



HAUGHLEY PARISH NEIGHBOURHOOD PLAN 2016-2036

SUPPORTING DOCUMENT SD2

AECOM SITE ASSESSMENT REPORT

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Haughley Neighbourhood Plan

Site Assessment
Final Report

March 2018

Quality information

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Haughley Neighbourhood Plan

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Abbreviations used in the report

Abbreviation

| | |
|--------|---|
| AONB | Area of Outstanding Natural Beauty |
| CfS | Call for Sites |
| DCLG | Department of Communities & Local Government |
| DEFRA | Department for the Environment, Food and Rural Affairs |
| DPD | Development Plan Document |
| Dph | Dwellings per Hectare |
| Ha | Hectare |
| LAA | Land Availability Assessment |
| NP | Neighbourhood Plan |
| SHELAA | Strategic Housing and Economic Land Availability Assessment |
| SSSI | Site of Special Scientific Interest |

1. Executive Summary

1.1 Background

Site selection and site allocations are 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 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 Haughley Neighbourhood Plan (NP) is being prepared in the context of the Mid Suffolk Core Strategy (2008), the Core Strategy Focused Review (2012), and the Saved Policies of Mid Suffolk Local Plan (1998). The intention is that the Neighbourhood Plan will allocate a site east of King George V Playing Field, which has planning permission for 98 homes, and is considering allocating additional suitable sites to satisfy an approximate housing need for the Neighbourhood Area that falls between 75-125 new homes over the period of the Neighbourhood Plan.

Three sites have been identified in the Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 as potentially suitable for residential development in Haughley. These sites are currently included in the Babergh & Mid Suffolk Joint Local Plan: Consultation Document August 2017 as potential land for development. The selection of sites for allocation in the emerging local plan will be informed by consultation outcomes, evidence and appraisals.

AECOM has undertaken an assessment of all three sites to ascertain which, if any, appropriate for allocation in the Haughley Neighbourhood Plan to meet the identified housing need.

1.2 Site Appraisal Summary

This assessment has found that Site SS0047, Land to the west of Fishponds Way, and Site SS0270, Land to the north of Station Road, are considered to be appropriate for residential allocation through the Neighbourhood Plan. The assessment also found that Site SS0149, Land east of Fishponds Way, has potential to be considered for allocation in the neighbourhood plan subject to identified constraints associated with the site being resolved or mitigated.

2. Introduction

2.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Haughley Neighbourhood Plan Working Party on behalf of Haughley Parish Council. The work undertaken was agreed with the Working Party and the Department of Communities & Local Government (DCLG) in January 2017.

The Neighbourhood Plan is being prepared in the context of the Mid Suffolk Core Strategy (2008)¹, the Core Strategy Focused Review (2012)², and the Saved Policies of Mid Suffolk Local Plan (1998)³. The Babergh and Mid Suffolk District Councils are currently undertaking a thorough review of adopted policies and allocations which will result in a new Joint Local Plan to guide development until 2036 in Babergh and Mid Suffolk. The Joint Local Plan - Consultation Document (Reg 18)⁴ was published in November 2017. Once adopted, the new Joint Local Plan will replace the existing local planning policies for both Babergh and Mid Suffolk. The draft document does not, at this stage, propose the allocation of any sites for development, but identifies potential development sites and proposed draft new settlement boundaries to accommodate the Districts' development need and requirements. The consultation draft plan states that the 'location of the allocations will be dependent upon the spatial distribution to development and the suitability and deliverability of development proposals.'

Figure 1 provides a map of the Haughley Neighbourhood Area, which covers the parish of Haughley.

The Haughley NP Working Party is currently in the process of producing a Draft Neighbourhood Plan and is looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Working Party has asked AECOM to undertake an independent and objective assessment of the sites that have been identified in the SHELAA as potential candidates for housing allocations in the Local Plan or Neighbourhood Plan. The Neighbourhood Plan is allocating a site to the north of Haughley, Policy HAU1C – New Homes at Land East of King George V Playing Field (see **Figure 2**), which has planning permission for 98 homes. The Working Party is considering allocating additional suitable sites to satisfy an approximate housing need for the Neighbourhood Area that falls between 75-125 new homes⁵.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the sites identified in the SHELAA as potential sites for residential development are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the adopted Mid Suffolk Local Development Framework and emerging Local Plan; and which are the best sites to meet the objectives of the Neighbourhood Plan and the housing need for the area.

¹ Mid Suffolk's Core Strategy Development Plan Document, Adopted September 2008. Viewed online 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>

² Mid Suffolk's Core Strategy Focused Review, Adopted December 2012. Viewed online here: <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf>

³ The 1998 Local Plan document is being replaced by a new Joint Local Plan document for Babergh and Mid Suffolk districts. A list of 'Saved' Mid Suffolk Local Plan policies by the Secretary of State (2007) can be viewed here:

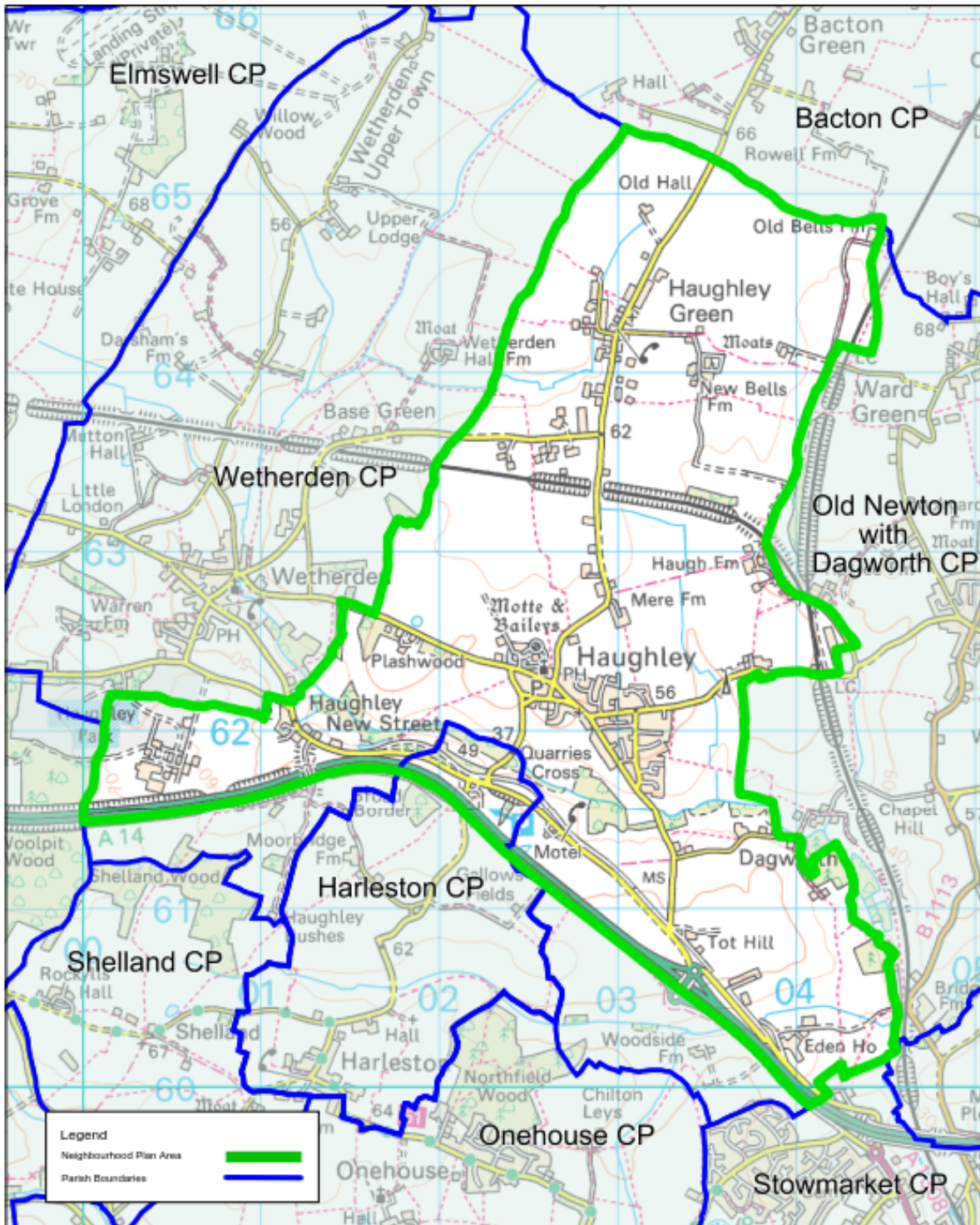
<http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Direction-schedule-of-saved-policies-Mid-Suffolk.pdf>

