

Laxfield Neighbourhood Plan

Site Options and Assessment

Laxfield Parish Council

May 2019

Quality information

Prepared by	Checked by	Verified by	Approved by
Yanny Tsang Graduate Urban Planner	Vanessa Adams Associate Director	Una McGaughrin Associate Director	Una McGaughrin Associate Director

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Prepared for:

Laxfield Parish Council

Prepared by:

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

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Abbreviations used in the report

Abbreviation

BMSDC	Babergh and Mid Suffolk District Councils
DEFRA	Department for Environment, Food and Rural Affairs
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
SHELAA	Strategic Housing and Economic Land Availability Assessment

1. Executive Summary

This report is an independent and objective assessment of sites primarily identified by Laxfield Parish Council in their recent call for sites and evidence gathering regarding their potential for allocation in the Laxfield Neighbourhood Plan. It intends to help the neighbourhood planning group select preferred sites for allocation to meet further growth requirement for the Neighbourhood Plan Area in accordance with national and local policies. The work undertaken was agreed with the Parish Council in November 2018, as part of the Government's Neighbourhood Planning support programme.

The Laxfield Neighbourhood Plan, which will cover the parish of Laxfield within the district of Mid Suffolk, is being prepared in the context of an emerging Joint Local Plan between Mid Suffolk District Council and Babergh District Council, as well as the adopted Development Plan. Laxfield is currently classified as a Primary Village in the adopted Development Plan, which together with 10 other primary villages are expected to deliver 300 dwellings on new allocations of greenfield land as urban extensions in the plan period of 2008 to 2035. The emerging Joint Local Plan has preliminarily classified Laxfield as a hinterland village, but has yet to provide an indicative housing requirement. It is the intention of the Neighbourhood Plan to include allocations for housing to manage and steer development on sustainable sites, thus meeting any potential housing requirement identified for the Neighbourhood Plan area while maintaining and improving the historic environment of the village.

Among the thirteen sites assessed (including two sites identified through the SHELAA), the assessment found that one site is appropriate for allocation subject to minor constraints to be resolved (SS0616). Six sites are considered to be potentially appropriate for allocation, if the significant constraints that have been identified can be resolved or mitigated and if they are reduced in size (LNP02, LNP04, LNP09, LNP10, LNP11 and SS0069). The remaining sites are considered to be unsuitable for allocation in the Neighbourhood Plan at the current time.

The next step for Laxfield Parish Council is to select a site or sites for allocation in the Neighbourhood Plan which best meets the housing requirement and objectives of the Neighbourhood Plan, based on the findings of this Site Assessment and further discussions with the District Councils, the landowners and the community. It is also recommended that Laxfield Parish Council should engage with the District Councils regarding the emerging Local Plan policies and housing requirement as early as possible.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Laxfield Neighbourhood Plan on behalf of Laxfield Parish Council. The work undertaken was agreed with the Parish Council and in partnership with Locality and the Ministry of Housing, Communities and Local Government (MHCLG) in November 2018.
- 2.2 The Neighbourhood Plan, which will cover the parish of Laxfield within the district of Mid Suffolk, is being prepared in the context of an emerging Joint Local Plan between Mid Suffolk District Council and Babergh District Council, as well as the adopted Development Plan outlined in Paragraph 2.3. **Figure 2-1** provides a map of the Laxfield Neighbourhood Plan, which covers the parish of Laxfield. This was designated as the Neighbourhood Development Plan area by Mid Suffolk District Council in February 2018.
- 2.3 Laxfield is within the administrative area of Mid Suffolk District Council. The current Development Plan comprises the saved policies of the Mid Suffolk District Local Plan (1998), the First Alteration to the Mid Suffolk Local Plan (2006), the Mid Suffolk District Core Strategy Development Plan Document (2008), and the Mid Suffolk District Council Core Strategy Focused Review (2012), the Stowmarket Area Action Plan Mid Suffolk's New Style Local Plan (2013) and the 'made' Neighbourhood Plan. The Minerals Core Strategy (2008) and the Waste Core Strategy Development Plan Document (2011) produced by the Suffolk County Council also form parts of the Development Plan.
- 2.4 Mid Suffolk District Council, along with Babergh District Council, is currently developing an emerging Joint Local Plan which will provide a framework for how future development will be planned and delivered in the period up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.
- 2.5 A draft Issues and Options document for the emerging Joint Local Plan, as referenced in this document, was published for consultation (Regulation 18) from August 2017 to November 2017. The draft document does not, at this stage, propose any site allocations for development, but identified potential development sites and proposed new settlement boundaries to accommodate the Districts' development requirements. A revised version of the draft Joint Local Plan is scheduled to be published for public consultation in February 2019 and to be adopted (Regulation 22) by May 2020. It is understood that the publishing of the revised draft Joint Local Plan is now postponed to Summer 2019.
- 2.6 The Neighbourhood Plan will form part of the development plan in Mid Suffolk, alongside, but not as a replacement for the adopted Development Plan and the emerging Joint Local Plan, once made. It is required to be in general conformity with the adopted Core Strategy and Local Plan, and have regard to the emerging Babergh and Mid Suffolk Joint Local Plan. It is intended for the adopted Development Plan and the emerging Joint Local Plan to provide a clear overall strategic direction for development in Laxfield, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.7 It is the intention of the Neighbourhood Plan Steering Group to include robust, suitable and achievable allocations for housing to influence development on sustainable sites which improve the environment and maintain the historic value of the village.
- 2.8 The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation or designation for the proposed uses in the Plan, in particular whether they comply with the strategic policies of the emerging Local Plan and adopted Local Plan. The site appraisal is intended to guide decision making and provide evidence for site allocations or designations to help ensure that the Neighbourhood Plan can meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

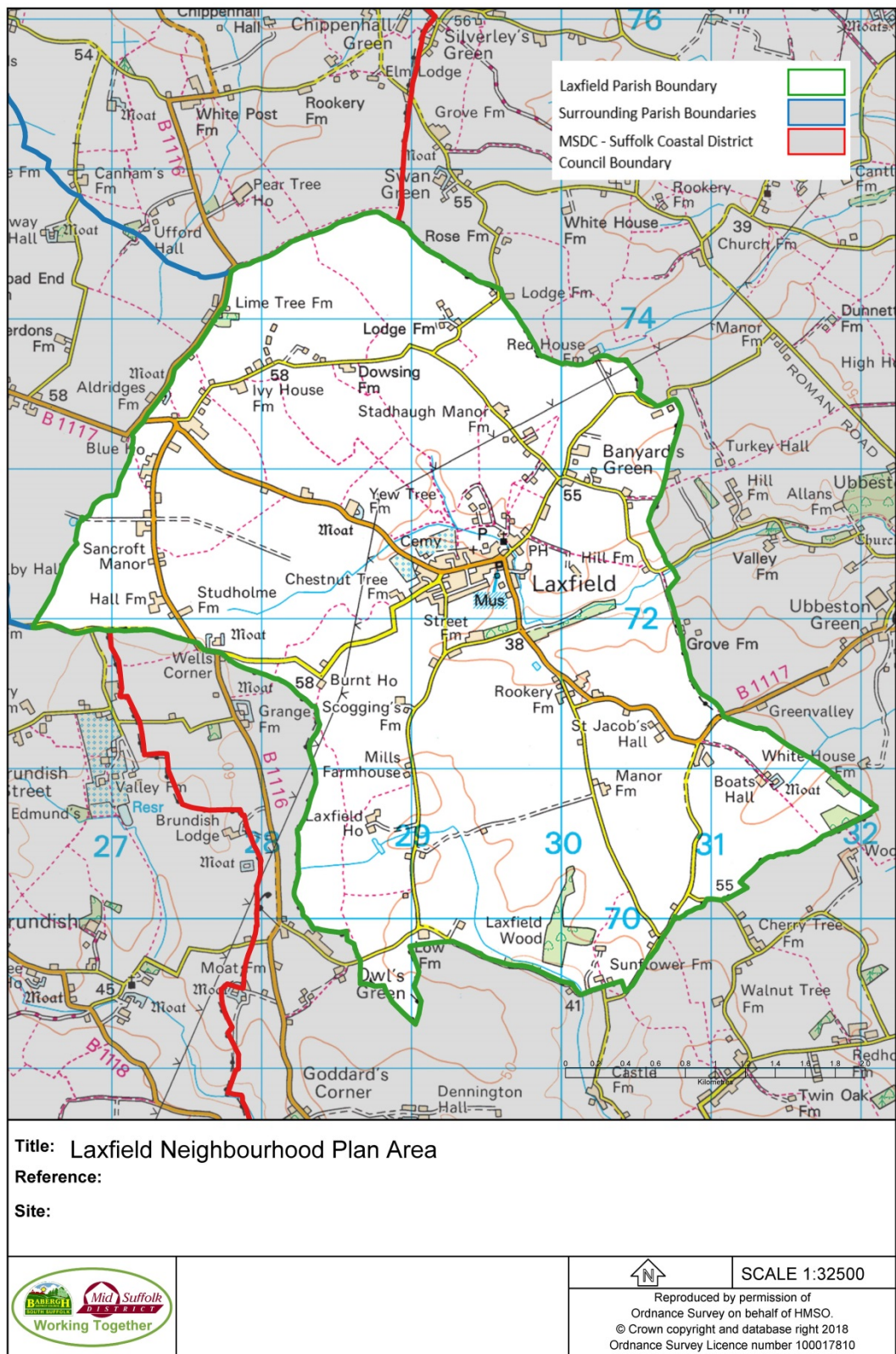


Figure 2-1: Laxfield Neighbourhood Plan Boundary¹

¹ Available at : <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/laxfield-neighbourhood-plan/>

Housing Requirement

- 2.9 As the emerging Local Plan (Reg 18, August 2017) is still at its early stages, it is unknown at this stage how many homes would Laxfield be required to plan for or if any strategic sites will be allocated within the neighbourhood plan area in the future. The emerging Local Plan however, did classify Laxfield as a hinterland village in Mid Suffolk, which will, along with other hinterland villages, deliver 5-15% of the District's growth, depending on the Council's choice of distribution options. The relevant Housing Market Assessment shows that the objectively assessed housing needs for Mid Suffolk during the plan period 2014-2036 is 9,046 new dwellings, implying that the housing requirement for **all** hinterland villages is likely to fall in the number of 452 to 1356 dwellings.
- 2.10 Currently, the adopted Policy CS1 classifies Laxfield as a Primary Village, which collectively with ten other primary villages are expected to provide 300 dwellings on new allocations of greenfield land as urban extensions in the plan period 2008-2025.

3. Site Assessment Method

3.1 The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)², Neighbourhood Planning (updated February 2018)³ and Locality's Neighbourhood Planning Site Assessment Toolkit⁴. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

3.2 The first task to identify which sites should be considered as part of the assessments. These include:

- Sites identified through Laxfield Parish Council's 'Call for Sites' consultation undertaken in October 2018; and
- Sites identified in the draft Strategic Housing and Economic Land Availability Assessment (SHELAA) (2017) that were assessed as being suitable for further consideration, as well as being available and achievable for development. Sites concluded by the BMSDC as not suitable are discounted from further assessments. It should be noted that the draft SHELAA remains a 'work in progress' although its final publication date is not yet known, but that version may contain new or additional information which Laxfield Parish Council may wish to review when it is finalised to see if it has any bearings on the findings of this report.

Task 2: Site Pro-Forma

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

3.4 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); and
 - Planning History
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;

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

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

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

- Community facilities and services; and
- Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
- Availability

Task 3: Complete Site Pro-Formas

- 3.5 The next task was to complete the site pro-formas. This was done through a combination of desktop assessment and a site visit. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Street View and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visit 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.

