that had major showstoppers. **Table 3.3** shows the results of this sifting exercise.

All sites included in the assessment are shown on **Figure 3-1**.

2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) 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.

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 etc.); and
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

2.3 Task 3: Complete Site Pro-Formas

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 and using other sources including google maps/ streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits 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 neighbourhood area.

2.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

The conclusions of the SHELAA were revisited to consider whether the conclusions would change as a result of the local criteria.

2.5 Indicative Housing Capacity

Where sites were previously included in the SHELAA, indicative housing capacity shown in this document has been used.

If landowners/developers have put forward a housing figure, this has been used if appropriate.

Where a site capacity figure does not exist, a calculation of the number of units at a development density of 30 dwellings per hectare has been applied in accordance with *Policy CS9 Density and Mix* of the 2008 Core Strategy.

3. Site Assessment

3.1 Identified Sites

The 2017 Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment considered sites in Eye that could be suitable for housing. The sites in **Table 3.1** were found to be suitable, available, and achievable during the plan period.

Table 3.1: Sites Identified in the SHELAA (2017) that were suitable

Site Ref.	Site Address	Area (Ha)	Yield (residential units)
SS0014	Land to the north of Maple Way, Eye	5.7	150
SS0097	Land to north of Castleton Way and west of Victoria Hill, Eye	28.7	280
SS0672	Land north of Church Street	0.33	20

Eight sites identified in the 2017 SHELAA were not considered to be suitable. These are presented in **Table 3.2**.

Table 3.2: Sites Identified in the SHELAA (2017) that were not suitable

Site Ref.	Site Address	Reason
SS0015	Land to the north of Yaxley Road, Eye	Poorly related and detached from existing settlement pattern.
SS0016	Land at Eye Airfield, Langton Green	Poorly related and detached from existing settlement pattern if developed in isolation. Part of Eye Airfield regeneration area.
SS0056	Land between Brome Avenue and B1077, Langton Green, Eye	Poorly related to existing services and facilities as well as existing settlement pattern.
SS0469	Land to the east of Brome Avenue, Eye	Poorly related to services and facilities and isolated development from existing settlement pattern.
SS0548	Land north and south of Castleton Way and west of Victoria Way, Eye	The site in isolation would be detached from existing facilities and services and current settlement pattern. It is also in an area identified as high landscape sensitivity value.
SS0614	Land north of Castleton Way and north of Millfield	Site is isolated and not directly accessible to road network. Unsuitable safe access to local facilities. May have potential to come forward if a comprehensive scheme came forward for the whole area.
SS0615	Land at allotments, north of Millfield	Site is an existing allotment area.
SS0626	Land south of Pine Close and north of Wellington Road	Site is designated as a Visually Important Open Space to the settlement.

Eye Town Council (ETC) submitted eleven sites to be considered in the assessment. These are presented in **Table 3.3**. These sites, at this stage, were assessed at a high level to see if any had any major suitability showstoppers. Sites where the availability are unknown will be assessed, but as aspirations in the Neighbourhood Plan, and cannot be considered as allocations unless the availability is confirmed.

Table 3.3: Sites Identified by Eye Town Council

ETCSite Ref.	SHELAA (2017) Reference	Proposed Use	ETC Comment	Available	Take Forward to be Assessed for Suitability?
1a	SS0014	Housing	The site might affect a landscape designation to the east. ETC's main concern is that it is difficult to see it contributing to wider areas such as replacement school site, new cycleways/footways or road improvements.	Yes – submitted in the 2017 SHELAA	Yes – found suitable in the 2017 SHELAA.
1b	Not included	Housing	Extension to Site 1a	Unknown	Yes but unless availability is confirmed, not suitable for an allocation.
2	Part SS0548, very small part of SS0097 in the east and very small part in the east not within a SHELAA site	Housing	The Local Plan consultation document caused concerns about extending the site south of Eye Airfield because of gas safeguarding zones. The possible benefits of extending the site (Site 12) with outline permission to the north and west is the introduction of a green barrier between the site and the possibility of a bypass off Castleton way and Victoria Hill.	Yes – majority of the site submitted in the 2017 SHELAA	Yes – even though the site was rejected in the SHELAA due to the site being developed in isolation being seen as unacceptable, the recent outline planning permission (3563/15) on the land directly to the south (Site 12) could alter this conclusion.
3	SS0614	Housing/Solar Power	The site is owned by ETC. Currently used for agriculture. The Secretary of State awarded the site permission to dispose from possible previous allotment use. Access would need to be provided from the surrounding development site.	Yes – submitted in the 2017 SHELAA and ETC are the landowners	Yes – the site was rejected in the SHELAA as the site is not accessible to the road network. However the recent outline planning permission (3563/15) could provide access for the site as a road is proposed on the site's northern boundary.
4	SS0615	Housing/Solar Power	Currently used for allotments which would need to be relocated onto land without development value. Same constraints as site 3.	Yes – submitted in the 2017 SHELAA	Yes – if ETC find an alternative site for the allotments, then this site has potential to come forward.
5	Small portion of SS0548	Primary school	Potential site for a 210 or 420 place primary school. Could secure facilities with adjoining Hartismere High School. Would need substantial developer contribution to be a viable option.	Yes – submitted in the 2017 SHELAA	No – the group have since decided to include this site within Site 6. Site 5 on its own or as part of site 6 would be an isolated site in open countryside and therefore not suitable for allocation.
6	Half of the site to the east is within SS0548, half of the	Housing	Linked with Site 5 above.	Unknown	No - SS0548 was rejected in the SHELAA and the

