

## **Hoxne Neighbourhood Development Plan**

### **Supporting Document 3 - Site Assessment**

#### **Background**

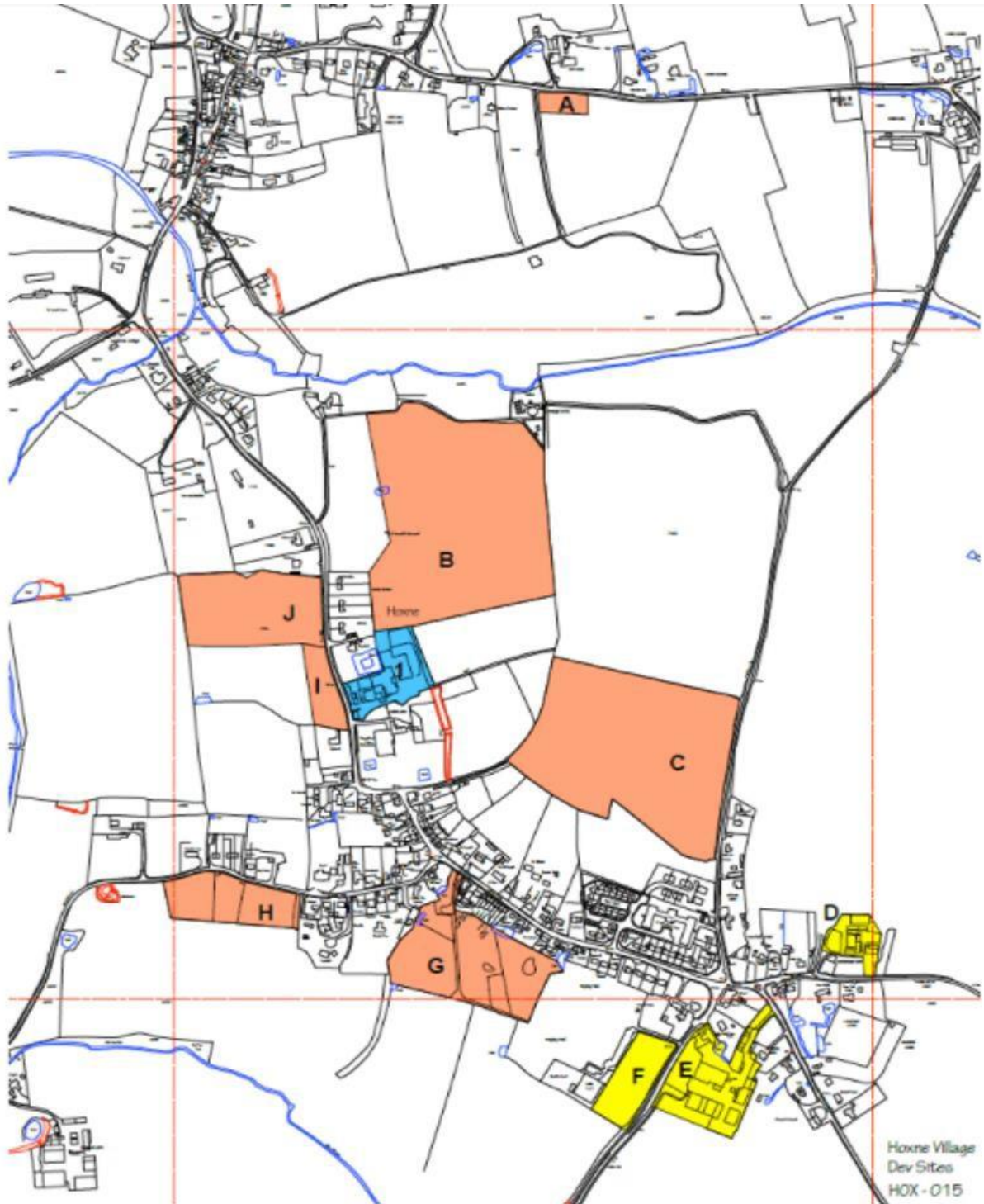
1. The Working Group did not undertake an independent call for sites but relied upon the call for sites undertaken by the District Council as part of its preparation of the Joint Local Plan.
2. The Working Group took these criteria into account in its assessment of the sites put forward:
  - a. The high priority given by the community to retain the historic and rural character of the village.
  - b. The identification of Hoxne as a hinterland Village in the emerging Joint Local Plan with limited development allocations.
  - c. The community preference for small sites on brownfield land,
  - d. The need to preserve the poly focal nature of the Parish and in particular the gap between Low Street and Cross Street, and,
  - e. The scale of need for Hoxne as identified by the Housing Needs Assessment and the community support for small scale development for affordable homes - indicating a need for about 19 units – and the needs of older people.
3. The Strategic Housing and Employment Land Availability Assessment (SHELAA) was published in 2019 to support the consultation on the Joint Local Plan in August 2019. It was updated in October 2020 to support the Joint Local Plan Pre- Submission consultation. There were no sites added between these dates. The October 2020 version of the SHELAA is at:  
  