Task 4: Consolidation of Results

- 3.6 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement
- 3.7 A 'traffic light' rating of all sites has been given based on whether the site is appropriate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates '**green**' for sites that shown no constraints and are appropriate as site allocations, '**amber**' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.
- 3.8 The conclusions of the SHELAA were revisited to consider whether the conclusions would change as a result of the local criteria, and whether anything had changed since the SHELAA.

Indicative Housing Capacity

- 3.9 Where sites were previously included in the draft SHELAA 2017, those indicative housing capacity have been used. Similarly, if landowners/developers have put forward a housing figure, that figure has been used if appropriate.
- 3.10 Where a site capacity figure does not exist, a calculation of the number of units at a development capacity of 30 dwellings per hectare has been applied in accordance with Policy CS9 Density and Mix of the Adopted Mid Suffolk District Core Strategy Development Plan Document (2008).

4. Planning Policy and Evidence Base

4.1 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes adopted and emerging Local Plan policies in which the Neighbourhood Plan must have regard to, relevant evidence base documents produced for the Local Plan and national policies. The key relevant documents are outlined as follow:

Policy:

- Revised National Planning Policy Framework (2019)⁵
- Saved policies of the Mid Suffolk District Local Plan (1998)⁶
- First Alteration to the Mid Suffolk Local Plan (2006)⁷
- Mid Suffolk District Core Strategy Development Plan Document (2008)⁸
- Mid Suffolk District Council Core Strategy Focused Review (2012)⁹

Evidence Base:

- BMSDC Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017)¹⁰
- Joint Babergh and Mid Suffolk Landscape Character Assessment (August 2015)¹¹
- Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts (March 2018)¹²

Mapping:

- BMSDC Interactive Web Map Layers¹³
- BMSDC Consultation Map¹⁴
- Google Earth Pro, Google Maps and Google Street View
- Long Term Flood Risk Information (Gov.uk)¹⁵
- Flood Map for planning (Gov.uk)¹⁶
- DEFRA Magic Map¹⁷.

⁵ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_w eb.pdf

⁶ Available at: <https://localplan.midsuffolk.gov.uk/>

⁷ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/MSDC-Affordable-Altered-H4-Policy.pdf>

⁸ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/Core-Strategy-with-CSFR-label-and-insert-sheet-07-01-13.pdf>

⁹ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf>

¹⁰ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

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

¹² Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Heritage-and-Settlement-Sensitivity-Final.pdf>

¹³ Available at: <http://maps.midsuffolk.gov.uk/>

¹⁴ Available at: <https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:607916/y:257030/z:0/b:14/o:1564.o:1567.o:1568.o:1569.o:1570.o:1574.o:1575.o:1576.o:1577.o:1578.o:1579.o:1582.o:1596.o:1597.o:1598.o:1599.o:1600.o:1601.o:1602.o:1604.o:1605.o:1607.o:1608>

¹⁵ Available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

¹⁶ Available at: <https://flood-map-for-planning.service.gov.uk/>

¹⁷ Available at: <https://magic.defra.gov.uk/magicmap.aspx>

Relevant National Policy

- 4.2 National planning policy is contained in both the Revised National Planning Policy Framework (2018) and the Planning Policy Guidance. Only those policies of particular relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.

National Policy on development of isolated homes in the countryside

- 4.3 Paragraph 79 of the NPPF (2019) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential dwelling; or
- The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

National Policy on development of agricultural land

- 4.4 Paragraph 171 of the NPPF (2019) states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

National Policy on flood risk

- 4.5 Paragraph 155 of the NPPF (2019) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Footnote 50 establishes that all development in Flood Zones 2 and 3 would require a site-specific flood risk assessment.

Relevant Local Policy

Adopted Mid Suffolk District Core Strategy Development Plan Document (2008) and Mid Suffolk District Council Core Strategy Focused Review (December 2012)

- 4.6 The Mid Suffolk District Core Strategy DPD and its subsequent focused review form the central element of the adopted Local Plan for Laxfield. In particular, Policy CS1 classifies Laxfield as a Primary Village, which collectively with ten other primary villages are estimated to provide 300 dwellings on new allocations of greenfield land as urban extensions in plan period 2008 to 2025. Other policies of relevance to Laxfield are:

Policy CS1 Settlement Hierarchy – states that the majority of new development (including industrial, employment and housing allocations) will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages, in particular affordable housing. Laxfield is classified as a primary village.

Policy CS2 Development in the Countryside and Countryside – restricts development in the countryside to defined categories including agriculture and forestry, 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.

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 historic 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.

Policy CS9 Density and Mix – seeks housing development to achieve densities of at least 30 dwellings per hectare. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

Mid Suffolk District Local Plan Saved Policies (1998) and First Alteration to the Mid Suffolk Local Plan (2006)

4.7 The 1998 Local Plan has mostly been superseded by policies from the Core Strategy and Focused Review. However the Local Plan Alteration (2006) **Policy H4 A Proportion of Affordable Housing in New Housing Developments and H5 Affordable Housing on Rural Exception Sites** 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 Laxfield are:

Policy HB1 Protection of Historic Buildings – seeks to character and appearance of all buildings of architectural or historic interest, in particularly, settings of listed buildings.

Policy HB8 Safeguarding the character of Conservation Areas – states that priority will be given to protect the character and appearance of Conservation Areas. New buildings, alterations or other forms of development, including land adjacent to a Conservation Area, should conserve or enhance their surroundings. Sub-text Paragraph 2.2.17 establishes the importance of unlisted buildings within Conservation Areas, suggesting that the variety of buildings and open spaces in a Conservation Area composes the character of appearance of it. There is a general presumption in favour of retaining buildings which contribute to the character and appearance of a Conservation Area.

Policy HB9 Controlling Demolition in Conservation Area – states that the district planning authority will refuse the demolition of buildings or structures in Conservation Areas that make an important contribution to the character and appearance of their surroundings, unless the buildings is recognised as beyond repair; incapable of reasonably beneficial use; or unattractive in its setting and its removal or replacement would benefit the appearance of the area.

Policy H3 Housing Development in Villages – advises that residential development within the settlement boundaries of villages should take form of:

- the infilling of small undeveloped sites, unless it is desirable to retain a site in undeveloped form as an important amenity or open space in the village scene; or
- a small group of dwellings, up to 5 in number, well related to its surroundings and the character of the village; or
- in those villages, where a wider range of services and facilities exist, groups of up to 9 dwellings well related to each other and the character of their surroundings.

Housing development in the form of estates of 10 dwellings or more will be permitted only on sites allocated in the Local Plan.

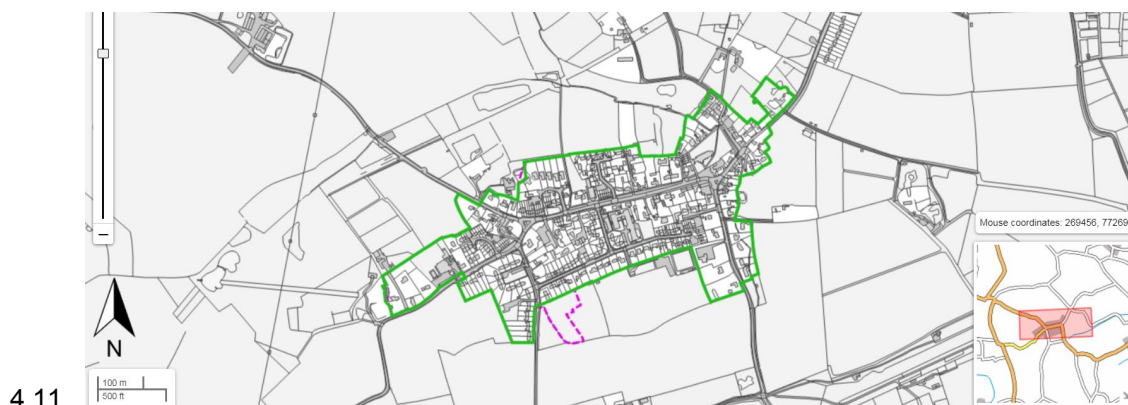
Applications for housing development will be considered in relation to the appearance and character of the village, the effect on nearby residential amenity and highway safety, the availability of services and facilities, and policies for the protection of visually important open spaces and the surrounding countryside.

Policy H7 Restricting Housing Development unrelated to the needs of the Countryside – states that strict control would be imposed over provision of new housing outside settlement boundaries in order to protect the existing character and appearance of the countryside.

Policy CL5 Protecting Existing Woodland – states that development would be refused if it would result to the loss of or damage to woodland, particularly ancient woodland, or disruption to commercial forestry.

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

- 4.8 The emerging Joint Local Plan sets out the vision and strategy for development in the District up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies for Mid Suffolk. As the emerging Joint Local Plan is still at its early stages at the time of writing, it is advised that Laxfield Parish Council should refer to the further updates on the emerging Local Plan for the latest positions of the District Councils.
- 4.9 Laxfield is classified as a hinterland village within this document, following a revision of the settlement hierarchy classification. Hinterland villages are identified to contribute 5% to 15% of district growth, as a whole, depending on the Council's choice of distribution options.
- 4.10 The consultation document also proposes a new settlement boundary for Laxfield, and proposed sites that are potentially suitable for allocation within and on the urban edge of Laxfield. A screenshot from the Babergh and Mid Suffolk District Councils Interactive Consultation Map¹⁸ indicates the current village extent in green and the proposed settlement boundary which extends to the south in dotted magenta line below, in **Figure 4-2**.



4.11 **Figure 4-2: Existing and Proposed Settlement Boundary of Laxfield (Babergh and Mid Suffolk District Council, 2019)**

Evidence Base

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

- 4.12 As mentioned in the Methodology chapter above, in August 2017, Babergh and Mid Suffolk District Council have commissioned a Joint SHELAA. Landowners were invited to submit land they wished to promote for housing or employment development, and the SHELAA assessed whether or not that land was suitable, available and achievable for development for those uses. The SHELAA considered a total of six sites for housing within the parish (two were accepted and four were discounted), as shown in **Figure 4-3** below. Further SHELAA sites are uploaded on an interactive online mapping website¹⁹.

¹⁸ **BMSDC Consultation Map:**

<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:629422/y:272339/z:10/b:14/o:1564,o:1576>

¹⁹ Available at:

<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:629749/y:272224/z:10/b:14/o:1564,o:1567,o:1568,o:1569,o:1570,o:1574,o:1575,o:1576,o:1577,o:1578,o:1579,o:1582,o:1596,o:1597,o:1598,o:1599,o:1600,o:1601,o:1602,o:1604,o:1605,o:1607,o:1608>

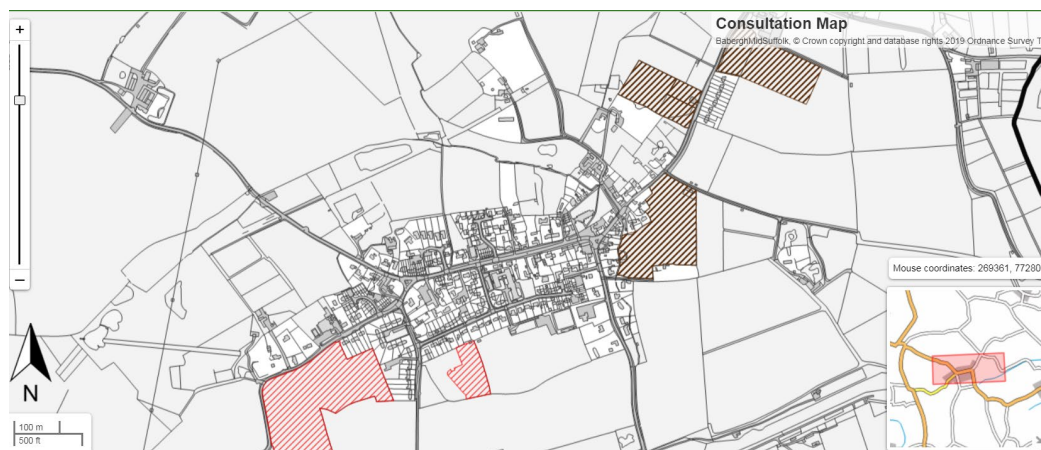


Figure 4-3: SHELAA sites identified in Laxfield (Red indicates potential residential sites while brown indicates unsuitable sites. Note that SS0048 and SS0707 are both located at the land to the west of Bickers Hill Road.)