ETCSite Ref.	SHELAA (2017) Reference	Proposed Use	ETC Comment	Available	Take Forward to be Assessed for Suitability?
			site to the west is not within a SHELAA site		remaining site is isolated from the main up area of Eye. Development here would significantly reduce the gap between Eye and Yaxley.
7	Not included	Housing	Might not deliver the same infrastructure benefits of the other greenfield sites. Cross subsidy with Site 9?	Unknown	Yes but only for crematorium use as the site is isolated from the main built up area of Eye.
9	Not included	Housing	Currently used as chicken processing factory. Possible contamination from this use and munitions storage during the war. Therefore potentially high costs – cross subsidy with another site? Also potential for additional sports pitches.	Yes – landowner confirmed to ETC that the site is available	Yes
10	Not included	Housing	Existing primary school. Possibility of extension to accommodate the pupils generated by the 280 dwelling development south of Eye Airfield – but not much else. Alternatively develop another 210 place school elsewhere, for example site 5, or move the school completely (420 place).	Unknown	Yes but unless availability is confirmed, consider as an aspiration and not an allocation.
11	Not included	Housing	Currently underutilised Hartismere Hopsital	Unknown	Yes but unless availability is confirmed, consider as an aspiration and not an allocation.

3.2 Sites Considered through the Site Appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- SHELAA sites in Eye that currently have potential for development, i.e. they are suitable, available and viable; and
- Sites submitted by Eye Town Council and are considered appropriate to take forward in the site appraisal.

Table 3.4 sets out all sites included in the appraisal from the above two sources. ETC Site references have been used. Where SHELAA sites did not have site references, we have created new site references.

Table 3.4: Sites Considered through the Site Appraisal

Site Ref.	Site Source	SHELAA Ref.	Site Address	Land Type	Area (ha)	Yield
1a	SHELAA	SS0014	Land to the north of Maple Way, Eye (a)	Greenfield	5.7	150
1b	ETC	N/A	Land to the north of Maple Way, Eye (b)	Greenfield	6.53	Unknown
2	ETC	Part SS0548 and very small portion of SS0097	Land between Victoria Hill and Castleton Way	Greenfield, very small parts of site brownfield	35.9	Unknown

Site Ref.	Site Source	SHELAA Ref.	Site Address	Land Type	Area (ha)	Yield
3	SHELAA	SS0614	Land north of Castleton Way and north of Millfield	Greenfield	1.29	Unknown
4	SHELAA	SS0615	Land at allotments, north of Millfield	Greenfield	1.33	Unknown
7	ETC	N/A	Land off Yaxley Road	Greenfield	15.9	Unknown
9	ETC	N/A	Land currently occupied by a poultry factory on Yaxley Road	Brownfield	4.36	Unknown
10	ETC	N/A	Land currently occupied by St Peter School on Church Street	Brownfield	0.43	Unknown
11	ETC	N/A	Land currently occupied by Hartismere Hopsital on Castleton Way	Brownfield	1.85	Unknown
12	SHELAA	SS0097	Land to north of Castleton Way and west of Victoria Hill, Eye	Greenfield/Brownfield	28.7	280
13	SHELAA	SS0672	Land north of Church Street	Brownfield	0.33	20

Figure 3-1 shows all sites to be included in the assessment on a map.



Figure 3-1: Sites assessed in the Eye Neighbourhood Plan (Source: Google Earth and AECOM)

4. Summary of Site Appraisals

Table 4.1 sets out a summary of the site assessments. This includes the SHELAA conclusion and the conclusions of the Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

Not all sites are considered to be available for development, as some were submitted by the Neighbourhood Plan Steering Group without evidence of availability of the site for future development. For these sites, if they have been found to be suitable, we have recommended them to be put forward as aspirations for development within the Neighbourhood Plan instead of allocations.