The Mid Suffolk districts Local Plan (1998). Available online here: <https://localplan.midsuffolk.gov.uk/>

⁴ Babergh & Mid Suffolk Joint Local Plan: Consultation Document August 2017. Viewed online here:

<http://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg-18-Docs/BMSDC-Joint-Local-Plan-Consultation-Document-August-2017.pdf>

⁵ Looking at adopted policy and emerging policy the group estimates they would have to deliver between 75 to 125 homes over the emerging Local Plan period.



Haughley Neighbourhood Plan Area



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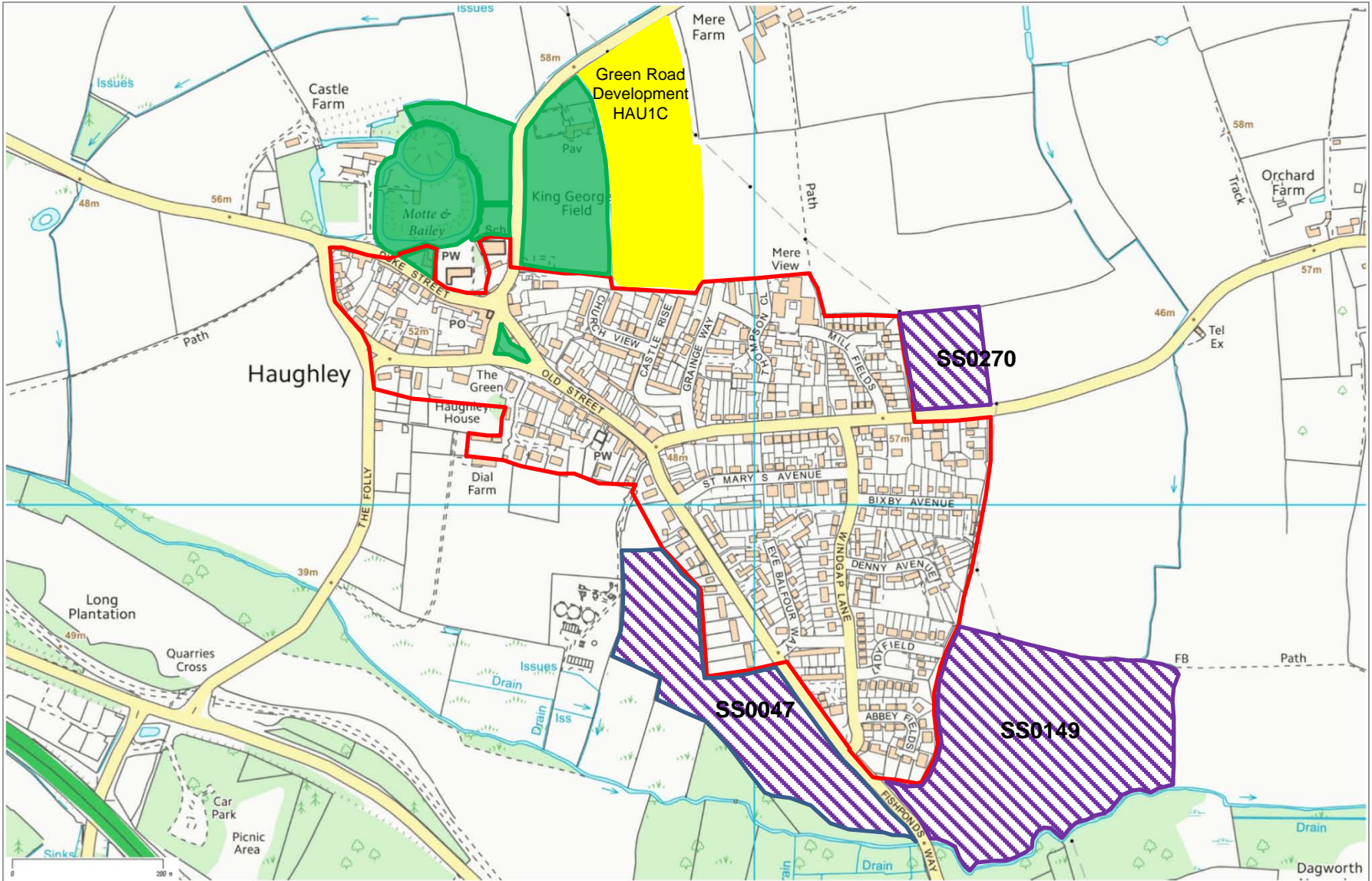
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Figure 1 Haughley Neighbourhood Area Boundary

PROPOSALS MAP HAUGHLEY SETTLEMENT BOUNDARY, POSSIBLE DEVELOPMENT SITES AND LOCAL GREEN SPACES



- Settlement Boundary
 - Possible Development Sites
 - Local Green Spaces
- | | |
|------------------------------------|--------------------|
| 1 Haughley Castle Motte and Bailey | 3 Church Graveyard |
| 2 Playing Field including Pavilion | 4 Village Green |



Date Created: 13-2-2018 | Map Centre (Easting/Northing): 602910 / 262082 | Scale: 1:6578 | © Crown copyright and database right. All rights reserved (0100057844) 2018

Figure 2 Haughley Draft Neighbourhood Plan Site Allocation at Green Road - Policy **HAU1C** 'New Homes at Land East of King George V Playing Field' (yellow)

Planning Policy

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

The key documents for the Mid Suffolk District Council planning framework include:

- Mid Suffolk's Core Strategy Development Plan Document, Adopted September 2008;
- Mid Suffolk's Core Strategy Focused Review, Adopted December 2012;
- Mid Suffolk Local Plan 1998 Saved Policies;
- Babergh & Mid Suffolk Joint Local Plan: Consultation Document August 2017; and
- Babergh and Mid Suffolk Joint Local Plan: Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017⁶.