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

4.13 The Objectively Assessed Housing Need for the plan period 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.

Babergh and Mid Suffolk Districts' Heritage and Settlement Sensitivity Assessment (2017)

4.14 The Assessment indicates the key positive features or qualities of Laxfield, which if lost or changed would significantly impact the current character, including:

- 'its [the settlement] linear character with an important collection of higher status buildings, including the church and guildhall, located around the market square at the eastern end'; and
- 'the surrounding area is predominantly agricultural and open in nature, with several isolated farmsteads set on higher points within the landscape'

4.15 In addition, it also concludes that the open agricultural land to the north-east, which establishes the historic context of the settlement and make an important contribution to the setting in which the church is experience is susceptible to changes. The assessment also establishes the importance of the relationship of the buildings along the High Street where modern development has not intruded, and concludes that it is an area sensitive to modern infill development.

Mapping

BMSDC Interactive Web Map

4.16 The following **Figure 4-4** is taken from Babergh and Mid Suffolk District Councils Interactive Web Map Layers. It shows that the main built up area of Laxfield is designated as the Laxfield Conservation Area. The character of the Conservation Area has been re-appraised in 2012. Policy HB8 Safeguarding the character of Conservation Areas and HB9 Controlling Demolition in Conservation Area apply here.

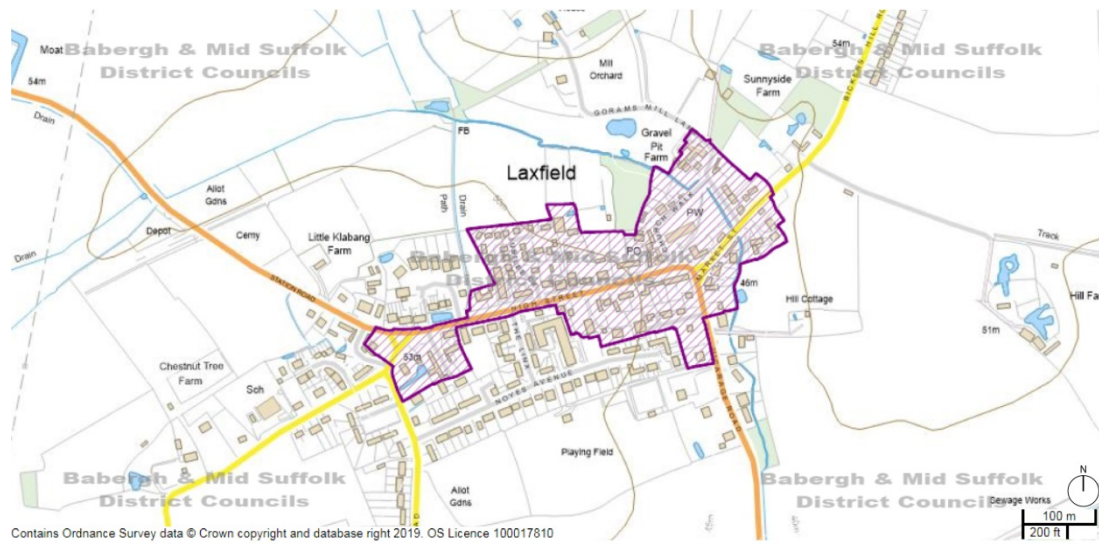


Figure 4-4: Conservation Area of Laxfield (Babergh and Mid Suffolk District Council)

6. Site Assessment

6.1 The sites to be considered through this site assessment have been identified through:

- Two rounds of call for sites exercises undertaken by Babergh and Mid Suffolk District Councils for the draft SHELAA report (2017) in 2014 and 2016; and
- Laxfield Parish Council's 'Call for Sites' consultation in October 2018.

6.2 The sites identified are set out in Table 5.1 and Table 5.2 below.

Identified Sites in the draft Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (SHELAA) Report (August 2017)

6.3 The draft Babergh and Mid Suffolk Joint SHELAA (August 2017) considered sites in Laxfield Neighbourhood Plan Area. These sites were identified through two rounds of 'Call for Sites' in 2014 and 2016 respectively. The sites in **Table 5.1** were found to be potentially suitable, available, and achievable during the plan period.

Table 5.1: Sites Identified in the draft SHELAA (2017) that were potentially suitable for allocation

Site Ref.	Site Address	Area (Ha)	Capacity (dwellings)	SHELAA status and availability	Planning Applications
SS0069	Land to the south of Framlingham Road, Laxfield	4.20 (1, to the east)	25	Site is potentially suitable; available; and achievable within 0-5 years. Partial development (eastern aspect of site, with estimated new net site area of 1ha) is recommended to avoid a disproportionate development to the existing settlement.	None recent or relevant.
SS0616	Land east of Mill Road	0.71	15	Site is potentially suitable; available and achievable within 0-5 years.	2019, Full Planning Application (DC/19/00156) awaiting decision for erection of 13no. dwellings (comprising 9no. open market dwellings and 4no. affordable dwellings) associated works including car parking and garaging.

6.4 Four sites identified in the draft SHELAA 2017 were considered to be unsuitable. These are presented in **Table 5.2**.

Table 5.2: Sites Identified in the draft SHELAA (2017) that were unsuitable for allocation (discounted)

Site Ref.	Site Address	Reason
SS0626	Land to the south east of Bickers Hill, Laxfield	Site lies within a County Wildlife Site, and has poor pedestrian access to services.
SS0048	Land to the west of Bickers Hill Road, Laxfield	Whilst some services are located within 800m of the site, there appears to be limited opportunities to make these services accessible via foot. The site is poorly related to the existing settlement.
SS0082	Land east of Bickers Hill Road, Laxfield	The site is not well related to the existing settlement or services – in open countryside.
SS0707	Land to the west of Bickers Hill Road, Laxfield	Site is poorly related to existing settlement pattern and services.

Sites identified through Parish Council

6.5 Laxfield Parish Council carried out a 'Call for Site' exercise in October 2018 and has further identified sites suitable for developments. These sites are presented below and have been taken forward for assessment using AECOM's site assessment pro-formas.

Table 5.3 Sites identified through Parish Council

Site Ref.	Site Source.	Site Name / Address	Site Area (Ha)	Landowner's intended capacity (dwellings)	Status / availability	Planning Applications
LNP01	Parish Council's Call for Site	St Jacobs Hall, Rowe's Hill, Laxfield	2.6	/	0-5 years	None recent or relevant.
LNP02	Parish Council's Call for Site	Michaelmas Barn, Dennington Road, Laxfield	1	1	5-10 years	2008, Full Planning Application (3098/08) granted for retention of garage extension and entry.
LNP03	Parish Council's Call for Site	Wood Farm Barn, Dennington Road, Laxfield	2	6	0-5 years	2012, Full Planning Application (2158/12) refused for the installation of three no. wind turbines (14.97m to hub, 5.5m diameter blades). A subsequent appeal (APP/W3520/A/13/2194412) is dismissed.
LNP04	Parish Council's Call for Site	Blyth House, Bickers Hill, Laxfield	0.85	1	6-10 years	None recent or relevant.
LNP05	Parish Council's Call for Site	Mobb's Meadow, Bickers Hill, Laxfield	2.5	5	0-5 years	2018, Outline Planning Application (some matters reserved; DC/18/020633) awaiting decision for the Erection of up 5 No. dwellings including access.
LNP06	Parish Council's Call for Site	Cherry Tree Farm, Banyards Green, Laxfield	1.2	1	0-5 years	2012, Full Planning Application (2902/12) granted for Erection of single storey extensions to side and rear of property.
LNP07	Parish Council's Call for Site	Little Meadows Farm, Banyards Garden	0.85	1	0-5 years	2018, Full Planning Application (DC/18/02777) granted for Application under Section 73 of the Town and Country Planning Act. Removal of Condition 4 (Agricultural Occupancy) relating to planning application W/7537. Erect bungalow and garage for occupation by farmer.
LNP08	Parish Council's Call for Site	Mill Road development area	0.35	4	0-5 years	2019, Full Planning application (DC/19/00038) granted for erection of 4 no. dwellings, garages and new access.
LNP09	Parish Council's Call for Site	Little Klabang Farm	5	/	0-5 years, 6-10 years	2013, Full Planning Application (2383/13) granted for Change of use of land for a touring caravan and camping site use from 1 st April to 1 st October each year.

Site Ref.	Site Source.	Site Name / Address	Site Area (Ha)	Landowner's intended capacity (dwellings)	Status / availability	Planning Applications
LNP10	Parish Council's Call for Site	West End House and Stores	0.1	/	0-5 years	As there are two listed features within the site, it has been subject to a number of recent listed building consents regarding signage, CCTV and the retention of air conditioning unit. The most recent record is: 2017, Application for advertisement consent- Erection of 1no. Externally illuminated fascia sign, 1no. externally illuminated hanging sign and 1 no. non illuminated wall mounted flat aluminium panel
LNP11	Parish Council's Call for Site	Sunnyside Farm Barn, Goram's Mill Lane	1	1 or 2	0-5 years	<p>2009, Full Planning Application (0988/09) for Change of use of agricultural land to domestic garden. Erection of cartlodge and installation of oil tank and sewage treatment plant. Erection of gates.</p> <p>2009, Full Planning Application granted (3718/07) for remove single storey rear extensions, erect 1.5 and single storey extension, alter one window to front elevation, insert rooflights, reinstate mullion window to rear, replace sole plate and repairs to plinth of south gable, alter two windows to north elevation, replace 3 windows to south elevation, block one window to front elevation, re-render external walls, lift and re-lay roof covering incorporating insulation, replace plain tiles to existing rear roof slope, internal alterations according to attached schedule.</p> <p>2009, Full Planning Application (1295/07) for the Erection of single storey side extension and two storey rear extension. Resurfacing of access drive.</p>

6.6 **Figures 5-1 and 5-2** overleaf identify all sites²⁰ taken forward for assessment in the Laxfield NP area. It should be noted on **Figure 5-2** that the land between LNP08 and SS0616 was granted planning permission in 2015 for 12 dwellings (application reference 3079/15) so has not been assessed as part of this report.

²⁰ Please note redline site boundaries are indicative.



Figure 5-1: Sites in Laxfield taken forward for assessment (South of Laxfield)



Figure 5-2: Sites in Laxfield taken forward for assessment (Laxfield)

7. Summary of Site Appraisals

- 7.1 Sites identified in **Table 5.1** and **Table 5.3** have been assessed to consider whether they would be appropriate for allocation in the Laxfield Neighbourhood Plan.
- 7.2 **Table 6.1** sets out a summary of the site assessments. This includes their indicative site capacity and the site assessment conclusions.
- 7.3 The final column is a 'traffic light' rating for each site, indicating whether or not the site is appropriate for allocation. Red indicates the site is not appropriate for allocation within the Laxfield Neighbourhood Plan. Amber indicates that the site is potentially suitable for allocation within the NP subject to the mitigation of constraints. Green indicates that the site is appropriate for allocation within the NP without constraint. The summary should be read alongside the completed pro-formas presented in **Appendix A**.
- 7.4 The summary table shows that of the thirteen sites (including two sites which are from the SHELAA), one (SS0616) site is considered to be appropriate for allocation with minor constraints (green ratings), six (LNP02, LNP04, LNP09, LNP10, LNP11 and SS0069) sites are considered to be appropriate for allocation with significant constraints and if they are reduced in size (amber ratings) and five sites (LNP01, LNP03, LNP05, LNP06 and LNP07) are considered to be unsuitable for allocation (red ratings). LNP08 is no longer considered suitable for allocation as planning permission has recently been granted (as of 13th February 2019).