Table 4.1 should be read alongside the completed pro-formas presented in **Appendix A**.


Table 4.1: Site Assessment Summary Table

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
1a	Land to the north of Maple Way, Eye (a)	Greenfield	SHELAA	5.7	150 (taken from the SHELAA)	SS0014 – The site is potentially considered suitable for residential development, taking identified constraints into consideration. Highways constraints would need addressing including issues regarding access, footpaths and infrastructure requirements. Landscape constraints would also need addressing which includes the site being within a Special Landscape Area.	<p>The site is considered potentially suitable for allocation if identified constraints are addressed, including access.</p> <p>The site is within a Special Landscape Area. Policy CL2, Development within Special Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies (2004), states that “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.” Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>The site is not within or adjacent to any environmental or heritage designations. It is unlikely the site has significant ecological value because it is a working agriculture field.</p> <p>A recent outline planning application was submitted on the site (DC/18/0177) for residential development for up to 126 dwellings and associated infrastructure including access.</p>







Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
1b	Land to the north of Maple Way, Eye (b)	Greenfield	ETC	6.53	195 (based on 30dph)	N/A	<p>The site's availability is unknown. Until this is confirmed, the site cannot be allocated in the plan. There are also significant constraints to development in this location.</p> <p>There is no existing access to the site. Access is reliant is on passing through Site 1(a).</p> <p>The site is within a Special Landscape Area. Policy CL2, Development within Special Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies (2004), states that "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." Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>Although parts of the site are more than 800m from the town centre, the site is within reach of town services and amenities and close to bus stops.</p>
2	Land between Victoria Hill and Castleton Way	Greenfield, very small parts of the site is brownfield	ETC	35.9	360 (at 30 dph on unconstrained land)	Part SS0548 – The site in isolation would be detached from existing facilities and services and current settlement pattern. It is also in an area of identified as high landscape sensitivity value.	<p>In isolation this site does not appear to be suitable for development. However Site 12, which is located adjacent to the south of the site, has recently been granted Outline Planning Permission. If development is implemented on Site 12, then Site 2 would no longer be an isolated site.</p> <p>The Health and Safety Executive (HSE) has enforced consultation/safety zones around the gas compressor station on Eye Airfield in the north. The HSE has placed stringent limits to new development within these zones including residential uses. Over 50% of the site in the north falls within the Inner Consultation Zone.</p>



Site Ref.	Site Address	Site Type (Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
							<p>Residential development here would be advised against with the exception of some minor infill (i.e. 1 or 2 units). A smaller portion of the site falls within the Middle Consultation Zone. Residential development here would only be advised against if they are for more than 30 dwellings, or with densities of above 40 dwellings per hectare. As a result, only approximately 30% (about 12 ha) of the site, in the south, does not fall within any Consultation Zone.</p> <p>Therefore residential development is only advised to be suitable in the southern portion of the site (the part nearest Castleton Way). The land here is fairly flat and free of any environmental or heritage constraints.</p> <p>The part of the site that is not within any HSE Consultation Zone has very open views to the surrounding countryside. This may need mitigating through screening. There are also wind turbines to the north of this part of the site which may affect development viability.</p> <p>If the 12 ha of land in the south, which is not within a HSE consultation zone, is allocated, it could provide up to 360 dwellings (at 30 dph).</p>
3	Land north of Castleton Way and north of Millfield	Greenfield	SHELAA	1.29	38 (at 30 dph)	SS0614 – The site is isolated and not directly accessible to the road network. There is unsuitable safe access to local facilities. The site may have potential to come forward if a comprehensive scheme comes forward for the whole area.	<p>The site is considered suitable for allocation but does have some constraints that would need to be mitigated / resolved, including access to the site. Development here would ideally come forward as part of a wider scheme aligned with the Outline Planning Permission on the adjacent Site 12 (3563/15). This would resolve the existing access issue to the site.</p> <p>The site is an underutilised green space. Views to this site from the surrounding area are fairly open.</p>
							

Site Ref.	Site Address	Site Type (Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
4	Land at allotments, north of Millfield	Greenfield	SHELAA	1.33	39 (at 30 dph)	SS0615 – The site is an existing allotment area.	<p>The site is considered suitable for allocation as long as a suitable alternative site is identified for allotment use. Development here would ideally come forward as part of a wider comprehensive scheme aligned with the Outline Planning Permission on the adjacent Site 12 (3563/15).</p> <p>There is some existing vegetation on site, but this is restricted to the eastern and western boundaries, which also provides natural screening of the site from the surrounding area. The site is flat and does not have environmental or heritage designations.</p>
							