2.1.1 Adopted Mid Suffolk Core Strategy DPD (2008)

The 2008 Core Strategy sets out a range of policies governing development in Mid Suffolk District. Those of relevance to development to Haughley include:

Policy CS1: Settlement Hierarchy: Identifies Haughley (excluding Haughley Green) as a 'Key Service Centre', settlements that are the main focus for development (including retail, employment and housing allocations) outside of the towns. Development within other countryside villages and countryside within the Haughley Neighbourhood Area will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy. Villages, other than those listed as key service centres, primary and secondary villages, will lose their settlement boundaries preventing infill so that development will only be permitted in exceptional circumstances. Such exceptions might be for affordable housing where a local need is identified or small scale employment that can be operationally justified and where these developments cannot be met in a more sustainable location.

Policy CS 2 Development in the Countryside and Countryside Villages: Defines categories in accordance with other Core Strategy policies where development is restricted within.

Policy CS 5 Mid Suffolk's Environment Landscape: Seeks to maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. Mid Suffolk District 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 Mid Suffolk District Council's most important components and encourage development that is consistent with conserving its overall character.

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.

2.1.2 Mid Suffolk Local Plan 1998 Saved Policies (2004)

The 1998 Local Plan has mostly been superseded by policies from the Core Strategy and Focussed Review. 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 exceptions sites. Other policies of relevance to the Neighbourhood Area include:

Policy SB3: Retaining Visually Important Open Space: Seeks to protect visually important open spaces within and abutting settlements that contribute, in their undeveloped form, to the distinctiveness of their setting, to the character of a settlement or nearby landscape, or which are of amenity value to the local community.

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

⁶ Babergh and Mid Suffolk Joint Local Plan: Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017. Available online at: <http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

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 H7 Restricting Housing Development Unrelated to the Needs of the Countryside: In the interests of protecting the existing character and appearance of the countryside, outside settlement boundaries there will be strict control over proposals for new housing. The provision of new housing will normally form part of existing settlements.

Policy H13: Design and Layout of Housing Development: Seeks to achieve a high standard of design and layout for new housing development that is of a scale and density appropriate to its site and surroundings. Proposals should respect the character of the site and surrounding area; complement the scale, form and materials of the area; and retain important landscape, historical, ecological and architectural features.

Policy H15 Development to Reflect Local Characteristics: Proposed new housing should be consistent with the pattern and form of development in the neighbouring area, the character of its setting, particular site constraints such as access and drainage and the configuration of the site including its natural features. On sites allocated in the Local Plan for new housing in the form of estate development, the district planning authority will generally encourage net densities in the range 25 - 37 dwellings per hectare.

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).

These policies are further supported by the Local Plan Proposals Map in **Figure 3**.

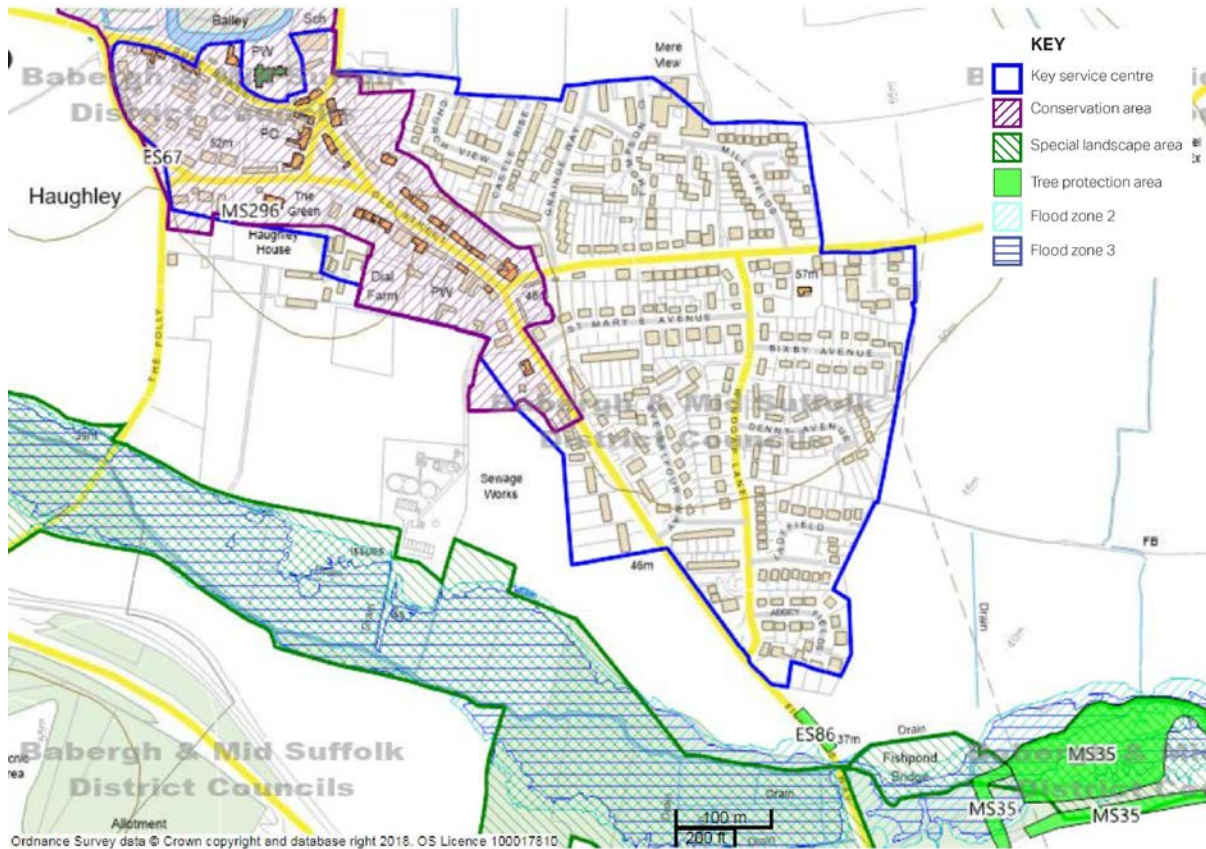


Figure 3 Extract from the Babergh & Mid Suffolk District Council Map showing site context and constraints

2.1.3 Babergh & Mid Suffolk Joint Local Plan: Consultation Document August 2017

The Babergh and Mid Suffolk Joint Local Plan – Consultation Document sets out the strategy for the growth of the 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 Joint Local 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 Haughley, Haughley New Street and Haughley Green, and proposes sites that are potentially suitable for allocation on the urban edge of Haughley. Babergh and Mid Suffolk District 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.