Table 6.1: Site Assessment Summary (to be read in conjunction with Appendix A)

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
LNP01	St Jacob's Hall, Rowe's Hill, Laxfield, Woodbridge, IP13 8HY	Parish Council's Call for Sites	Greenfield	2.6	N/A	<ul style="list-style-type: none"> The site is located in the countryside remote from the defined settlement boundary and is in a location where there is limited access to existing services, including shops, schools, open spaces and employment opportunities. It is unclear from the landowner's submission as to how much of the site they would consider developing, but if it was the entire site, then this would be contrary to Policy CS2 and H7 of the adopted policy, as well as Paragraph 79 of the NPPF, which seek to prevent unsustainable growth in the interests of protecting the existing character and appearance of the countryside. If it is for a single dwelling of "exceptional quality" (as per Paragraph 79 of the NPPF), then it could potentially be acceptable, but would need to be discussed with the Local Planning Authority or decided through a planning application. The northeastern part of the site is heavily wooded with mature trees. Development is likely to lead to loss of key biodiversity habitats, subject to further arboriculture assessments. The site is in the open countryside as 'Ancient Estate Claylands', which the change of use would be intrusive. Design of any development would need to be sympathetic to the landscape character. Considering the scale of the development (2.6 Ha), a full development of the site would lead to encroachment to the open countryside that will significantly change the hinterland character of this part of the settlement. It would also have direct impacts on the character and setting of an adjacent Grade II listed building, St Jacob's Hall, despite being partly screened by intervening mature trees at where the sites adjoin. The site was initially promoted by the landowner in Laxfield Parish Council's Call for Sites. Further clarification was sought in April 2019, in which the landowner confirmed that the site is currently unavailable. The site is at an unsustainable location and would harm the surrounding landscape and heritage setting. It is therefore unsuitable for allocation. However, if it is the intention to reuse or convert the existing buildings, this may be acceptable. 	
LNP02	Michaelmas Barn, Dennington Road, Laxfield	Parish Council's Call for Sites	Greenfield	1 (0.25)	N/A	<ul style="list-style-type: none"> The site is outside of and remote from the settlement boundary. It is poorly located for all key services, including shops, public transport links, schools, open spaces and employment areas. The site mainly consists of Grade 2 agricultural land. Given that the majority of other available sites assessed lack this constraint, the development of the site would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF. The site is subject to high surface water flood risk to the south of the site, where the development is intended to be located. Relevant mitigation strategies would be required. The site is in proximity to 2 Grade II listed buildings but has very limited visibility from the heritage or from their setting, although the design of the development would need to be 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<p>sympathetic to the setting of the heritage assets.</p> <ul style="list-style-type: none"> The site is being promoted by the landowner for one dwelling and could be accessed through a shared drive to Dennington Road. The landowner's submission suggests they are proposing a single dwelling. Whilst development of the entire site for a number of dwellings would be considered contrary to Policy CS2 and H7 of the adopted policy due to its unsustainable location and loss of Grade 2 agricultural land, but if the proposed dwelling can be demonstrated to be of exceptional quality (according to Paragraph 79 of the NPPF), then it could be considered acceptable for allocation. It could also be decided through a planning application and should be discussed further with the Local Planning Authority. 	
LNP03	Wood Farm Barn, Dennington Road, Laxfield IP13 8MJ	Parish Council's Call for Sites	Greenfield	2	6	<ul style="list-style-type: none"> The site is outside of and remote from the defined settlement boundary, and is poorly located in relation to key services and public transport links, implying that housing introduced here would necessarily be car-reliant. Development at this location (the landowner is proposing six dwellings) would therefore be contrary to the objectives of securing sustainable patterns of development and would fail to protect the character of the countryside, as suggested in Policy CS2 and H7 of the adopted policy and Paragraph 79 of the NPPF. The site is largely visible from the surrounding area, including Dennington Road, the footpath and public drive immediately to the north and south of the land, as well as Laxfield House. Considering the proposed scale of development, it is likely to be harmful to the character of the open landscape. In a recent appeal against a wind turbine application, it was recognised that the tree-lined drive to Laxfield House is the most distinctive feature at the front of the Laxfield House curtilage. While it is recognised that the proposed dwellings are likely to be less intrusive than wind turbines, they would remain visible, particularly in the winter/autumn with the lack of full vegetation as screening. Evidence from Suffolk Wildlife Trust (Appendix C) indicates the sightings of bats, newts and snakes in the vicinity. The erection of the proposed dwellings are likely to lead to the loss of key habitats or habitat links close to the site with the potential to support the above species. The site is not suitable for allocation. Although the site is promoted by the landowner, further development of the site is likely to alter the character and setting of the area, harm heritage assets and habitats and lead to unsustainable development. 	
LNP04	Blyth House, Bickers Hill, Laxfield	Parish Council's Call for Sites	Greenfield	0.85 (0.45)	N/A	<ul style="list-style-type: none"> The majority of the site is within the settlement boundary. It is favourably located to local centres and public transport and is moderately located to primary schools and open space. However, it currently has poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road, according to the draft SHELAA findings and supported by the site visit, offer 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<p>very limited opportunities to make footpath improvements or to create a safe pedestrian connection. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF.</p> <ul style="list-style-type: none"> It is noted, however, that a recent planning application on the land on the west side of Bicker's Hill Road (3642/16) has been granted which has proposed to provide a public footway to connect Bicker's Hill Road to the existing public right of way. This potentially would improve the pedestrian accessibility of this site, LNP04, if delivered. In addition, the site includes a Grade II listed building, Blyth House. The intensification of the site is very likely to harm the character and setting of the heritage, unless it is of exceptional quality and is sympathetic to the massing and design of the listed heritage. The northern part of the site, where the development is intended, is also heavily wooded with varied mature trees and would require further arboriculture assessment to understand its environmental impacts. The site is available for development and is promoted by the landowner to erect one dwelling. There is potential for the site to be allocated for this amount of development, particularly if the neighbouring site delivers the proposed footway, subject to further discussions with the Local Planning Authority. It could also be potentially decided through a planning application if is not allocated in the neighbourhood plan. Any allocation would need to ensure that the intensification of the site would not lead to harm to the character and setting of the heritage assets, and should be sympathetic to the historic value of the heritage assets. 	
LNP05	Mobb's Meadow, Bickers Hill, Laxfield, IP13 8EZ	Parish Council's Call for Sites	Greenfield	2.5 (0.4)	N/A	<ul style="list-style-type: none"> The site is designated as a County Wildlife Site. The development of the site would lead to irreversible loss of high biodiversity value and would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF. The site falls outside, though adjacent of the settlement boundary. It is favourably to moderately located to key services in Laxfield. However, it has poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road, according to the draft SHEELA findings and supported by site visit, offer very limited opportunities to make footpath improvements or to create a safe pedestrian connection required. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF. The site currently does not have a direct access point, despite bounded by Market Street to the north and a private road to the east. A suitable access could only be provided by removing parts of the hedgerows to the boundary. Despite being currently well-screened from the surrounding heritage asset, development of the site is likely to harm its setting to a Grade II* listed building, a Grade II listed building and the Conservation Area shall the hedgerows are removed upon development, unless the design and 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<p>massing of the development is sympathetic to the setting and character of the heritage assets.</p> <ul style="list-style-type: none"> Considering the potential harm to significant wildlife habitat and its unsustainable location, the site is unsuitable for allocation. The site is currently awaiting decision for the erection of up to 5No. (amended to 3 upon consultee advice) including access (DC/18/020633). 	
LNP06	Cherry Tree Farm, Banyards Green, Laxfield	Parish Council's Call for Sites	Greenfield	1.2 (0.12)	N/A	<ul style="list-style-type: none"> The site is located outside of the settlement boundary. It is moderately located to the town centre, but poorly located to all other key services in Laxfield. In addition, it has poor pedestrian accessibility to key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road offers very limited opportunities to make footpath improvements or to create a safe pedestrian connection required. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF. The site is promoted by the landowner for a single dwelling. However, the site is currently accessed through Cherry Tree Farm and has no direct access to main roads. An extension of the current private drive, however, is likely to harm the open character of the site. An alternative access could be created to Low Road, however, part of the trees and hedgerows that bound the southern boundary of the site will have to be cleared. A natural ditch that runs along the southern boundary of the site would also need to be re-directed. The site relates poorly to the current dwelling on the same land plot or to surrounding uses. The site is considered unsuitable for allocation due to its unsustainable location and significant constraints regarding access and relationship with surrounding uses. 	
LNP07	Little Meadows Farm, Banyards Garden, Laxfield, IP13 8EU	Parish Council's Call for Sites	Greenfield and Brownfield	0.85	N/A	<ul style="list-style-type: none"> The site is promoted by the landowner for redevelopment of a single dwelling and is well-screened from the surroundings with existing mature trees. Access is possible through a shared drive. However, the site is outside of the settlement boundary and is moderately to poorly located in relation to key services, with poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road offer very limited opportunities to make footpath improvements or to create a safe pedestrian connection to the village centre. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF. Although a recent planning application supported the removal of the agricultural tenancy condition, this does not imply that the location is 'made' sustainable for further intensification. The site is not considered suitable for allocation in principle. Whilst a proposal for the redevelopment of an agricultural building, that may/may not be redundant or disused, may fall under the exceptions of Paragraph 79 of the NPPF, it is the lack of pedestrian footpath and the location outside of the settlement boundary that means it is considered unsuitable for 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						development.	
LNP08	Land to the east Of Mill Road, Laxfield, Suffolk	Parish Council's Call for Sites	Greenfield	0.35	4	<ul style="list-style-type: none"> The site is adjacent to the settlement boundary, and is favourably located to the town centre, primary school and open spaces. It is our understanding on the site visit that this site is no longer used as allotments although satellite mapping shows it was used for this purpose. The site is promoted by a landowner and an agent, for the erection of four dwellings. The site currently does not have vehicular access to Mill Road but is directly adjacent to it. A suitable access could be provided. The site is currently visible from all directions. However, given that there are existing developments to the north and west of the site and proposed development (SS0616 and DC/19/00156) to the east, the development of the site is likely to complement these changes of the townscape, and relates well to the surrounding uses. As the site has just very recently been granted planning permission for the erection of four dwellings, garages and new access (DC/19/00038), this site does not need to be allocated in the neighbourhood plan. 	N/A
LNP09	Little Klabang Farm	Parish Council's Call for Sites	Greenfield	5 (0.5)	10	<ul style="list-style-type: none"> The site is outside, though adjacent to, the settlement boundary. It is favourably located in relation to the primary school and open space, and moderately located to the town centre and bus stops. The site is currently accessed through the B1117 which would be adequate to serve potential residential developments. The site is currently a planted woodland, which is likely have some biodiversity value. Further arboriculture assessment would be needed to determine its environmental sensitivity. Power lines run across the site and would potentially affect the developable area of the site. The site's northern boundary falls within Flood Zone 3 (due to the presence of a main river), while its eastern part is subject to high surface water flood risk. Development should be directed away from these areas according to Paragraph 155 of the NPPF. If developed, a site-specific flood risk assessment and relevant mitigation strategies would be required. The full development of the site, however, would significantly change the size of the settlement, elongate the northern boundary and lead to irreversible encroachment to the open countryside. Taking into account the flood risks at the northern boundary of the site and utility constraints, it is suggested that the site is to be reduced to 0.48Ha, with the new site's northern boundary aligned with the existing settlement boundary. 	
LNP10	West End House and Stores	Parish Council's Call for	Brownfield	0.1	N/A	<ul style="list-style-type: none"> The site is in a prominent location of the town, within the settlement boundary and is favourable located to a number of key services. The site is available and promoted by the landowner for mixed-use development. The site contains two Grade II listed structures which would need to be preserved and it is in 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
		Sites				<p>close proximity to a number of Grade I and II listed buildings. It also contributes to the Conservation Area.</p> <ul style="list-style-type: none"> There is potential for the site to be redeveloped and to be allocated for mixed-use development, given that the redevelopment is facilitated through change of use (and not demolition of the building) and that there is robust evidence to support such uses at this part of the town, subject to further discussion with the District Councils. Any allocation would need to ensure that the intensification of the site would not harm the character and setting of the heritage assets and should be sympathetic to the historic value of the heritage assets. 	
LNP11	Sunnyside Farm Barn, Goram's Mill Lane	Parish Council's Call for Sites	Greenfield and Brownfield	1	1 or 2	<ul style="list-style-type: none"> The site is located outside, though adjacent to the settlement boundary. It is favourably located in relation to public transport links and the town centre, and moderately to poorly located for other key services. The site forms part of the open landscape to the north-east of the All Saints Church Laxfield and there is a key view of the church further west along Goram's Mill Lane, as stated in the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts. This part of open landscape is regarded as having particular importance in establishing the historic context of the settlement as well as making an important contribution to the setting in which the church is experienced and is considered 'susceptible to change', so development of the entire site as put forward in the Call for Sites would not be acceptable. The site consists mainly of Grade 2 agricultural land. Given that the majority of other assessed sites lacked this constraint, the development of the site would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF. The site is considered unsuitable for any significant number of dwellings, but a single or two small dwellings in the southeasternmost corner of this site could potentially be allocated, without too much loss of Grade 2 agricultural land or impact on the setting and landscape of the Grade I listed church. 	
SS0069	Land to the south of Framlingham Road, Laxfield	SHELAA	Greenfield	4.20 (1, to the east)	25	<ul style="list-style-type: none"> The site is adjacent to the settlement boundary, and is favourably located to the town centre, primary school and open spaces. A small northwestern part of the site is subject to high surface water flood risk. This should be mitigated shall development proceeds. The reduced (see below) site would avoid this area, in accordance with Paragraph 155 of the NPPF. Power lines are located along the northern boundary of the site. The development capacity would therefore be reduced. There is no access to the site at the moment, but it is achievable from Framlingham Road. In line with the draft SHELAA assessment's conclusions, it is considered that the site is suitable for allocation, however has constraints as the site is considered at a gateway location to Laxfield 	