7	Land off Yaxley Road	Greenfield	ETC	15.9	Crematorium	N/A	<p>This site has been put forward by ETC to be considered for a crematorium use.</p> <p>It is an existing greenfield site adjacent to an existing cemetery. The site has existing access of the B1117 and no environmental or heritage designations.</p> <p>The site does not have any environmental or physical reasons why it cannot be allocated for crematorium use. We recommend that ETC have discussions with the District Council on allocating the site for this use, and if it would be supported, then the site is considered suitable for allocation for this use. However it is only considered suitable on the eastern third of the site, which is adjacent to the existing cemetery.</p>
							
9	Land currently occupied by a poultry factory on Yaxley Road	Mixture	ETC	2.56	76 (based on 30dph on just the existing built up portion of the	N/A	<p>It is assumed the site is being considered for development on the eastern portion (currently occupied by a factory) and the western site as potentially for sports pitches. The western part of the site is in flood zone 3 and therefore not</p>

Site Ref.	Site Address	Site Type (Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
						site)	<p>suitable for development but may be suitable for sports pitches.</p> <p>The current factory site is considered suitable for allocation if the identified constraint can be resolved. It is in a sustainable location close to the town centre and close to the bus service to Diss.</p> <p>Due to the existing poultry use and former railway-related use, the site could contain contaminated land. Power lines also cross the site. Both these constraints may increase development costs or affect the area that is suitable for development.</p> <p>The site is adjacent to four listed buildings, but these are currently well screened from the site, and as the site has existing buildings on it, redevelopment will not negatively impact the existing listed buildings.</p>
10	Land currently occupied by St Peter School on Church Street	Brownfield	ETC	0.43	12 (based on 30dph)	N/A	<p>The site's availability is unknown. Until this is confirmed, the site is not recommend as an allocation but can be listed in the Neighbourhood Plan as an aspiration. In addition, an appropriate alternative site would need to be confirmed for the school before the site can be allocated for housing. The site is considered suitable to be an aspiration for development in the Neighbourhood Plan but does have some minor constraints that would need mitigating.</p> <p>The site is an existing brownfield site currently used as a school. There is existing access to the site from Church Street and the site is 450m from a bus stop with services to Diss. The site is favourably located with respect to the local centre of Eye and has suitable pedestrian paths to the centre of Eye.</p> <p>The site has no environmental designations. The existing nature of the site means there is little potential for ecological value. However the site is</p>
							
							
							
							

Site Ref.	Site Address	Site Type (Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
11	Land currently occupied by Hartismere Hospital on Castleton Way	Brownfield	ETC	1.85	55 (based on 30dph)	N/A	<p>within the Eye Conservation Area and adjacent to two Grade 1 Listed Buildings, one Grade II Listed Building and one Grade II* Listed Building. There are also prominent views to and from Eye Castle. Existing development on site means redevelopment for housing should not be an issue, but careful consideration would be required in the design.</p> <p>The site is within a Special Landscape Area. Policy CL2, Development within Special Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies (2004), states that "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." Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>The site's availability is unknown. Until this is confirmed, the site is not recommend as an allocation but can be listed in the Neighbourhood Plan as an aspiration, potentially for conversion of the main building to residential if the current use were to cease.</p> <p>The site is an existing brownfield site currently used as a hospital and police station. The site appears to be underutilised at present and a number of hospital facilities have been closed down over the past couple of years. A planning application was granted in September 2012 (2477/12) for the demolition of one of the hospital buildings and the use of this space for car parking. The building has since been demolished but the land it was on has not been built on yet for a car park and remains empty. This presents an opportunity to consolidate some of the hospital uses and redevelop part of the site for housing.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
							<p>The site has existing suitable access off Castleton Way. The site is adjacent to a bus stop with services to Diss and adjacent to a secondary school. The site is moderately located with respect to the local centre of Eye.</p> <p>The site has no environmental or heritage designations within or adjacent to it. However there may be some ecological value on site due to some existing green spaces, but this would be limited to small portions of the site. Part of the southern boundary has TPOs on it, but this is very minimal and therefore should not affect the development potential of the site. There are PROWs running along the western and southern boundaries.</p> <p>Due to the existing hospital use the site could contain contaminated land. Power lines also cross the site. Both these constraints may increase development costs or affect the area that is developable for housing.</p>
12	Land to north of Castleton Way and west of Victoria Hill, Eye	Greenfield/Brownfield	SHELAA	28.7	280 (taken from the SHELAA)	<p>SS0097 – The site is within the broad area (Eye Airfield) for regeneration priorities and is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> • Landscape and heritage assets impact; • Biodiversity and geodiversity impact; • Highways – regarding access, footpaths and infrastructure required; • Scale of site – consider reducing size of site to be more in keeping with the existing settlement; and • HSE consultation zone – for gas compressor station but will also limit the area suitable for housing. 	<p>Outline Planning Permission (3563/15) was granted on the 27th March 2018 for proposed development of up to 280 dwellings, a 60 bed residential care homes, and associated infrastructure.</p> <p>As the site already has planning permission, it does not need to be allocated to count towards the housing requirement for Eye. However, ETC may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented.</p>