In a review of the settlement hierarchy, in 2017, Haughley is identified as a Core Village. With regard to the overall pattern of growth, district wide options propose that Core Villages will have to deliver between 15-30% of the districts growth. Babergh and Mid Suffolk District Councils 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 toward 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.

Appendix 4 - Mid Suffolk District Council Settlement Maps of the Consultation Document identifies potential SHELAA sites and a new settlement boundary for the Core Village of Haughley, as seen in **Figure 4**.

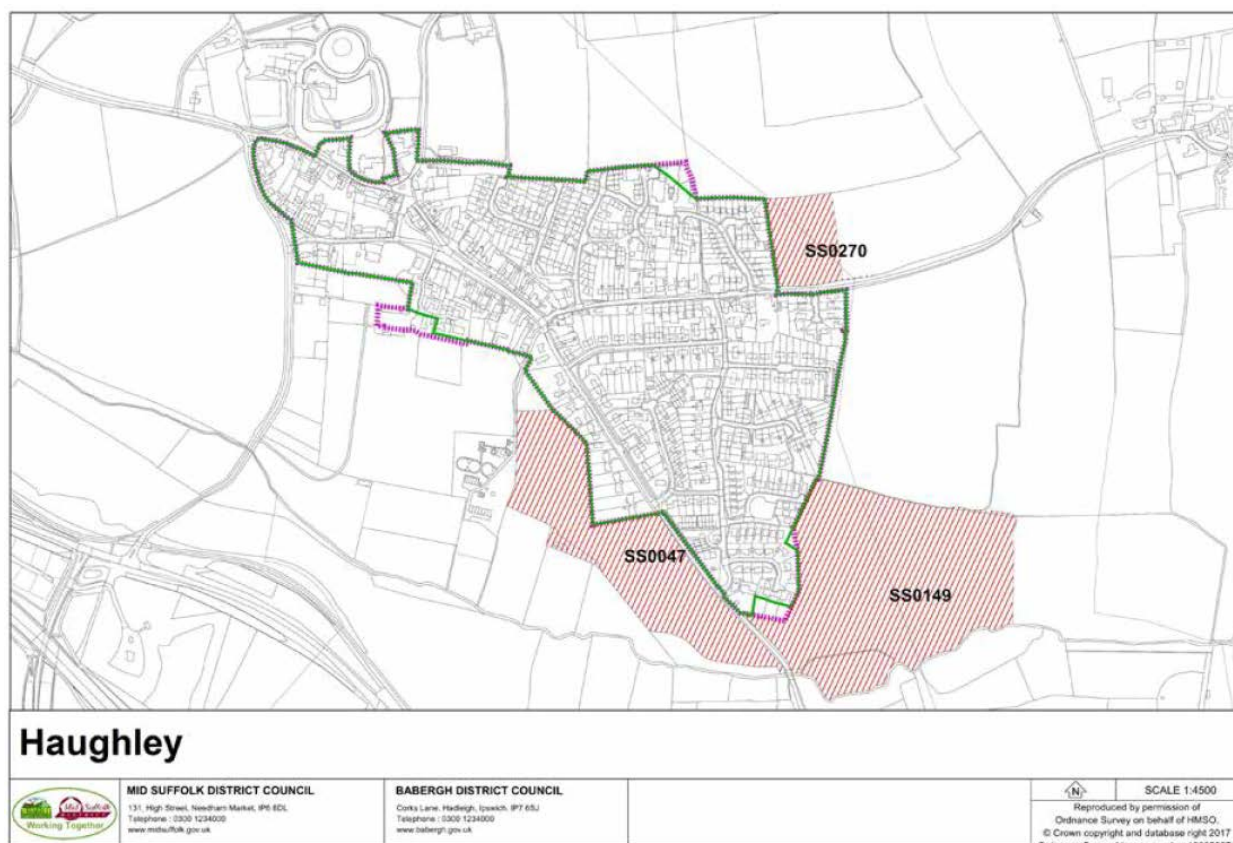


Figure 4 Inset Map of Haughley, Appendix 4 settlement maps of Babergh & Mid Suffolk Joint Local Plan: Consultation Document August 2017

The Joint Local Plan Consultation Document (Reg 18) Consultation Map (2018)⁷ further identifies SHELAA sites that are 'not suitable' for residential development and sites that have 'potential' for residential development, as presented in **Figure 5**.

⁷ Babergh and Mid Suffolk Joint Local Plan Consultation Document (Reg 18) August 2017, Online Mapping available at: <http://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-consultation-document/>

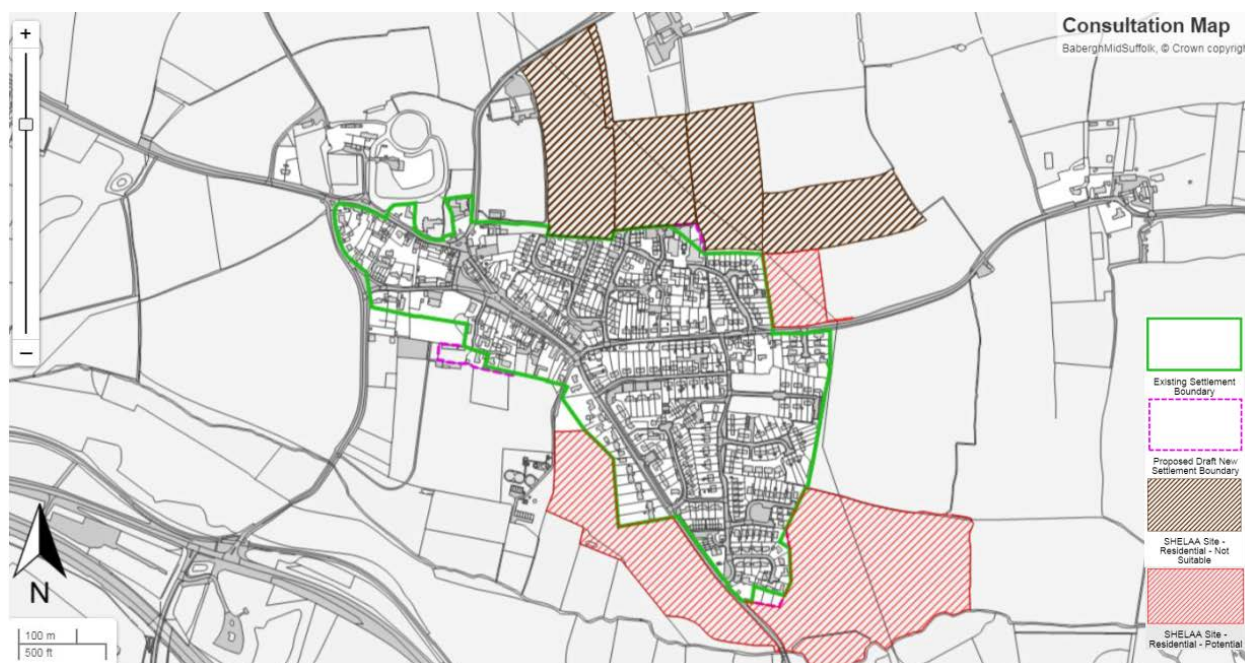


Figure 5 Consultation Map identifying SHELAA sites and revised settlement boundary