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Capacity (dph)	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<p>and its Conservation Area, access and surface water flood risk. It is also agreed that the site should be reduced to 1ha to reflect the scale of the village, with its western boundary aligning to that of the primary school, which is on the opposite side of Framlingham Road.</p> <ul style="list-style-type: none"> In addition, to protect the existing open landscape and character of the entrance to Laxfield, the design, height and massing of the residential developments on the site (reduced) should be sympathetic to both the Conservation Area and the open landscape of the entrance. It should also be well-screened from its western boundary and set back from Framlingham Road and/ or form a defined boundary to both its northern and western edge, to enhance the character of the entrance to Laxfield. 	
SS0616	Land east of Mill Road	SHE	Greenfield	0.71	15	<ul style="list-style-type: none"> The site is adjacent to the settlement boundary, and is favourably located in relation to the town centre, primary school and open spaces. It relates well to existing uses, particularly if the adjacent application (DC/17/04375) for 12 dwellings is constructed. There is currently no access to the site. However, its adjacent development (DC/17/04375) has been granted with relevant access, which could potentially be shared, subject to landownership issues. The draft SHELAA assessment concludes that access could be achieved from Mill Road via the adjacent planning permission. The site is adjacent to the Conservation Area. Developments should be sympathetic to the setting and character of the heritage assets. A small part of the site is subject to low surface water flood risk and would require relevant mitigation measures. In line with the draft SHELAA assessment's conclusions, it is considered that the site is suitable for allocation if minor constraints regarding access, impacts on Conservation Area and surface water flood risk management can be resolved or mitigated. 	

8. Conclusions

Site Assessment Conclusions and Housing Requirement

- 8.1 Thirteen sites were assessed to consider whether they would be appropriate for allocation in the Laxfield Neighbourhood Plan, including sites submitted through the draft Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment that are found to be suitable, available and achievable for development, and site submitted to the Laxfield Parish Council's 'Call for Site' exercise. Seven sites are considered to be appropriate for potential allocation with constraints to a varying degree, while six sites are considered to be unsuitable for allocation.
- 8.2 It is advised that Laxfield Parish Council should consider LNP02, LNP04, LNP09, LNP10, LNP11, SS0069 and SS0616 (depending on when the SHELAA is adopted) as potential sites for allocation in the Neighbourhood Plan with reference to their respective constraints, upon further discussions with the District Councils and the community.
- 8.3 As the emerging Local Plan (Reg 18, August 2017) is still at its early stages, it is unknown currently this stage how many housing would Laxfield be required to plan for or if any strategic sites will be allocated within the neighbourhood plan area. BMSDC could not provide an indicative figure due to the early development of the policy. It should be noted, however, that the neighbourhood planning body (in this case, Laxfield Parish Council) is eligible and is recommended to request for an indicative figure as it progresses, as provided by Paragraph 65 and 66 of the NPPF.
- 8.4 The published (Reg 18, August 2017) emerging Local Plan, however, did classify Laxfield as a hinterland village in Mid Suffolk, which will, along with other hinterland villages, deliver 5%-15% of the District's growth, depending on the Council's choice of distribution options. The relevant Housing Market Assessment shows that the objectively assessed needs for Mid Suffolk during the plan period 2014-2036 is 9,046 new dwellings, implying that the housing requirement for **all**, approximately 58, hinterland villages is likely to fall in the number of 452 to 1356 dwellings. An **average** housing requirement for each hinterland village during the plan period of 2014-2036, including Laxfield, would therefore fall in the number of 8 to 23 dwellings.
- 8.5 It should be noted, however, that a number of planning applications for the erection of residential developments in Laxfield, as listed in **Appendix B (since 2014, as of 21st February 2019)**, have been approved or are awaiting decisions on the erection of dwellings. If the planning permissions approved are implemented, the adopted and emerging housing requirement for Laxfield is likely to be met, subject to further confirmation of BMSDC (as it is possible that a higher housing requirement would be set as the emerging Joint Local Plan progresses).

8.6 Nevertheless, Laxfield Parish 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 Laxfield Parish Council should revisit the housing site options set out in this report for consideration in the Neighbourhood Plan.

Next Steps

- 8.7 The next steps for Laxfield Parish Council is to engage with the District Councils and the community regarding housing requirement and site allocation options, with regards to the findings of this Site Assessment. It should also refer to the latest decisions on recent planning applications, particularly those which concern sites included in this assessment. This is of particular relevance considering that the District Councils are in the process of preparing an emerging Joint Local Plan. Further information on how to present site allocations in the Neighbourhood Plan can be found in the Locality Site Assessment Toolkit²¹.
- 8.8 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with Babergh and Mid Suffolk District Councils, particularly with regards to indicative housing requirements and emerging site allocations; and
 - The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.
- 8.9 Considering the number of interests received through the 'Call for Site' exercise in small-scale 'windfall' development, Laxfield Parish Council may consider including relevant policies to address such development needs. It may include the Parish Council's support for 'windfall' development proposals, definition of the relevant size of proposals and the conditions for its support (such as the proposals' impacts on heritage features and wildlife, as well as its relationship with the existing village), based on the relevant evidence.
- 8.10 It is also advised that Laxfield Parish Council should seek to further develop their evidence base in relations to detailed housing needs (in relations to affordability and typologies) and design guidance for LNP10, considering its prominence in Laxfield and townscape sensitivity.

Viability

Laxfield Parish Council is required to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with BMSDC. 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.

²¹ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Appendix A Completed Site Appraisal Pro Formas

Site Assessment Proforma

General information

Site Reference / name	LNP01
Site Address (or brief description of broad location)	St Jacob's Hall, Rowe's Hill, Laxfield, Woodbridge, IP13 8HY
Current use	Vacant amenity land, partly wooded
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.6
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner



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

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None recent or relevant.



1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within

Adjacent

Outside

Unknown

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

The site forms part of the amenity land to the Grade II listed house, St Jacobs Hall. It is currently accessed through St Jacob's Hall and has no direct vehicular access to main roads, despite being located along the B117. A suitable access could be provided through the current

	wide pedestrian access point to B1117, subject to further highways assessments.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate specific site allocations.

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 (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>Within SSSI Impact Risk Zone</p>	<p>The site is currently within SSSI Impact Risk Zone, and is approximately 5km from the Chippenhall Green SSSI.</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 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 sensitivity to development</p>	<p>The site currently forms a partly wooded/partly open backdrop to the Grade II listed home, St Jacob's Hall. However, the western boundary of St Jacob's Hall is bounded by mature intervening trees that would potentially reduce the visual impact of residential developments to the heritage setting. It is moderately visible on adjacent lands which are of open character but is less visible on B117 due to the presence of mature trees towards the northern boundary of the site.</p> <p>The site is located within the Suffolk Landscape Character Area of Ancient Estate Claylands. Ancient estate claylands are gently rolling heavy clay plateau with ancient woodlands and parklands. The landscape contains an important array of moated sites and farmsteads. It is advised that greens and commons in this landscape are important open spaces that shape the relationship of buildings to each other and</p>

		defining the form of settlements. The change of use of these sites are regarded to be extremely intrusive and would require sensitive designs, with new buildings located close to the existing cluster of buildings and should be subordinate in size to the principal buildings.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Contains Grade 3 Good to Moderate Agricultural Land.

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 	Directly impact and/or mitigation not possible	A Grade II listed building, St Jacob's Hall, is directly adjacent to the eastern boundary of the site. The erection of new housing developments on the site would have direct impact on the character and setting of the heritage. However, considering the presence of mature intervening trees between the two sites, mitigation could be possible through sensitive designs and reduced site area.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	The site is approximately 1.7km from the Laxfield town centre and shops.
Bus Stop	400-800m	Infrequent bus connections to Framlingham, Eye, Ipswich, Diss are approximately 600m away from the site.
Primary School	>1200m	The nearest primary school, All Saints C of E Primary School is approximately 2.3km away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School, which is approximately 9.3km away from the site.
Open Space / recreation facilities	>800m	The nearest recreation facilities are approximately 2.3km away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP, Framlingham Surgery is approximately 11km away from the site.

Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High		The northeastern part of the site is heavily wooded by mature trees. Detailed ecological survey would be needed for 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 (Y/N/Unknown)	<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 a greenfield.
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"/>	None.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
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 full development of the site would lead to encroachment to the open countryside that will significantly change the hinterland character of this part of the settlement.

Other (provide details)	/
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3.0. Availability

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"/>	The site was initially promoted by the landowner in Call for Sites. However, upon further clarifications sought in April 2019, the landowner has confirmed that the site is not currently available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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

Conclusions	
	Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is located in the countryside remote from the defined settlement boundary and is in a location where there is limited access to existing services, including shops, schools, open spaces and employment opportunities. It is unclear from the landowner's submission as to how much of the site they would consider developing, but if it was the entire site, then this would be contrary to Policy CS2 and H7 of the adopted policy, as well as Paragraph 79 of the NPPF, which seek to prevent unsustainable growth

in the interests of protecting the existing character and appearance of the countryside. If it is for a single dwelling of "exceptional quality" (as per Paragraph 79 of the NPPF), then it could potentially be acceptable, but would need to be discussed with the Local Planning Authority or decided through a planning application.