Site Ref.	Site Address	Site Type (Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	SHELAA Conclusion	Neighbourhood Plan Site Assessment
						<p>The site is potentially considered suitable for residential development, accessing the site off Victoria Hill taking identified constraints into consideration. However only part development along the southern and eastern aspect is recommended to avoid the HSE consultation zone and disproportionate development to the existing settlement. Estimated new site area: 8 ha.</p>	
13	Land north of Church Street	Brownfield	SHELAA	0.33	20 (taken from the SHELAA)	<p>SS0672 – The site is a redundant care home. The site is potentially considered suitable for development, subject to further investigation of;</p> <ul style="list-style-type: none"> • Townscape impact; • Biodiversity impact; • Heritage asset impact; and • Transport impact. <p>The site is available immediately and in the single ownership, with a developer engaged. Therefore the site is potentially considered suitable for residential development taking any constraints into consideration.</p>	<p>The site is considered suitable for allocation if the constraints identified in the SHLAA can be resolved.</p> <p>The site would not impact any environmental designations, is located within a close distance to services and facilities, is a brownfield site with a building that has been derelict for at least four years and has suitable existing access.</p> <p>There are multiple listed buildings surrounding the site. The site is also within Eye Conservation Area. Existing development on site means redevelopment for housing should not be an issue, but careful consideration would be required in the design.</p> <p>The local residents indicated a strong preference in retaining the existing open space in this site. A site allocation policy within the Neighbourhood Plan can set this as a requirement.</p>



5. Conclusions

5.1 Site Assessment Conclusions

Eleven sites were assessed to consider whether they would be appropriate for allocation in the Eye Neighbourhood Plan. These included sites that were submitted through Babergh and Mid-Suffolk Joint Strategic Housing and Economic Land Availability Assessment and found to be suitable, available and achievable for development, and sites that were submitted by the Neighbourhood Plan Steering Group.

The adopted Mid Suffolk Core Strategy Focused Review (2012) expects Eye to accommodate 230 new homes over a 15 year period from 2012. In March 2018, Outline Planning Permission (3563/15) was approved for 280 dwellings on Land at Eye Airfield Castleton Way. If this planning permission is implemented, the current housing requirement for Eye will be met. However, it is possible that the emerging Joint Local Plan will set a higher housing requirement than the adopted Core Strategy figure. The Town Council may choose to allocate 'contingency' sites for more than the requirement to allow for a higher future housing requirement and to provide alternative options for sustainable development if current planning permissions are not implemented. Once the Joint Local Plan has been adopted or is further developed, it is recommended that ETC revisit the housing site options set out in this report for consideration in the Neighbourhood Plan.

Table 4.1 sets out a summary of the site assessment and includes both the SHELAA conclusions (where applicable) and the conclusions of the Neighbourhood Plan site assessment.

Two of the sites submitted by the Neighbourhood Plan Steering Group were discounted, see **Table 3.3**. These sites were discounted either because they had been previously rejected in the SHELAA, or included in a wider site area.

Of the remaining sites, three sites have been assessed as suitable for allocation in the plan for housing. One of these is the site with planning permission (for 280 homes) and therefore is already a committed development and does not need to be allocated, unless ETC choose to do so. Two of the other sites, the poultry factory and a former care home, are both suitable to be put forward as proposals for housing allocations if the identified constraints can be resolved. Both of these sites are opportunities for redevelopment of brownfield land in sustainable locations that would revitalise the sites and provide environmental, social and economic benefits to the town.

There are a further four sites (1a, 2, 3 and 4) that are potentially suitable for allocation in the plan for housing if required, although these have constraints (including availability) that would need to be resolved before allocation could be considered. There are three sites which are not suitable for allocation in the Neighbourhood Plan at the current time.

It is also possible for the plan to identify aspirations or projects on sites which cannot currently be allocated; for example because they are not currently available. These would not be policies but a way of communicating the community ambitions to residents and prospective developers.