<https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/E-EvidenceBase/Housing-EH/EH06- BMSDC-Joint-SHELAA-Report-Oct-2020.pdf>
4. A map of the sites assessed in the SHELAA and the District Council's assessment are reproduced in Appendix 1 to this Statement. The reference numbers used by the District Council are included in brackets with the Working Group's assessment for ease of cross reference.
5. The Working Group identified 3 possible sites and 8 rejected sites for its Interim Consultation in December 2020. These are set out below:

## Possible Sites



Site	For	Against
Site E (SS0728)	<p>Identified as suitable in the Joint Local Plan.</p> <p>Brownfield site Within the village envelope settlement boundary</p> <p>Two access points. Removes smelly pig sheds.</p> <p>No impact on views. Possible opportunity to improve Denham Rd width.</p>	<p>No natural boundary Is access to Chickering Rd road okay? If not could be some impact on Denham Rd which is narrow.</p> <p>Possible impact on listed building.</p>
Site D (SS0730)	<p>About the right size Within the existing village settlement boundary</p> <p>Mainly brownfield site</p>	<p>Could be visible from open countryside to the south and east if hedge/tree boundaries are removed</p> <p>Natural boundaries to the east.</p>
Site F (SS0045)	<p>About the right size</p> <p>Bounded by road and playing field.</p> <p>Opportunity to improve access to the playing field.</p> <p>No impact on views into, out of or within the village.</p> <p>Could provide some allotment land.</p>	<p>Greenfield</p> <p>Access via narrow road (Denham Rd).</p> <p>Lack of footway.</p> <p>MSDC assessment says – ‘no possibility of creating a suitable access’.</p>

Rejected Sites:



Site	For	Against
A (SS0565)	On B-road which provides good access.	Poorly related to main parts of the village and its services Inconsistent with settlement pattern - Would lead to an estate type development at the entrance to the village harming its character. Greenfield site Impact on important view out of the village looking eastwards.
B (SS0059)		Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built-up area Damage the setting of the ancient monument Would impact on views to and from the ancient monument Greenfield site Outside of settlement boundary
C (SS0060)		Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built-up area Greenfield site Outside of settlement boundary Damage important views looking from Wittons Lane in a north west direction
G (SS0044)		Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built-up area Greenfield site Poor access Outside of settlement boundary Within Conservation Area Damage important views looking into and out the village.
H (SS0043)	Bounded by mature trees and hedges.	Access via narrow road (Nuttery Vale) Lack of footway Greenfield site Planning application on nearby site refused – connectivity and traffic.

<p>I (Not put forward or assessed by the District Council)</p>		<p>Would visually and physically close the gap between the two parts of the village detrimentally affecting its bicentric character, Frontage development not the most efficient form of development No natural boundaries to prevent expansion to the east Site has not been put forward for development Would impact on important view into the village Greenfield site Outside of settlement boundary Impact on the setting of the Abbey (grade ii* listed) Would affect views from the monument to the West</p>
<p>J (SS1236)</p>		<p>Inconsistent with settlement pattern - Would lead to a narrow estate type development inconsistent with the character of the village Would visually and physically close the gap between the two parts of the village detrimentally affecting its bicentric character Larger than local needs require Greenfield site Outside of settlement boundary Visible from the valley to the North West Would affect views from the monument to the North West</p>