- The northeastern part of the site is heavily wooded with mature trees. Development is likely to lead to loss of key biodiversity habitats, subject to further arboriculture assessments.
 - The site is in the open countryside as 'Ancient Estate Claylands', which the change of use would be intrusive. Design of any development would need to be sympathetic to the landscape character. Considering the scale of the development (2.6 Ha), a full development of the site would lead to encroachment to the open countryside that will significantly change the hinterland character of this part of the settlement. It would also have direct impacts on the character and setting of an adjacent Grade II listed building, St Jacob's Hall, despite being partly screened by intervening mature trees at where the sites adjoin.
 - The site was initially promoted by the landowner in Laxfield Parish Council's Call for Sites. Further clarification was sought in April 2019, in which the landowner confirmed that the site is currently unavailable.
 - The site is at an unsustainable location and would harm the surrounding landscape and heritage setting. It is therefore unsuitable for allocation. However, if it is the intention to reuse or convert the existing buildings, this may be acceptable.
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Site Assessment Proforma

General information

Site Reference / name	LNP02
Site Address (or brief description of broad location)	Michaelmas Barn, Dennington Road, Laxfield
Current use	Paddock
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1 (The landowner only wishes to develop 0.25 Ha of the site towards the south of the site.)
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>2008, Full Planning Application (3098/08) granted for Retention of garage extension and entry.</p>			



1. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site currently has one access point to Dennington Road which is likely to be adequate if developed.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</p>	<p>The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate</p>			

(provide details)	specific site allocations.
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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 (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>Within SSSI Impact Risk Zone</p>	<p>The site is within SSSI Impact Risk Zone, the nearest SSSI unit, Chippenhall Green SSSI is 6km away.</p> <p>The site is not located in a Flood Zone but is subject to high surface water flood risk to the south of the site.</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 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 sensitivity to development</p>	<p>Development of the site would lead to a moderate impact on the landscape character of the open countryside due to visibility from the access road to the south. The site is well-screened from all other directions.</p> <p>The site is located within Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.</p>
<p>Agricultural Land</p>	<p>Some Loss</p>	<p>Contains Grade 2 Very Good</p>

Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)		Agricultural Land.
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	The site is in proximity to 2 Grade II listed building, including barn 20 metres north of low farmhouse and low farmhouse.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	The site is approximately 2.8km from the Laxfield local centre and shops.
Bus Stop	>800m	The site is approximately 3.4km from the nearest bus stop at Pound Corner which provides infrequent services to Eye and Diss.
Primary School	>1200m	The site is approximately 2.7 km away from the nearest primary school, All Saints C of E Primary School.
Secondary School	>3900m	The nearest secondary school, Stradbroke High School, is approximately 10km away from the site.
Open Space / recreation facilities	>800m	The nearest recreation facilities are approximately 2.7km away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP is Framlingham Surgery which is approximately 11km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The site intended for development is currently an amenity greenspace to the existing dwelling and is covered by some planting.	
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 (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Power lines along the intersection of Low Street and Dennington Road.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
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
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land promoted by landowner in Call for

or development (if known)? Please provide supporting evidence.			Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	5-10 years
Any other comments?	The landowners intend to build only 1 four-bedroom, two-storey house for the sole occupancy of a single family.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	The landowner intends to erect 1 dwelling for his extended family.
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is outside of and remote from the settlement boundary. It is poorly located for all key services, including shops, public transport links, schools, open spaces and employment areas. The site mainly consists of Grade 2 agricultural land. Given that the majority of other available sites assessed lack this constraint, the development of the site would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF. The site is subject to high surface water flood risk to the south of the site, where the development is intended to be located. Relevant mitigation strategies would be required. The site is in proximity to 2 Grade II listed buildings but has very limited visibility from the heritage or from their setting, although the design of the development would need to be sympathetic to the setting of the heritage assets. The site is being promoted by the landowner for one dwelling and could be accessed through a shared drive to Dennington Road.

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|--|---|
| | <ul style="list-style-type: none">• The landowner's submission suggests they are proposing a single dwelling. Whilst development of the entire site for a number of dwellings would be considered contrary to Policy CS2 and H7 of the adopted policy due to its unsustainable location and loss of Grade 2 agricultural land, but if the proposed dwelling can be demonstrated to be of exceptional quality (according to Paragraph 79 of the NPPF), then it could be considered acceptable for allocation. It could also be decided through a planning application and should be discussed further with the Local Planning Authority. |
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Site Assessment Proforma

General information

Site Reference / name	LNP03
Site Address (or brief description of broad location)	Wood Farm Barn, Dennington Road, Laxfield IP13 8MJ
Current use	Amenity Land and Meadowland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Full planning application (2158/12 and APP/W3520/A/13/2194412) was refused in September 2012 and dismissed in further appeal in February 2014, for the installation of three no. wind turbines (14.97m to hub, 5.5m diameter blades). The reasons for refusal are:</p> <p><u>Landscape:</u></p> <ul style="list-style-type: none"> - <i>The character of the area is essentially rural with large swathes of open land, pockets of woodland and few buildings visible in the gently rolling landscape. Given the topography, views across the farmed landscape are extensive and largely uninterrupted.</i> - <i>The appeal site is flat and featureless; it is visible from the road during the winter months (as observed during my visit) and from the footpath and private drive immediately to the north and south of the appellant's land. Equally, the turbines would be highly visible from a number of public and private viewpoints</i> - <i>The grouping of three turbines would become by far the most prominent structures in close and middle range views with little by way of landform, vegetation or man-made structures to ameliorate the harshness or dominance of the group in the landscape. They would be harmful to the area's character, by virtue of the visual intrusion into what is an uncluttered rural landscape</i> - <i>While rejecting the argument of harm arising from the cumulative impacts of existing and proposed turbines, I have found the proposal on its own (and in combination with the permitted solar array) to have detrimental consequences on the character and appearance of the landscape</i> <p><u>Setting of Listed Buildings:</u></p> <ul style="list-style-type: none"> - <i>The Council has not objected to the proposal on the basis of its impacts on the settings of either of the two listed buildings</i> - <i>The most distinctive feature at the front of the Laxfield House curtilage is the formal tree-lined drive leading to the property. It adds to the building's importance, and draws the eye to the house.</i> - <i>During the summer months the views towards the turbines are likely to be filtered by vegetation along this approach to the house. However, during long stretches of the year they would be clearly visible from the driveway. Their proximity to the listed property and intrusive nature of the turbines would cause the eye to be distracted at the expense of appreciating of the listed building and its setting</i> - <i>Mill Farmhouse is not linked to the appeal site functionally...that said as the landscape around the building forming part of the rural setting in which it is</i> 			

	<p><i>experienced would be affected, so would the turbines impact harmfully on its setting</i></p> <ul style="list-style-type: none"> - <i>The harm identified to the settings of Laxfield House and Mills Farmhouse would be less than substantial... [but] would be sufficient to significantly outweigh the modest benefits of the proposal.</i> <p><u>Protected Species:</u></p> <ul style="list-style-type: none"> - <i>The appellant's evidence confirms that the turbines would be more than 50m from habitat features, as recommended in the Suffolk Diversity Partnership guidance. However, the guidance also recommends an assessment of the local habitat matrix and existing bat records to evaluate the risk of flying bat species</i> - <i>The guidance commissioned by the supplies of the turbines provides general advice and does not apply to this site specifically.</i> - <i>Evidence from third parties suggest the potential for bats and great crested newts habitats or habitat links closer to the site and cannot be discounted by recent or fuller ecological assessments</i> - <i>In this case evidence of sightings and risk of harm cannot be counted without a site or development specific survey</i>
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1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	The site could be accessed through a shared drive to Dennington Road.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate specific site allocations.			

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 	Within SSSI Impact Risk Zone	The site falls within SSSI Impact Risk Zone. It is approximately 5km away from the site.

<ul style="list-style-type: none"> • 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>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 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 sensitivity to development</p>	<p>It falls within the area of Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.</p> <p>The site is largely visible from the surrounding area, including Dennington Road, the footpath and public drive immediately to the north and south of the land, as well as Laxfield House. Considering the proposed scale of development, it is likely to be harmful to the character of the open landscape.</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>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 	<p>Some impact, and/or mitigation possible</p>	<p>The site is in close proximity to a Grade II listed building, Laxfield House. The presence of mature trees to the east of Laxfield House is likely to provide some screening to mitigate the impacts of the</p>

<ul style="list-style-type: none"> • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		<p>proposed development.</p> <p>However, a previous appeal (APP/W3520/A/13/2194412) indicates 'the most distinctive feature at the front of the Laxfield House curtilage is the formal tree-lined drive leading the property. It adds to the building's importance, and draws the eye to the house'. While it is recognised that the proposed housing development is likely to be less intrusive than the subject in concern in the appeal (wind turbines), it remains likely to be visible from the tree-lined drive and would detract the character of Laxfield House, considering the potential massing of the proposed development.</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Laxfield town centre is approximately 2.2km away from the site.
Bus Stop	>800m	The nearest bus station is Village Hall at approximately 2km away from the site.
Primary School	>1200m	The nearest primary school is All Saints C of E Primary School at approximately 2km away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School, which is approximately 9.6km away from the site.
Open Space / recreation facilities	>800m	The nearest recreation facilities are about 2km away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP is Framlingham Surgery, which is approximately 11km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss	High	Evidence (2014) from Suffolk Wildlife Trust indicates the

of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		sightings of Great Crested Newts, Grass Snake, Brown long-eared bat and other bat species and presence of Dunnock, Bullfinch and Yellowhammer. The erection of the proposed houses is likely to lead to the loss of key biodiversity habitats or habitat links close to the site with the potential to support the above species. Presence of hedgerows and trees to the eastern boundary.	
Public Right of Way	Some Impact	A public right of way runs on the eastern boundary.	
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 (Y/N/Unknown)	<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 a greenfield.
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"/>	Power lines along Dennington Road.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle Slope
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
Other (provide details)	/

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land promoted by landowner in Call for Sites.

evidence.			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	The landowner intends to erect a single storey family home with 6 rental units.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>

Potential development capacity	/
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is outside of and remote from the defined settlement boundary, and is poorly located in relation to key services and public transport links, implying that housing introduced here would necessarily be car-reliant. Development at this location (the landowner is proposing six dwellings) would therefore be contrary to the objectives of securing sustainable patterns of development and would fail to protect the character of the countryside, as suggested in Policy CS2 and H7 of the adopted policy and Paragraph 79 of the NPPF. The site is largely visible from the surrounding area, including Dennington Road, the footpath and public drive immediately to the north and south of the land, as well as Laxfield House. Considering the proposed scale of development, it is likely to be harmful to the character of the open landscape. In a recent appeal against a wind turbine application, it was recognised that the tree-lined drive to Laxfield House is the most distinctive feature at the front of the Laxfield House curtilage. While it is recognised that the proposed dwellings are likely to be less intrusive than wind turbines, they would remain visible, particularly in the winter/autumn with the lack of full vegetation as screening.