2.1.4 Babergh and Mid Suffolk Joint Local Plan Draft Strategic Housing and Economic Land Availability Assessment (2017)

The role of the Strategic Housing & Economic Land Availability Assessment (SHELAA) is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development. The SHELAA undertakes an initial assessment of sites and their development capacities. Sites have been identified through two rounds of 'call for sites' processes in 2014 and 2016 for the Joint Local Plan. Assessments of the sites identified their suitability, availability and achievability for development. The Draft SHELAA considered a total of nine sites within the parish, of which three were accepted and six discounted.

3. Site Assessment

The approach 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 Land Availability Assessment (LAA) 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.

3.1 Task 1: Identify Sites to be included in Assessment

There were three sites identified in the Draft SHELAA as potential sites with either deliverable or developable potential for development. These sites were identified through two rounds of 'call for sites' in 2014 and 2016 for the Joint Local Plan.

3.2 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 is 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;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

3.3 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 DEFRA MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visit, undertaken on January 4th 2018, allowed the assessment to consider aspects of the site 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 with the Haughley NP Working Party.

3.4 Task 4: Consolidation of Results

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 less 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.

3.5 Indicative Housing Capacity

For each site the indicative housing capacity was taken from the SHELAA.

3.6 Sites considered in the Site Assessment

The 2017 Babergh and Mid Suffolk Joint Local Plan Draft SHELAA considered sites in Haughley, assessed on the grounds of suitability, availability and achievability for housing. Sites identified available and potentially suitable for residential development are presented in **Table 1** and **Figure 2**.

Table 1 Sites Identified as suitable and available in the Babergh and Mid Suffolk Joint Local Plan Draft SHELAA

| Site Ref. | Site Address | Gross Area (Ha) | Estimated Dwellings Yield:□ | Estimated Delivery Timescale (years) |
|-----------|---|-----------------|-----------------------------|--------------------------------------|
| SS0047 | Land to the west of Fishponds Way, Haughley | 5.1 | 25 ⁸ | 0-5 |
| SS0149 | Land east of Fishponds Way, Haughley | 8 | 120 | 0-5 |
| SS0270 | Land to the north of Station Road | 1.28 | 25 | 0-5 |

These sites have been taken forward for assessment using AECOM's site pro-formas.

⁸ The Draft SHELAA (2017) estimated that the yield for SS0047 is 25 dwellings, further to this assessment AECOM masterplanning work found that the site can accommodate up to 50 dwellings.

4. Summary of Site Appraisals

Three sites identified in the SHELAA as having potential for residential development were assessed to consider whether they would be appropriate for allocation in the Haughley Neighbourhood Plan. **Table 2** sets out a summary of the site assessments. This includes the SHELAA conclusion regarding each site's 'developability' and the conclusions of the AECOM 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.

The summary table shows that Site SS0047, Land to the west of Fishponds Way, and Site SS0270, Land to the north of Station Road, are considered to be appropriate for allocation through the Neighbourhood Plan. The assessment also found that Site SS0149, Land east of Fishponds Way, has potential to be considered for allocation in the Neighbourhood Plan subject to identified constraints associated with the site being resolved or mitigated.

Table 2 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 2 Site Assessment Summary Table

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Gross Site Area (Ha) | Capacity (no. dwellings) ⁹ | SHELAA Conclusion | Neighbourhood Plan Site Assessment |
|-----------|---|-----------------------------------|-------------|----------------------|---------------------------------------|---|--|
| SS0047 | Land to the west of Fishponds Way, Haughley | Greenfield | SHELAA | 5.1 | 50 | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to provide a buffer to water treatment works. | <p>The Site is on the urban edge and outside the settlement boundary; The southern tip and boundary of the site is within Flood Zone 2 and adjacent to Flood Zone 3;</p> <p>The Landscape and Visual Impact Assessment of Haughley states that views into the site are considered of a medium sensitivity, contained and restricted by boundary planting. Development of the site has the potential to have a medium impact on the surrounding area. This impact has potential to be contained due to the closed nature and natural screening of the site;</p> <p>The site is adjacent to a Special Landscape Area (SLA), a wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk;</p> <p>The Site is in a moderate location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds;</p> <p>The Site is adjacent to a wastewater treatment plant, whereby noise may impact on residential development abutting the plant. The SHELAA recommends part development of the site to provide a buffer to water treatment works;</p> <p>The assessment confirms that the developable area of the site should be reduced to allow for a buffer between potential housing and the water treatment works, and also to remove the southern edge of the site within Flood Zone 2 and 3;</p> <p>The Site is available and appropriate for allocation. The Neighbourhood Plan would need to propose a revised settlement boundary to accommodate this allocation.</p> |
| SS0149 | Land east of Fishponds Way, Haughley | Greenfield | SHELAA | 8 | 120 | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, partial development concentrated along the western aspect of the site recommended to reduce impact on existing townscape. | <p>The Site is on the urban edge and outside the settlement boundary; The southern edge of the site is within Flood Zone 2 and Flood Zone 3;</p> <p>The southern tip of the site is within a Special Landscape Area (SLA), the wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. The remainder of the southern edge of the site is adjacent to the SLA;</p> <p>The Site is in a moderate location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds;</p> <p>The site contains views across open countryside that are considered of</p> |

⁹ Estimated dwellings yield taken from the Haughley Masterplanning & Design Guidelines (AECOM, 2018) for sites SS0047 and SS0270, and from the Babergh and Mid Suffolk Joint Local Plan Draft SHELAA (August 2017) for site SS0149.