ETC has expressed an aspiration for land uses other than housing in the town, including a supermarket and crematoria use. For retail use to be allocated in the plan, evidence should be provided to demonstrate there is a lack of capacity in the existing retail provision, which should be discussed with the District Council. The location of retail use should be in line with National and Local Planning policies. The NPPF requires planning authorities to apply a sequential test when planning for retail and town centre uses. Proposals should be located in town centres, followed by edge of centre if no suitable town centre sites are available, with consideration only given to out of centre if no suitable town centre or edge of centre sites are available. There is one site which has been identified as potentially suitable for crematoria use. This appears to be suitable candidates for allocation. For both retail and crematoria use, the need for these and potential locations should be discussed with the District council

5.2 Next Steps

The next steps for ETC would be for the housing requirement and site allocation options to be discussed with the District Council. Further information on how to present site allocations in the Neighbourhood Plan can be found in the Locality Site Assessment Toolkit¹².

¹² <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Babergh and Mid Suffolk District Councils;
- 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; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions¹³.

5.3 Viability

As part of the Locality Neighbourhood Planning support, ETC is receiving advice on the viability of sites for development. The findings of this work should be taken into account when considering which sites to put forward for allocation in the plan.

Also, the District Council's existing viability evidence (such as Ipswich, Babergh, Mid Suffolk and Suffolk Coastal's Affordable Housing Site Viability Study¹⁴) can be used to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

¹³ Babergh and Mid Suffolk District Councils adopted the CIL Charging Schedules in January 2016, available here <http://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>.

¹⁴ Available here <http://www.babergh.gov.uk/assets/Strategic-Planning/Historic-Evidence/AffHsngSiteViabilityStudyJun09.pdf>

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma

General information

Site Reference / name	1b
Site Address (or brief description of broad location)	Land to the north of Maple Way, Eye (b)
Current use	Agriculture
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	6.53
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	ETC



Context

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

Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is no existing access. Access is reliant on going through Site 1(a). Assuming access can be created through Site 1(a), there seems to be moderate potential to create suitable access as there are various roads that lead</p>
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	up to the boundary of the field. However the roads leading up to the site, through a fairly new development, are narrow and constrained, therefore this would limit the amount of new development that could be built on this site.
Is the site accessible? Provide details of site's connectivity	Site is 460m from bus stops with services to Diss.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	Contains or is adjacent to no policy or environmental designations.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Limited potential value	Potentially as site is adjacent to some hedgerows but this is limited and the site is mostly a working agriculture field. A Habitat Phase 1 Survey would still be recommended for any planning applications as the site is greenfield.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 17 (Rolling Valley Claylands) of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are <i>“gently sloping valleys on medium clay soils. The area is comprehensively settled with some substantial villages and market towns such as Eye. The main landscape strategy for the area is to retain, enhance and restore. Important consideration of new development on the visual impacts on Conservation Areas must be taken into account.”</i></p> <p>The site is within a Special Landscape Area. Policy CL2 Development within Special</p>

		<p>Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies (2004) states that “<i>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.</i>” Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>The site has existing screening.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 2 agricultural land</p>	<p>Contains Grade 2 Very Good Agricultural Land.</p>

Heritage considerations

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

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Poorly located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to the local centre of Eye, but is within close proximity to a couple of services including bus stops.</p>
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Other key considerations			
Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Limited	Limited as the site consists of actively farmed agricultural land	
Public Right of Way	Some	A public right of way runs along the northern boundary.	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Site size is moderately large, however the housing requirement of Eye is relatively big as well at 230 new homes.

3.0. Availability

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

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
<p>Any other comments?</p>			

4.0. Summary

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

Conclusions

<p>The site is appropriate for allocation</p>	<input type="checkbox"/>
<p>This site has minor constraints</p>	<input type="checkbox"/>
<p>The site has significant constraints</p>	<input type="checkbox"/>
<p>The site is unsuitable for allocation</p>	<input checked="" type="checkbox"/>

<p>Potential housing development capacity:</p>	195 (based on 30dph)
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<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<ul style="list-style-type: none"> • The site is not recommended for allocation as the availability is unknown. However the site is considered suitable to be an aspiration for development within the Neighbourhood Plan. • There is no existing access to this site, and any access is reliant on going through Site 1a. Roads leading up to Site 1a are fairly quiet/narrow, and therefore this would limit the amount of appropriate new development on this site. • The site is within a Special Landscape Area. Development is not restricted but there needs to be special consideration in design. • The site is poorly located to services but is near a bus stop. • The site has no environmental or heritage designations within or adjacent to the site.
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Site Assessment Proforma

General information

Site Reference / name	9
Site Address (or brief description of broad location)	Land currently occupied by a poultry factory on Yaxley Road
Current use	Poultry Factory and open grass land (does not appear to be in agricultural use)
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	4.36
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	ETC



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
	Site planning history Have there been any previous applications for development on this land? What was the outcome? 1891/16 – Change of use of land to provide 81 space staff car park with provision of associated lightning columns and alterations of existing vehicular access – permission granted 8 th September 2016. This planning permission is on the open grass land in the south-west of the site. It has yet to be commenced.			