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| | <ul style="list-style-type: none">• Evidence from Suffolk Wildlife Trust (Appendix C) indicates the sightings of bats, newts and snakes in the vicinity. The erection of the proposed dwellings are likely to lead to the loss of key habitats or habitat links close to the site with the potential to support the above species.• The site is not suitable for allocation. Although the site is promoted by the landowner, further development of the site is likely to alter the character and setting of the area, harm heritage assets and habitats and lead to unsustainable development. |
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Site Assessment Proforma

General information

Site Reference / name	LNP04
Site Address (or brief description of broad location)	Blyth House, Bickers Hill, Laxfield
Current use	Residential (and associated garden)
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.85 (The undeveloped northern parts constitutes 0.45 Ha)
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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? Does the site have an extant planning permission?</p>	None recent or relevant.
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1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	There are currently two narrow access points to Bickers Hill Road, which would be adequate for small scale residential development, subject to highway safety conditions.
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<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate specific site allocations.
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Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following	Within the SSSI	The site is within the SSSI

<p>policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • 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>Impact Risk Zone</p>	<p>Impact Risk Zone, and is approximately 3.4km away from the Chippenhall Green SSSI.</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 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 sensitivity to development</p>	<p>The site is currently well screened from the surrounding area due to its wooded character. However, with the proximity of the site to Blyth House and its amenity land, the development of the site is likely to harm the character and setting of the heritage.</p> <p>The site is located within the area of Rolling Valley Claylands of the Suffolk Landscape Character Assessment. This character area requires sensitivity in design to the visual amenity of the valley landscapes due to the exaggerated visual impact of the height of buildings and structure with regard to topography.</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>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>Directly impact and/or mitigation not possible</p>	<p>The existing building (Blyth House) is a Grade II listed building. The intensification of the site is likely to have direct impacts to the character and setting of the heritage asset.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	<400m	The site is 280m away from the Royal Oak bus and coach station, which provides infrequent services to major towns in the surroundings, including Framlingham, Ipswich, Eye and Diss.
Primary School	400-1200m	The site is approximately 900m away from the All Saints C of E Primary School.
Secondary School	>3900m	The site is poorly located to secondary schools, with the nearest secondary school, Stradbroke High School, being approximately 8km away from the site.
Open Space / recreation facilities	400-800m	Playground and football courts.
GP / Hospital / Pharmacy	>1200m	The nearest GP/Pharmacy is over 12km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High	The northern part of the site is heavily wooded with varied mature trees in the current residential garden. An arboriculture assessment would be needed to further assess its habitat value.	
Public Right of Way	Some Impact		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be

Ground Contamination (Y/N/Unknown)			undertaken.
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"/>	Power lines along Bickers Hill Road.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gently sloped
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
Other (provide details)	/

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	6-10 years
Any other comments?	The landowner intends to erect 1 dwelling to the northern part of the site.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • The majority of the site is within the settlement boundary. It is favourably located to local centres and public transport and is moderately located to primary schools and open space. • However, it currently has poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road, according to the draft SHELAA findings and supported by the site visit, offer very limited opportunities to make footpath improvements or to create a safe pedestrian connection. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF. • It is noted, however, that a recent planning application on the land on the west side of Bicker's Hill Road (3642/16) has been granted which has proposed to provide a public footway to connect Bicker's Hill Road to the existing public right of way. This potentially would improve the pedestrian accessibility of this site, LNP04, if delivered. • In addition, the site includes a Grade II listed building, Blyth House. The intensification of the site is very likely to harm the character and setting of the heritage, unless it is of exceptional quality and is sympathetic to the massing and design of the listed heritage. • The northern part of the site, where the development is intended, is also heavily wooded with varied mature trees and would require further arboriculture assessment to understand its environmental impacts. • The site is available for development and is promoted by the landowner to erect one dwelling. There is potential for the site to be allocated for this amount of development, particularly if the neighbouring site delivers the proposed footway, subject to further discussions with the Local Planning Authority. It could also be potentially decided through a planning application if is not allocated in the neighbourhood plan. Any allocation would need to ensure that the intensification of the site would not lead to harm to the character and setting of the heritage assets, and should be sympathetic to the historic value of the heritage assets.

Site Assessment Proforma

General information

Site Reference / name	LNP05
Site Address (or brief description of broad location)	Mobb's Meadow, Bickers Hill, Laxfield, IP13 8EZ
Current use	Horsekeeping (rental)
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.5, landowner would only wish to develop the northern part of the meadow (0.4 Ha)
SHLAA site reference (if applicable)	Part of the site overlaps with site SS0626 submitted for the SHELAA in 2016 for residential site allocations. The SHELAA has discounted the site due to its status as a County Wildlife Site and its poor accessibility to key services.
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



Context

Is the site: Greenfield: land (farmland, or open space)	Greenfield	Brownfield	Mixture	Unknown
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that has not previously been developed	<input 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 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? Does the site have an extant planning permission?</p>	<p>2018, Outline Planning Application (some matters reserved; DC/18/020633) awaiting decision for the Erection of up 5 No. dwellings including access.</p> <p>The proposal has been reduced to 3 dwellings facing Bicker's Hill Road with a linear layout (one plot deep), after consultation with statutory consultees. The relevant responses from the consultees are summarized below:</p> <ul style="list-style-type: none"> Heritage Officer of the Local Planning Authority concludes that the amended proposal will lead to less than substantial harm to a designated heritage asset because the development would be inappropriate in the setting of the Conservation Area and of the listed building Historic England has raised no objections. Natural England has raised no objection with regards to the development's impact on SSI Impact Risks Zones. Essex County Council's Ecological consultant concludes that he is not satisfied that there is enough information for determination and require the survey for rare/important flora, great nested newts, white-letter hairstreak, small heath butterflies and reptiles should be provided as a collated Environmental Impact Assessment. Laxfield Parish Council has objected based on views, pedestrian safety, the site's designation as a County Wildlife Site and overdevelopment.
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1. Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site currently does not have direct access to any roads despite bounded by Market Street to the north and a private road to the east. A suitable access could only be provided by removing parts of the hedgerows and shrub on the northern boundary.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p>The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate specific site allocations.</p>			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following	Within SSSI Impact	The site falls within SSSI

<p>policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • 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>Risk Zone</p>	<p>Impact Risk Zone and is approximately 3.5m away from the Chippenhall Green SSSI. Land to the immediate west of the site presents high flood risk.</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 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>Low sensitivity to development</p>	<p>The site is well-screened to the northern and eastern boundary by tall hedgerows.</p> <p>The site is located within the area of Rolling Valley Claylands of the Suffolk Landscape Character Assessment. This character area requires sensitivity in design to the visual amenity of the valley landscapes due to the exaggerated visual impact of the height of buildings and structure with regard to topography.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</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, and/or mitigation possible</p>	<p>The site is in proximity to a Grade II* listed building, Waterloo House, and a Grade II listed building, Blyth House. The site is currently well-screened and has limited harm to the setting of the heritage asset. However, it is likely that the development of the site would require removal of the hedgerows to the boundary, and would therefore lead to less than substantial harm to the nearby heritage assets.</p> <p>The site is adjacent to the Conservation Area.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	<400m	The nearest bus stops at the Royal Oak provide infrequent services to Framlingham, Ipswich, Eye and Diss.
Primary School	400-1200m	The nearest primary school is All Saints C of E Primary School which is 850m away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School, which is approximately 8km away from the site.
Open Space / recreation facilities	400-800m	The nearest recreation facilities are approximately 700m away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP is Framlingham Surgery which is approximately 12km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High	The site is designated as a County Wildlife Site by the Suffolk Wildlife Trust. Though non-statutory, the designation recognises the site's high value for wildlife and biodiversity habitats.	
Public Right of Way	Some Impact	A public right of way runs along the northern boundary of the site.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>

Ground Contamination (Y/N/Unknown)	<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 a greenfield.
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 settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Landowners suggest developing approximately 5 family homes.			

Any other comments?

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	N/A
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none">• The site is designated as a County Wildlife Site. The development of the site would lead to irreversible loss of high biodiversity value and would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF.• The site falls outside, though adjacent of the settlement boundary. It is favourably to moderately located to key services in Laxfield. However, it has poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road, according to the draft SHEELA findings and supported by site visit, offer very limited opportunities to make footpath improvements or to create a safe pedestrian connection required. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF.• The site currently does not have a direct access point, despite bounded by Market Street to the north and a private road to the east. A suitable access could only be provided by removing parts of the hedgerows to the boundary.• Despite being currently well-screened from the surrounding heritage asset, development of the site is likely to harm its setting to a Grade II* listed building, a Grade II listed building and the Conservation Area shall the hedgerows are removed upon development, unless the design and massing of the development is sympathetic to the setting and character of the heritage assets.• Considering the potential harm to significant wildlife habitat and its unsustainable location, the site is unsuitable for allocation. The site is currently awaiting decision for the erection of up to 5No. (amended to 3 upon consultee advice) including access (DC/18/020633).

Site Assessment Proforma

General information

Site Reference / name	LNP06
Site Address (or brief description of broad location)	Cherry Tree Farm, Banyards Green, Laxfield
Current use	Part of the paddock used for alpacas
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.2 (landowner only wish to develop the southeastern part of the site which constitutes '14-'12 acres)
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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? Does the site have an extant planning permission?</p>	2012, Full Planning Application (2902/12) granted for Erection of single storey extensions to side and rear of property.			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site is currently accessed through Cherry Tree Farm and has no direct access to main roads. While it is located along Low Road, part of the trees and bushes that bounds the southern and western boundary will have to be cleared to create access.</p> <p>In addition, there seems to be a natural ditch that runs along the southern boundary of the site, between the main road and the tree-line. This might need to be re-directed shall any access is to be created.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	The site is not allocated for a particular use in the adopted Local Plan. The Council is currently in the process of preparing an emerging Local Plan, but have yet to allocate particular sites.			

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 (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature 	Within SSSI Impact Risk Zone	The site is within SSSI Impact Risk Zone, and is approximately 3.5km from the Chippenhall Green SSSI.

<p>Conservation</p> <ul style="list-style-type: none"> • Site of Geological Importance • Flood Zones 2 or 3 		
<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 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 sensitivity to development</p>	<p>The site is well-screened from the surroundings with hedgerows and trees to its southern and eastern boundary.</p> <p>The site is located within Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.</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 and 3 agricultural land according to the Council's interactive map.</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, and/or mitigation possible</p>	<p>The site is in proximity to a Grade II listed building, the Timbers. Given the modest scale of the proposed development, it is unlikely that the building would harm the character and setting of the heritage asset if its design, height and massing is sympathetic.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	
Bus Stop	>800m	The nearest bus stop is approximately 1.1km away from the site which provides infrequent services to Framlingham, Ipswich, Eye and Diss.
Primary School	>1200m	The nearest primary school is All Saints C of E Primary School which is approximately 1.6km away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School which is approximately 8.5km away from the site.
Open Space / recreation facilities	>800m	The nearest recreation facilities are approximately 1.6km away from the site.
GP / Hospital / Pharmacy	>1200m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<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 a greenfield.
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 settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	/

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	Landowner wishes to develop a single dwelling.		