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Gross Site Area (Ha) | Capacity (no. dwellings) ⁹ | SHELAA Conclusion | Neighbourhood Plan Site Assessment |
|-----------|-----------------------------------|-----------------------------------|-------------|----------------------|---------------------------------------|--|---|
| | | | | | | | <p>medium to high sensitivity according to the Landscape and Visual Impact Assessment of Haughley. Development of the site has the potential to have a high impact on the surrounding area due to the open nature of the site. The assessment finds that any substantial changes to the view will require careful consideration, taking into regard the openness and setting of the open countryside and wooded valley;</p> <p>Powerlines traverse the site from north to south;</p> <p>The SHELAA states there would be a townscape impact if whole site is developed. However, partial development concentrated along the western aspect of the site is recommended to reduce impact on existing townscape;</p> <p>The Site is available but contains significant constraints (flood risk, landscape sensitivity, townscape impact, powerlines) that would have to be considered if site is brought forward for allocation. A smaller portion of the site may be suitable for allocation but identified constraints would need to be resolved if the site is to be considered for allocation.</p> |
| SS0270 | Land to the north of Station Road | Greenfield | SHELAA | 1.28 | 18-31 | The site is potentially considered suitable for residential development, taking identified constraints into consideration. | <p>The Site is on the urban edge and outside the settlement boundary;</p> <p>The Site is in a favourable location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds;</p> <p>Powerlines traverse the site from northwest to southeast;</p> <p>The Site is available and appropriate for allocation, if the design of development on the site mitigated impacts of the power lines this issue may affect the number of homes possible on the site and the viability of the site for development.</p> <p>A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</p> |

5. Conclusions

5.1 Site Assessment Conclusions

Three sites identified for potential development in the Draft Joint Local Plan: Consultation Document August 2017 were assessed to consider whether they would be appropriate for allocation in Haughley Neighbourhood Plan.

The appropriate selection of sites for development should take into account the existing settlement boundary, the context of the size and character of the Haughley village, special landscape area designations, the Conservation Area, the landscape sensitivities of open countryside and the impact of development on the setting of the village. The majority of land within the settlement boundary is now developed and, therefore, to meet district wide residential requirements for which Core Villages such as Haughley must deliver between 15-30% of the districts growth Haughley NP will have to allocate sites outside the current settlement boundary.

Table 2 sets out a summary of the site assessment and includes both the SHELAA conclusion and the conclusions of the Neighbourhood Plan site assessment.

Further to the assessment conclusions of the SHELAA, Site SS0047, Land to the west of Fishponds Way, and Site SS0270, Land to the north of Station Road, were considered appropriate to be brought forward for development. These sites are adjacent to the settlement boundary and through assessment are considered the best fit to continuing the natural progression of growth of the form and setting of this rural village.

Site SS0149, Land east of Fishponds Way, was found to be potentially appropriate for allocation subject to the resolution of issues to the site. The southern edge of the site is within Flood Zone 2 and 3, and there are views across the openness of the site that are considered of medium to high sensitivity. Further to this the SHELAA assessment states there would be a townscape impact if whole site is developed, recommending the concentration of development along the western aspect of the site to reduce the impact on existing townscape.

The landscape setting of the village was key to the assessment, as the village sits on a gentle slope of Haughley Valley adjacent to the special landscape area wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. Sites SS0047 and SS0270 are considered to continue the natural progression of the village while having less of an impact on the visual setting of the village, whereby views of these sites are contained or restricted. The size of these sites is also a key consideration, whereby SS0047 and SS0270 both have the potential to achieve the logical rounding off of the urban environment, while Site SS0149, has the potential to impact on the character and setting of Haughley.

The site assessment therefore shows that sites SS0047 and SS0270 are appropriate for allocation, with site SS0149 being potentially appropriate for residential development subject to resolution of constraints. The allocation of sites SS0047 and SS0270 may fulfil the housing needs of the Neighbourhood Area throughout the plan period, along with allocation of the site east of King George V Playing Fields (which recently received planning consent). This would satisfy the NP group's estimated housing requirement of 75 to 125 homes over the emerging Local Plan period. As this housing requirement figure is an assumption made by the NP Working Party, it is recommended that prior to allocating sites to meet indicative housing growth requirements that consultation is undertaken with Mid Suffolk District Council to provide more certainty on the housing requirement.

5.2 Viability

The Working Party should be able to demonstrate the sites are viable for development, i.e. they are financially profitable for the developer. It is recommended that the Working Party discusses site viability with Mid Suffolk District Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma - SS0047

General information

| | |
|--|---|
| Site Reference / name | SS0047 |
| Site Address (or brief description of broad location) | Land to the west of Fishponds Way, Haughley |
| Current use | Agricultural |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 5.1 |
| SHLAA site reference (if applicable) | SS0047 |
| Method of site identification (e.g. proposed by landowner etc.) | SHELAA |



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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Site planning history Have there been any previous applications for | None | | | |

| | |
|---|--|
| development on this land? What was the outcome? | |
|---|--|



Suitability

Site Characteristics

| | |
|--|--|
| <p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p> | <p>There is access onto Fishponds Way. There is also potential to open new access further south on Fishponds Way.</p> |
| <p>Is the site accessible? Provide details of site's connectivity</p> | <p>The site is on the urban edge of Haughley; 600m from The Green in the village centre; 1km to the A1308; 1.2 km to the A14; and approximately 4km to the nearest train station (Stowmarket) and town centre of Stowmarket.</p> |

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 • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance | <p style="text-align: center;">Adjacent/nearby to Flood Zone and River</p> | <p>The southern tip and boundary of the site is within Flood Zone 2 and adjacent to Flood Zone 3 in close proximity to the River Gipping.</p> <p>The site is 4.4km from the Gipping Great Wood SSSI</p> |

| | | |
|--|--|--|
| <ul style="list-style-type: none"> Flood Zones 2 or 3 | | |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | <p>Unknown</p> | <p>The site abuts an area of mature trees which have potential to contain protected species; An ecological survey and aboriginal assessment of the impact of development on this woodland would be required for a planning application.</p> |
| <p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p> | <p>Medium landscape sensitivity</p> <p>Low visual impact</p> | <p>There are views from residential properties on higher ground looking south into the site. A Landscape and Visual Assessment of Haughley finds that views into the site at the southern gateway to the village on Fishpond Way are contained and restricted by mature boundary planting and of a medium sensitivity.</p> <p>The site is adjacent to a Special Landscape Area (SLA), a wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. This area is a very attractive river valley landscape contained or confined by woodland and the surrounding higher land. In the Haughley valley, views are mainly downwards into the valley from the A14 trunk road and are of patches of distant woodland interspersed with fields.</p> <p>The Landscape Character Assessment¹⁰ states that these landscapes have undergone substantial change in the 20th century: the decline in the value of meadows has resulted in some being converted to arable (where drainage was possible) while others were planted with poplar plantations or allowed to revert to woodland or scrub.</p> <p>Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development must minimise visual intrusion on the very sensitive landscape including impact on the skyline.</p> |
| <p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>Some loss</p> | <p>Grade 2 – very good quality agricultural land</p> |

¹⁰ Joint Babergh and Mid Suffolk District Council Landscape Guidance August 2015. View online here: <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>

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, and/or mitigation possible</p> | <p>Northern edge of the site shares a boundary with the Haughley Conservation Area. The site is in close proximity to the Grade II listed building 'The Firs' on Fishponds Way. The site is 900m from Haughley Castle scheduled monument.</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 favourably located if < 400m from services.</p> | <p>moderately located</p> | <p>The site is on the urban edge of Haughley, and approximately 500m from the village centre. Site is adjacent to bus stops that have a bihourly service to Bury St. Edmund and Stowmarket.</p> <p>The site is 850m to King George V Playing Field and Haughley Crawford's Primary School.</p> <p>The site is 1km from closest cycleway.</p> <p>The nearest train station and primary health care facilities are in Stowmarket.</p> <p>Site is moderately located.</p> |