Suitability

Suitability

Is the current access adequate for the proposed	The site has existing suitable access.
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development? If not, is there potential for access to be provided?	
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	Site is adjacent to bus stops with services to Diss.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No mitigation required</p>	<p>The western part of the site, the portion which is greenfield land, is nearly completely within Flood Zone 3. The eastern portion of the site, the existing factory floor print, is not affected by flooding. This portion of land would be suitable for redevelopment without mitigation being required.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Little value</p>	<p>The existing nature of the site means there is little potential for ecological value. However any demolition would need to take account of potential protected species within the buildings including bats.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p>Low sensitivity to development</p>	<p>The site is located within Area 17 (Rolling Valley Claylands) of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are <i>“gently sloping valleys on medium clay soils. The area is comprehensively settled with some substantial villages and market towns such as Eye. The main landscape strategy for the area is to retain, enhance and restore. Important consideration of new development on the visual impacts on Conservation Areas must be taken into account.”</i></p> <p>The western section of the site is within a Special Landscape Area. Policy CL2 Development within Special Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies</p>

		<p>(2004) states that “<i>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.</i>” Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>The site is well screened from surrounding views and existing development on site means redevelopment would have a low impact on the surrounding landscape.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 3 agricultural land</p>	<p>Contains Grade 3 Good to Moderate Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is adjacent to four listed buildings, but these are currently well screened from the site, and as the site has existing buildings on it, redevelopment will not negatively impact the existing listed buildings.</p>

Community facilities and services

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

Other key considerations			
Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Limited	The site is existing brownfield land with limited existing vegetation. Therefore development would have very limited impact.	
Public Right of Way	Yes	A public right of way runs along the eastern boundary.	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has a high potential to have ground contamination because of the existing poultry factory use and during World War II, the site was a former railway station that was heavily used to store ammunition. This could affect the development costs.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines cross the site which may affect the development costs if they need to be relocated or affect the size of land that can be developed for housing.

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

3.0. Availability

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

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner confirm to ETC that the site is available.
Are there any known legal or ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

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

Conclusions	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	76 (based on 30dph)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is considered suitable for allocation but has some minor constraints. • The site is a mixture of existing brownfield land and open grass land, has existing suitable access, limited ecological value and development here would have limited negative impact on the landscape. • The western portion of the site is constrained by Flood Zone 3. This reduces the developable area of land to the existing built up portion of the site. • The site is adjacent to four Listed Buildings, but these are currently well screened from the site. • Potential contamination on site and power lines crossing the site may affect the developable area and/or development costs.

Site Assessment Proforma

General information

Site Reference / name	10
Site Address (or brief description of broad location)	Land currently occupied by St Peter School on Church Street
Current use	Primary school
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.43
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	ETC



Context

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

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Existing access exists of Church Street.
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Is the site accessible?	Site is 450m from bus stops to Diss.
Provide details of site's connectivity	

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Little value	The existing nature of the site means there is little potential for ecological value. However any demolition would need to take account of potential protected species within the buildings including bats.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 31 (Wooded Valley Meadowlands & Fens) of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that it is “a <i>landscape character only found in two interlinked river valleys. Although surrounded by an urban infrastructure, this landscape character maintains the impression of an undisturbed, quiet hidden landscape. The main landscape strategy for the area is to retain, enhance and restore. Any changes or developments will have a significant effect on the landscape, therefore all proposals should provide mitigation strategies to minimise the detrimental impact on both the visual amenity and the landscape character of the valley floor.</i>”</p> <p>The north-eastern part of the</p>

		<p>site falls within a Special Landscape Area. Policy CL2 Development within Special Landscape Areas of the Mid Suffolk Local Plan 1998 Saved Policies (2004) states that “<i>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.</i>” Therefore, this does not restrict development, but special consideration would be needed in design on any development in this location.</p> <p>Consideration would be needed regarding redevelopment of the site in relation to the adjacent listed buildings and the views to/from the castle.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 3 agricultural land</p>	<p>Contains Grade 3 Good to Moderate Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact or some requirement for mitigation</p>	<p>Within the Eye Conservation Area.</p> <p>The site is adjacent to two Grade I listed buildings, one Grade II listed building and one Grade II*, which are very prominent to the site.</p> <p>Existing development on site means redevelopment for housing should not be an issue, but careful consideration would be needed in the design.</p>