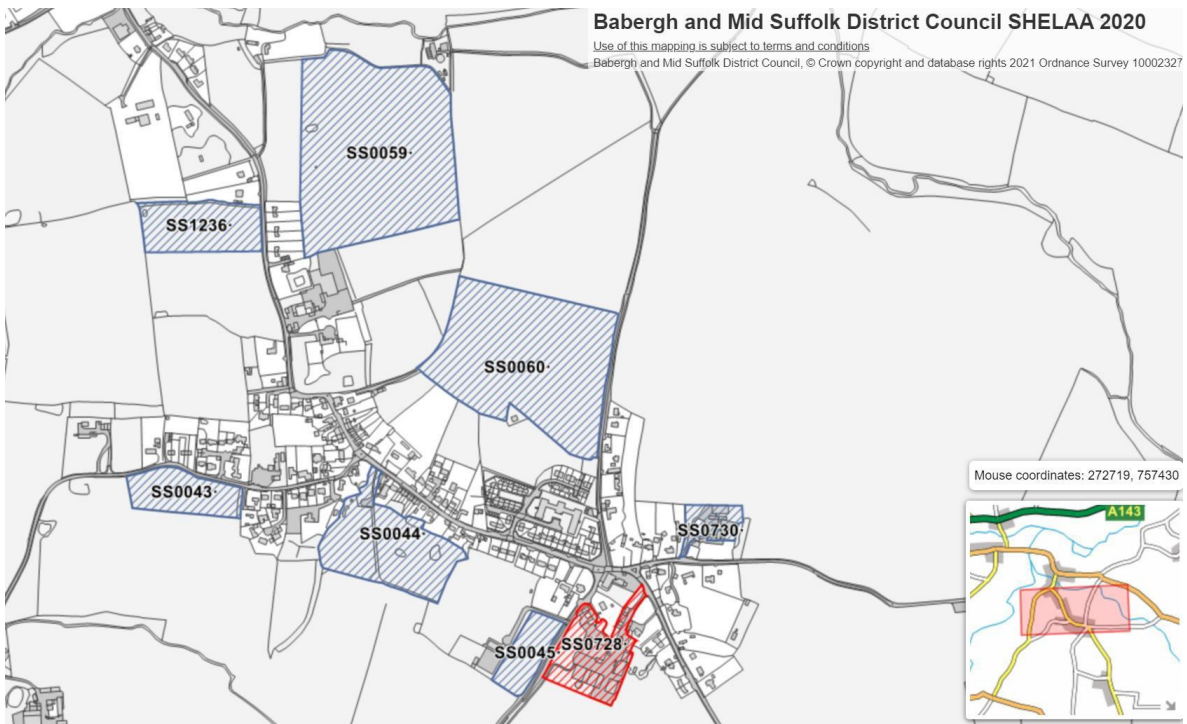
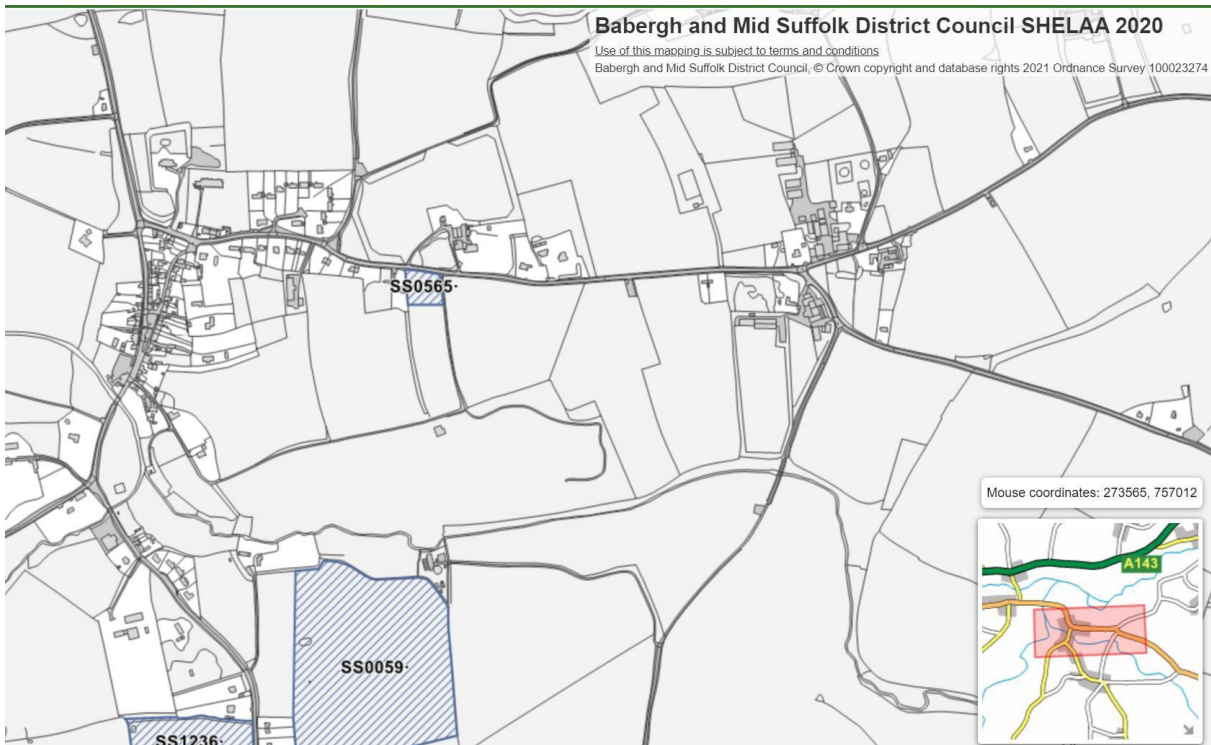
The consultation response supported the views of the Working Group regarding the sites rejected (see Supporting Document 2 – Statement of Consultation) with a large majority of responses agreeing they should not be developed.