Other key considerations

| | | | |
|--|--------------------------|--|---|
| Are there any Tree Preservation Orders on the site? | Yes | The trees on the south-eastern boundary of the site with Fishponds Way are protected. | |
| Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies? | Unknown | Part of the site contains priority habitat woodland on its southern edge; The site boundary also contains mature trees and hedgerow. A detailed ecological assessment should be carried out before the submission of any planning application. | |
| Public Right of Way | No | | |
| 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 type="checkbox"/> | Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field. |

| | | | |
|--|--|-------------------------------------|--|
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Characteristics | | | |
| Characteristics which may affect development on the site: | Comments | | |
| Topography: Flat/ gentle slope/ steep gradient | Gentling sloping from northeast to southeast. | | |
| Coalescence Development would result in neighbouring settlements merging into one another. | No | | |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No | | |
| Any other comments? | Water treatment plant west of site. The NP Working Party do not want proposed housing to abut onto the sewage works due to the potential of noise impacting on proposed development. Footpaths and infrastructure required. | | |

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"/> | Site is available in the SHELAA |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unknown |
| 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 |

4.0. Summary

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

| | |
|--------------------|-------------------|
| Conclusions | |
| | Please tick a box |

| | |
|--|---|
| <p>The site is appropriate for allocation</p> | <input checked="" type="checkbox"/> |
| <p>This site has minor constraints</p> | <input checked="" type="checkbox"/> |
| <p>The site has significant constraints</p> | <input type="checkbox"/> |
| <p>The site is not appropriate for allocation</p> | <input type="checkbox"/> |
| <p>Potential housing development capacity (Haughley Masterplanning & Design Guidelines, AECOM February 2018)¹¹</p> | <p>50</p> |
| <p>Key evidence for decision to accept or discount site.</p> | <ul style="list-style-type: none"> • The Site is on the urban edge and outside the settlement boundary; • The southern tip and boundary of the site is within Flood Zone 2 and adjacent to Flood Zone 3 in close proximity to the River Gipping; • The Landscape and Visual Impact Assessment of Haughley states that views into the site are considered of a medium sensitivity, contained and restricted by boundary planting. Development of the site has the potential to have a medium impact on the surrounding area. This impact has potential to be contained due to the closed nature and natural screening of the site; • The site is adjacent to a Special Landscape Area (SLA), a wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk; • The Site is in a moderate location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds; • The Site is adjacent to a wastewater treatment plant, whereby noise may impact on residential development abutting the plant; • SHELAA recommends part development of the site to provide a buffer to water treatment works; • The Site is available and appropriate for allocation. The Neighbourhood Plan would need to propose a revised settlement boundary to accommodate this allocation. |

¹¹ Further to the SHELAA estimated capacity of 25 dwellings for Site SS0047, testing of the site through AECOM masterplanning work found that the site has the capacity to accommodate up to 50 dwellings.

Site Assessment Proforma – SS0149

General information

| | |
|--|--------------------------------------|
| Site Reference / name | SS0149 |
| Site Address (or brief description of broad location) | Land east of Fishponds Way, Haughley |
| Current use | Agricultural |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 8 |
| SHLAA site reference (if applicable) | SS0149 |
| Method of site identification (e.g. proposed by landowner etc.) | SHELAA |



Context

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|------|--|--|--|
| or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | None | | | |



Suitability

Site Characteristics

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | There is potential to access the site through Ladyfield, and from Fishponds Way. Access from Fishponds Way would require consultation with the Highways Authority as the current access point is in close proximity to a bend. |
| Is the site accessible? Provide details of site's connectivity | The site is on the urban edge of Haughley; 1km from The Green in the village centre; 1.3km to the A1308; 1.5 km to the A14; and approximately 4.3km to the nearest train station (Stowmarket) and town centre of Stowmarket. |

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 Ancient Woodland Area of Outstanding Natural Beauty (AONB) | Adjacent/nearby to Flood Zone and River | The southern edge of the site is within Flood Zone 2 and Flood Zone 3. The site is 4km from the Gipping Great Wood SSSI |

| | | |
|--|---|---|
| <ul style="list-style-type: none"> • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | | |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | <p>Unknown</p> | <p>The site abuts an area of mature trees which have potential to contain protected species; An ecological survey and aboriginal assessment of the impact of development on this woodland would be required for a planning application.</p> |
| <p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p> | <p>Medium to high landscape sensitivity</p> <p>Medium visual impact</p> | <p>There are views from residential properties on higher ground looking south towards the wooded river valley (to the south of the site) and east to the horizon. The site can be viewed at the southern gateway on entry to the village on Fishponds Way and from the western gateway on Station Road. A Landscape and Visual Assessment of Haughley finds that views from the west of the open and expansive agricultural countryside that includes the site and eastern built edge of Haughley Village are of highly sensitive nature. The assessment finds that any substantial changes to the view will require careful consideration, taking into regard the openness and setting of the open countryside and wooded valley.</p> <p>The southern tip of the site is within Special Landscape Area (SLA). The site is adjacent to the SLA, a wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. This area is a very attractive river valley landscape contained or confined by woodland and the surrounding higher land. The Suffolk County Council Landscape Character Assessment acknowledges the scenic value of the Haughley valley, where views are mainly downwards into the valley from the A14 trunk road and are of patches of distant woodland interspersed with fields. While there are no views of the site from the A14 due to screening of the site by trees, there are views into and out of the site from the north and west.</p> |

| | | |
|---|-------------------------|--|
| | | <p>The Landscape Character Assessment also states that the Wooded Valley Meadowland landscapes have undergone substantial change in the 20th century: the decline in the value of meadows has resulted in some being converted to arable (where drainage was possible) while others were planted with poplar plantations or allowed to revert to woodland or scrub.</p> <p>Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development must minimise visual intrusion on the very sensitive landscape include impact on the skyline.</p> |
| <p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>Some loss</p> | <p>Grade 2 – very good quality 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 1.25m from Haughley Castle scheduled monument.</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 favourably located if < 400m from services.</p> | <p>moderately located</p> | <p>The site is on the urban edge of Haughley, and approximately 850m from the village centre. Site is 430m to nearest bus stops which have a bihourly service to Bury St. Edmund and Stowmarket.</p> <p>The site is 1.2km to King George's playing field and Haughley Crawford's Primary School.</p> <p>The site is 1.25km from closest cycleway.</p> <p>The nearest train station and primary health care facilities are in Stowmarket.</p> <p>Site is moderately located.</p> |