Community facilities and services

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

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Limited	The site is existing brownfield land with limited existing vegetation. Therefore development would have very limited impact.	
Public Right of Way	None		
Existing social or community value (provide details)	Yes	The site is an existing primary school, therefore a suitable alternative site for the school would need to be located before the site could be available for housing.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

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

3.0. Availability

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

Availability

	Yes	No	Comments

<p>Is the site available for sale or development (if known)? Please provide supporting evidence.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

4.0. Summary

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

Conclusions

<p>The site is appropriate for allocation</p>	<input type="checkbox"/>
<p>This site has minor constraints</p>	<input type="checkbox"/>
<p>The site has significant constraints</p>	<input type="checkbox"/>
<p>The site is unsuitable for allocation</p>	<input checked="" type="checkbox"/>
<p>Potential housing development capacity:</p>	12 (based on 30 dph)
<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<ul style="list-style-type: none"> • Until the availability of the site is confirmed, this site can only be considered suitable as an aspiration within the Neighbourhood Plan. An alternative site would need to be located for the existing primary school as well. • The site is adjacent to four Listed Buildings, within Eye Conservation Area and views to/from Eye Castle are prominent to the site. Therefore careful consideration would be required on design. • The site has existing access, is favourably located to services, no environmental designations and limited ecological value.

Site Assessment Proforma

General information

Site Reference / name	11
Site Address (or brief description of broad location)	Land currently occupied by Hartismere Hospital on Castleton Way
Current use	Hospital and Police Station
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	1.85
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	ETC



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	1937/09 – Change of use of part of existing hospital from C2 Residential Institution-Nursing Home/Hospital to D1 Residential Institution – Day Centre – Approved (raise no objection) – Decided 23 rd July 2009. 3707/10 – Extensions and external alterations to hospital – Granted – Decided 20 th January 2011. 2477/12 – Creation of new surface car park with associated landscaping – Resubmitted application following refusal of application 1661/12, with revised drainage solution – Granted 27 th September 2012 (included the demolition of Gilchrist Birthing Unit & Complementary Medicine Centre).			

	2792/13 – Development of the site to provide a 60 bedroom care home and community well-being centre together with associated landscaping and parking provision – Granted 16 th December 2013.
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Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has existing suitable access off Castleton Way.
Is the site accessible? Provide details of site's connectivity	The site is adjacent to bus stops with services to Diss.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	There are no policy or environmental designations within or adjacent to the site.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some value	There may be some ecological value on site due to some existing green spaces, but this will be limited to small areas of the site. However any demolition would need to take account of potential protected species within the buildings including bats.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);	Low sensitivity to development	The site is located within Area 17 (Rolling Valley Claylands) of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are <i>“gently sloping valleys on medium clay soils. The area is comprehensively settled with some substantial villages and market towns such as Eye. The main landscape strategy</i>

<p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>		<p><i>for the area is to retain, enhance and restore. Important consideration of new development on the visual impacts on Conservation Areas must be taken into account.”</i></p> <p>The site is currently well screened from the surrounding area.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 3 agricultural land</p>	<p>Contains Grade 3 Good to Moderate Agricultural Land.</p>

Heritage considerations

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

Community facilities and services

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

<p>Are there any Tree Preservation Orders on the site?</p>	<p>Yes but very minimal</p>	<p>Part of the southern boundary has TPOs on it, but this is very minimal and therefore should not affect the development potential of the site.</p>
<p>What impact would development have on the site’s habitats and</p>	<p>Unknown</p>	<p>There may be some biodiversity value on site due to some existing green spaces, but this will be limited to small areas</p>

biodiversity?		of the site. A Phase 1 Habitat Survey will be able to confirm this.	
Public Right of Way	Some	There are PROWs on the western and southern boundaries.	
Existing social or community value (provide details)	Yes	The site is an existing hospital and police station.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possible contamination on site due to the existing hospital use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are some power lines crossing the site. This may potential affect the developable area of the site.

Characteristics

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

3.0. Availability

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

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

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

Conclusions

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

Potential housing development capacity:	55 (based on 30 dph)
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Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site's availability is unknown; until this is resolved the site is only recommended as an aspiration within the Neighbourhood Plan. • The site is in existing hospital and police use. However the site is currently underutilised and many of the hospital facilities have closed down over the past couple of years. This presents an opportunity to consolidate some of the hospital uses and redevelop part of the site for housing. • The site has existing suitable access and is adjacent to bus stops with services to Diss. • The site has no environmental or heritage designations, limited ecological value and development here will have limited negative impact on the landscape.
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