Of the possible sites put forward, E and D were strongly supported but the owners of site D asked for it to be withdrawn from consideration.

The outcome was less clear regarding Site F where 40% supported its development and 40% opposed it with the remainder undecided.

The working group wishes to explore sites E and F for inclusion in the Pre Submission Draft of the HNDP with the landowners and Local Authorities including access, dwelling mix, design and layout and community infrastructure benefits.

# Appendix 1 – Sites Assessed in the SHELAA (October 2020)



Site accepted in the SHELAA and allocated in the Pre-Submission Joint Local Plan (October 2020):

Babergh and Mid Suffolk Joint Local Plan

### Hoxne

<b>Parish / District:</b>	Hoxne, (Mid Suffolk)		
<b>Site reference:</b>	SS0728		
<b>Site location:</b>	Land to the south of Denham Road, Hoxne		
<b>JLP settlement hierarchy:</b>	Hinterland Villages		
<b>Approx site area (ha):</b>	1.60	<b>Brownfield / greenfield / mixed use land:</b>	brownfield
<b>Existing land use:</b>	Farm yard		
<b>Neighbouring land use:</b>	Agricultural and residential		
<b>Recent planning history:</b>			

<b>Proposed land use description:</b>	Residential
<b>SHELAA site assessment summary</b>	
<b>Suitability:</b>	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Heritage - impact upon listed building and Conservation Area and site has archaeological potential.
<b>Availability:</b>	The site is in single ownership. An agent has submitted the site on behalf of the landowner. The title deeds have been submitted for the site. The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 25 dwellings per annum can be assumed.
<b>Achievability:</b>	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

<b>JLP allocated site reference:</b>	LS01
<b>Site conclusions:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
<b>Estimated dwellings yield:</b>	30
<b>Estimated employment land area (ha) (where relevant)</b>	
<b>Estimated delivery timescale:</b>	Developable 6-15

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Sites rejected in the SHELAA:

	Horham	
Hoxne, (Mid Suffolk) SS0043	Land south of Nuttery Vale, Hoxne	Poor pedestrian access to core services and facilities.

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Babergh and Mid Suffolk Joint Local Plan

Parish / District / Site Ref	Location	Reason for discounting
Hoxne, (Mid Suffolk) SS0044	Land south of Cross Street, Hoxne	Site has poor connectivity to the existing settlement.
Hoxne, (Mid Suffolk) SS0045	Land west of Denham Low Road, Hoxne	Site has poor connectivity to the existing settlement and no possibility of creating suitable access to the site.
Hoxne, (Mid Suffolk) SS0059	Land east of B1118, Hoxne	No possibility of creating suitable access. Site has poor access to core services and facilities and poor connectivity to existing settlement.
Hoxne, (Mid Suffolk) SS0060	Land west of Whittons Lane, Hoxne	Site has poor connectivity to the existing settlement.
Hoxne, (Mid Suffolk) SS0565	Land south of Green Street (B1118), Hoxne	Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.
Hoxne, (Mid Suffolk) SS0730	Land to the north of Chickering Road, Hoxne	Site has poor connectivity to the existing settlement.
Hoxne, (Mid Suffolk) SS1236	Land west of Abbey Hill, Hoxne	Site is poorly related to the existing settlement pattern.