Other key considerations

| | | | |
|--|-------------------------------------|---|---|
| Are there any Tree Preservation Orders on the site? | Yes | The woodland on the south-eastern boundary of the site are protected. Any impact on these trees would have to be considered and minimised. | |
| Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies? | Unknown | The site boundary contains mature trees and hedgerow. A detailed ecological assessment should be carried out before the submission of any planning application. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input type="checkbox"/> | Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field. |
| 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"/> | Powerlines traverse the site from north to south. |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|--|
| Topography: Flat/ gentle slope/ steep gradient | Gentling sloping from northwest to southeast. |
| Coalescence Development would result in neighbouring settlements merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | Yes The SHELAA states there would be a townscape impact if whole site is developed. However, partial development concentrated along the western aspect of the site is recommended to reduce impact on existing townscape. |
| Any other comments? | Footpaths and infrastructure required |

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"/> | Site is available in the SHELAA |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unknown |
| 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 |

4.0. Summary

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

Conclusions

Please tick a box

| | |
|--|-------------------------------------|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is not appropriate for allocation | <input type="checkbox"/> |

| | |
|---|---|
| Potential housing development capacity (SHELAA 2017): | 120 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> The Site is on the urban edge and outside the settlement boundary; The southern edge of the site is within Flood Zone 2 and Flood Zone 3; The southern tip of the site is within a Special Landscape Area (SLA), the wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. The remainder of the southern edge of the site is adjacent to the SLA; The Site is in a moderate location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds; The site contains views across open countryside that are considered of medium to high sensitivity according to the Landscape and Visual Impact Assessment of Haughley. Development of the site has the potential to have a high impact on the surrounding area due to the open nature of the site. The assessment finds that any substantial changes to the view will require careful consideration, taking into regard the openness and setting of the open countryside and wooded valley; Powerlines traverse the site from north to south; The SHELAA states there would be a townscape impact if whole site is developed. However, partial development concentrated along the western aspect of the site is recommended to reduce impact on existing townscape; The Site is available but contains significant constraints (flood risk, landscape sensitivity, townscape impact, powerlines) that would have to be considered if site is brought forward for allocation. A smaller portion of the site may be suitable for |

| | |
|--|---|
| | allocation but identified constraints would need to be resolved if the site is to be considered for allocation. |
|--|---|

Site Assessment Proforma – SS0270

General information

| | |
|--|--------------------------------------|
| Site Reference / name | SS0270 |
| Site Address (or brief description of broad location) | Land east of Fishponds Way, Haughley |
| Current use | Agricultural |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 1.28 |
| SHLAA site reference (if applicable) | SS0270 |
| Method of site identification (e.g. proposed by landowner etc.) | SHELAA |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | <input 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> | <p>None</p> |
|---|-------------|



Suitability

| <i>Site Characteristics</i> | |
|--|---|
| <p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p> | <p>There is currently no direct access to the site from Station Road, however there is potential to open access.</p> |
| <p>Is the site accessible? Provide details of site's connectivity</p> | <p>The site is on the urban edge of Haughley; 650m from The Green in the village centre; 1.8km to the A1308; 2km to the A14; and approximately 4.8km to the nearest train station (Stowmarket) and town centre of Stowmarket.</p> |

| <i>Environmental Considerations</i> | | |
|--|-----------------------|--|
| 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 • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | <p>No</p> | <p>The site is 4km from the Gipping Great Wood SSSI.</p> |

| | | |
|--|---|--|
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | <p>Unknown</p> | <p>The site is enclosed by hedgerow; An ecological survey and aboriginal assessment of the impact of development would be required for a planning application.</p> |
| <p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p> | <p>Medium to high landscape sensitivity</p> <p>Medium visual impact</p> | <p>There are views from residential properties into the site and to neighbouring fields. A Landscape and Visual Assessment of Haughley identifies a view west from the top of Station Road towards Haughley village of high sensitivity, based on the open and exposed nature of the view combined with, what is a primary entrance point into the village. The site is visible from this approach to the village due to the undulating form of the landscape character of Haughley. On closer approach to the site the mature hedge planting which lines both sides of the road restricts the openness of this view with occasional roof forms punctuating the horizon.</p> <p>Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development should minimise visual intrusion from sensitive viewpoints which includes impact on the skyline.</p> |
| <p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>Some loss</p> | <p>Grade 2 – very good quality 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 | <p>Limited or no impact or no requirement for mitigation</p> | <p>The site is 900m from Haughley Castle scheduled monument, and in close proximity to Grade II listed building.</p> |

| | | |
|--|--|--|
| <ul style="list-style-type: none"> • Known archaeology • Locally listed building | | |
|--|--|--|

Community facilities and services

| | | |
|--|----------------------------------|---|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p> | <p>moderately located</p> | <p>Observations and comments</p> <p>The site is on the urban edge of Haughley, and approximately 650m from the village centre. Site is 170m to nearest bus stops which have a bihourly service to Bury St. Edmund and Stowmarket.</p> <p>The site is 850m to King George's playing field and Haughley Crawford's Primary School.</p> <p>The nearest train station and primary health care facilities are in Stowmarket.</p> <p>The site is favourably located.</p> |
|--|----------------------------------|---|

Other key considerations

| | | | |
|--|-------------------------------------|--------------------------|---|
| Are there any Tree Preservation Orders on the site? | No | | |
| Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies? | Unknown | | The site boundary contains mature trees and hedgerow. A detailed ecological assessment should be carried out before the submission of any planning application. |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | Yes | No | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input type="checkbox"/> | Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field. |
| 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"/> | Powerlines traverse the site from northwest to southeast. |

Characteristics

| | |
|---|--|
| Characteristics which may affect development on the site: | Comments |
| Topography: Flat/ gentle slope/ steep gradient | Gentling sloping from northwest to southeast. |
| Coalescence | No |

| | |
|---|---------------------------------------|
| Development would result in neighbouring settlements merging into one another. | |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |
| Any other comments? | Footpaths and infrastructure required |

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"/> | Site is available in the SHELAA |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unknown |
| 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 |

4.0. Summary

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

Conclusions

| Please tick a box | |
|--|---|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is not appropriate for allocation | <input type="checkbox"/> |
| Potential housing development capacity (Haughley Masterplanning & Design Guidelines, AECOM February 2018) ¹² | 18-31 |
| Key evidence for decision to accept or discount site. | <ul style="list-style-type: none"> The Site is on the urban edge and outside the settlement boundary; The Site is in a favourable location with regards to proximity to |

¹² Further to the SHELAA estimated capacity of 25 dwellings for Site SS0047, testing of the site through AECOM masterplanning work found that the site has the capacity to accommodate up to 31 dwellings (or 18-31 dwellings through two different scenario options).

| | |
|--|---|
| | <p>school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds;</p> <ul style="list-style-type: none">• Powerlines traverse the site from northwest to southeast;• The Site is available and appropriate for allocation, if the design of development on the site mitigated impacts of the power lines this issue may affect the number of homes possible on the site and the viability of the site for development.• A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan. |
|--|---|