4.0. Summary

Conclusions

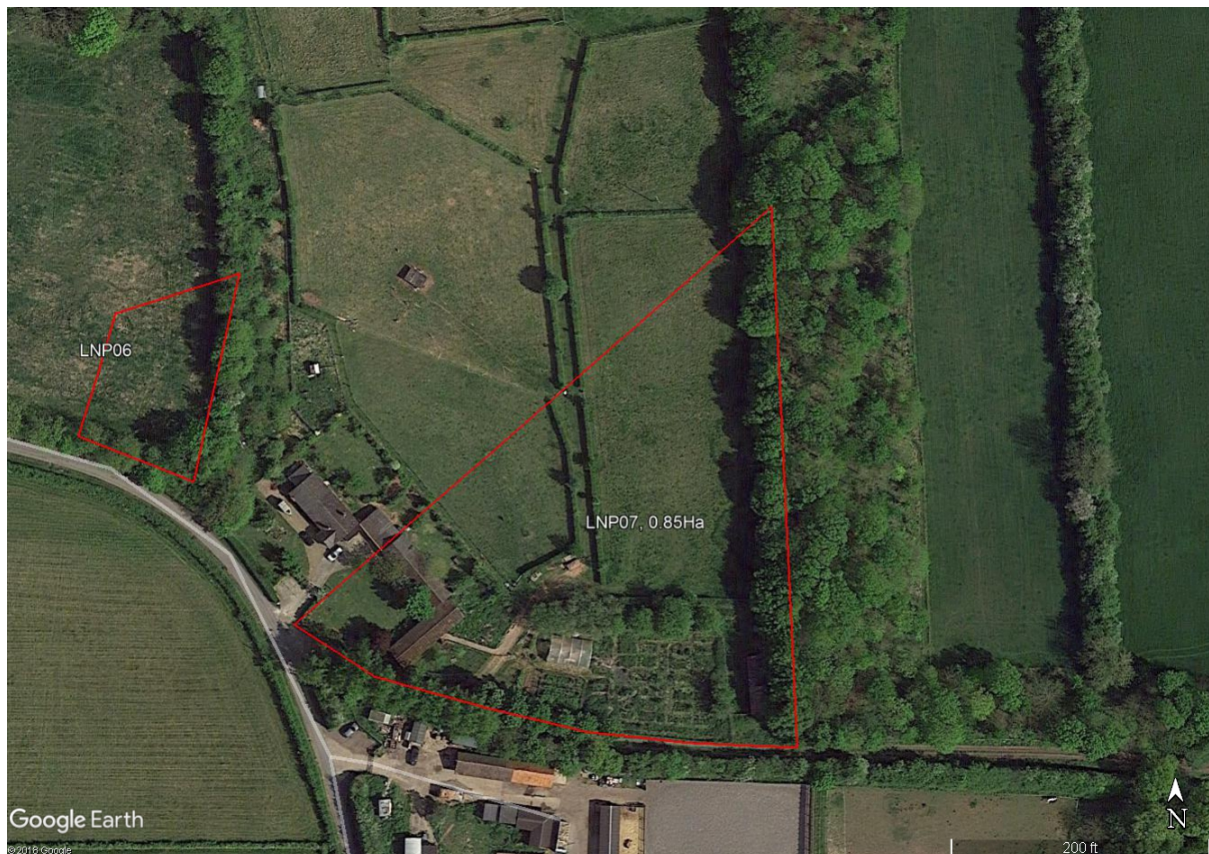
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	/
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • The site is located outside of the settlement boundary. It is moderately located to the town centre, but poorly located to all other key services in Laxfield. In addition, it has poor pedestrian accessibility to key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road offers very limited opportunities to make footpath improvements or to create a safe pedestrian connection required. Development of the site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF. • The site is promoted by the landowner for a single dwelling. However, the site is currently accessed through Cherry Tree Farm and has no direct access to main roads. An extension of the current private drive, however, is likely to harm the open character of the site. An alternative access could be created to Low Road, however, part of the trees and hedgerows that bound the southern boundary of the site will have to be cleared. A natural ditch that runs along the southern boundary of the site would also need to be re-directed. • The site relates poorly to the current dwelling on the same land plot or to surrounding uses. • The site is considered unsuitable for allocation due to its unsustainable location and significant constraints regarding access and relationship with surrounding uses.

Site Assessment Proforma

General information

Site Reference / name	LNP07
Site Address (or brief description of broad location)	Little Meadows Farm, Banyards Garden, Laxfield, IP13 8EU
Current use	Residential, Goatkeeping and small scale goat cheese making
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.85
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

2018, Full Planning Application (DC/18/02777) granted for Application under Section 73 of the Town and Country Planning Act. Removal of Condition 4 (Agricultural Occupancy) relating to planning application W/7537. Erect bungalow and garage for occupation by farmer.

The above applications is for conveyance purposes and follows an approved certificate of lawfulness (DC/18/01587) which the landowners demonstrate that the dwelling has been occupied without compliance with the planning condition limiting occupancy to a person employed or last working, in the locality in agriculture for a period of more than 10 years.



1. Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	The site currently has one access point to the main road network.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	The site is not allocated for a particular use in the adopted Local Plan. The Joint Council is currently in the process of preparing an emerging Local Plan, but has yet to indicate specific site allocations.			

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 (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 	Within SSSI Impact Risk Zone	The site falls within SSSI Impact Risk Zone, and is 3.4km away from the Chippenhall Green SSSI.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained 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); 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.	Low sensitivity to development	The site is mostly well-screened to its immediate surroundings to the south, east and west, except from its current access point. The site is located within Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by

		avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.
Agricultural Land Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)	Some loss	Contains Grade 2 Very Good Agricultural Land and Grade 3 Good to Moderate Agricultural Land.

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 	None	The site is moderately located to a Grade II listed building, the Timber. Given the modest scale of the proposed redevelopment and the number of trees which provide screening, it is unlikely that the redevelopment would harm the setting or character of the heritage asset.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	
Bus Stop	>800m	The nearest bus stop is approximately 1.1km away from the site which provides infrequent services to Framlingham, Ipswich, Eye and Diss.
Primary School	>1200m	The nearest primary school is All Saints C of E Primary School which is approximately 1.6km away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School which is approximately 8.5km away from the site.
Open Space / recreation facilities	>800m	The nearest recreation facilities are approximately 1.6km away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP/Pharmacy is over 12km away from the site.

Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown		
Public Right of Way	Some Impact	A public right of way runs on the southern boundary of the site, although not across.	
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 (Y/N/Unknown)	<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 a greenfield.
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"/>	None.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
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
Other (provide details)	/

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	The landowner intends to redevelop the eastern farmhouse to a single dwelling for his extended family.		

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	/
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is promoted by the landowner for redevelopment of a single dwelling and is well-screened from the surroundings with existing mature trees. Access is possible through a shared drive. However, the site is outside of the settlement boundary and is moderately to poorly located in relation to key services, with poor pedestrian accessibility to these key services. There are no existing footpaths connecting the site to the town centre. The close proximity of dwellings to Bickers Hill Road offer very limited opportunities to make footpath improvements or to create a safe pedestrian connection to the village centre. Development of the

site is therefore unsustainable and would be contrary to the adopted policy CS2 and H9, and Paragraph 79 of the NPPF.

- Although a recent planning application supported the removal of the agricultural tenancy condition, this does not imply that the location is 'made' sustainable for further intensification.
 - The site is not considered suitable for allocation in principle. Whilst a proposal for the redevelopment of an agricultural building, that may/may not be redundant or disused, may fall under the exceptions of Paragraph 79 of the NPPF, it is the lack of pedestrian footpath and the location outside of the settlement boundary that means it is considered unsuitable for development.
-

Site Assessment Proforma

General information

Site Reference / name	LNP08
Site Address (or brief description of broad location)	Land To The East Of Mill Road, Laxfield, Suffolk
Current use	Previous Allotment Gardens
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.35
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

2019. Full Planning application (DC/19/00038) granted for erection of 4 no. dwellings, garages and new access.



1. Suitability

Suitability

Is the site:

- **Within the existing built up area**
- **Adjacent to and connected with the existing built up area**
- **Outside the existing built up area**

Within

Adjacent

Outside

Unknown

Does the site have suitable access or could a suitable access be provided? (Y/N)

The site currently does not have access but is adjacent to Mill Road. A suitable access could be provided.

(provide details of any constraints)	
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	The site is not allocated for a particular use in the adopted Local Plan. The Council is currently in the process of preparing an emerging Local Plan but have yet to allocate particular sites.

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 (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>Within SSSI Impact Risk Zone</p>	<p>The site falls within SSSI Impact Risk Zone, and is approximately 3.8km from the Chippenhall Green SSSI.</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 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 sensitivity to development</p>	<p>The site is located within Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.</p> <p>The site is currently visible from all directions. However, given that there are existing developments to the north and west of the site and proposed development</p>

		(SS0616 and DC/19/00156) to the east, the development of the site is likely to complement these changes of the townscape. Nevertheless, adequate screening at the southern boundary would be needed to protect the character of the open countryside to the south.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Some loss to Grade 3 Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	The site is not in close proximity to any listed buildings or conservation area.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	400-1200m	The nearest bus stop is at village hall, which is approximately 500m away from the site, and provides infrequent services to Ipswich, Haleworth, Framlingham, Eye and Diss.
Primary School	<400m	All Saints C of E Primary School is approximately 350m away from the site.
Secondary School	>3900m	Stradbroke High School is approximately 7km away from the site
Open Space / recreation facilities	<400m	The nearest recreational facilities, which include football pitches and play facilities, are approximately 400m away from the site.

GP / Hospital / Pharmacy	>1200m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	There may be some biodiversity value on site due to some existing allotments. Further arboriculture assessment would be needed.	
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 (Y/N/Unknown)	<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 a greenfield.
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"/>	None.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
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
Other (provide details)	

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	The landowner indicated in the recent planning application that they intend to develop for 4 dwellings.		

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	4
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> - The site is adjacent to the settlement boundary, and is favourably located to the town centre, primary school and open spaces. - It is our understanding on the site visit that this site is no longer used as allotments although satellite mapping shows it was used for this purpose. - The site is promoted by a landowner and an agent, for the erection of four dwellings. The site currently does not have vehicular access to Mill Road but is directly adjacent to it. A suitable access could be provided. - The site is currently visible from all directions. However, given that there are existing developments

to the north and west of the site and proposed development (SS0616 and DC/19/00156) to the east, the development of the site is likely to complement these changes of the townscape, and relates well to the surrounding uses.

- As the site has just very recently been granted planning permission for the erection of four dwellings, garages and new access (DC/19/00038), **this site does not need to be allocated in the neighbourhood plan.**
-

Site Assessment Proforma

General information

Site Reference / name	LNP09
Site Address (or brief description of broad location)	Little Klabang Farm
Current use	Agricultural and Camping
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	5
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>2013, Full Planning Application (2383/13) granted for Change of use of land for a touring caravan and camping site use from 1st April to 1st October each year</p>			



1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site currently has one access point to B117, but it might not be adequate if the whole site is developed.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>The site is not allocated in the adopted plan. The Council is currently in the process of preparing an emerging Local Plan but have yet to allocate particular sites.</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 • 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>Within SSSI Impact Risk Zone and Flood Zone 3</p>	<p>The site is within SSSI Impact Risk Zone. The nearest SSSI unit is Chippenhall Green SSSI which is approximately 3.5km away.</p> <p>The northern boundary of the site also falls within Flood Zone 3, while the eastern part of the site is subject to high surface water flood risk.</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 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>Low sensitivity to development Medium sensitivity to development High sensitivity to Development</p>	<p>The site is located within Plateau Claylands of the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015), which concludes that there are 'gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The overall appearance of the landscape is of wide open views with small cluster of hedges, trees and houses. The main design strategies are to maintain separation between settlements; retain rural character of settlements and conservation areas by avoiding the use of standardised and intrusive urban material and features; and reinforce hedgerows of locally native species and retain existing field boundaries.</p> <p>To be confirmed upon site visit.: Existing planted trees would have provided screening in all directions to reduce impacts on views in, out and through the site; however the woodland character of the site might be significant to the character of the town. Could be mitigated through phased development?</p>

Agricultural Land Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)	Some loss	Some loss of Grade 3 Agricultural Land.
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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>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	The site is not within the Conservation Area. It is in proximity to a number of Grade II listed buildings in the town centre.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	
Bus Stop	400-800m	The nearest bus stop is approximately 450m away from the site, which provides infrequent services to Ipswich, Haleworth, Framlingham, Eye and Diss.
Primary School	<400m	All Saints C of E Primary School is approximately 300m away from the site.
Secondary School	>3900m	Stradbroke High School is approximately 7km away from the site.
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	>1200m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	No	The site is in close proximity to a set of trees along B1117 that are protected by the Order.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	The site currently consists of planted woodland. Further arboriculture assessment would be needed to assess whether the development would lead to the loss of key biodiversity habitats.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<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"/>	Power lines run across the site. This may potentially 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 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 scale of the development would significantly change the size and boundary of the settlement. It would elongate the settlement boundary to north, encroaching into the open countryside. It is recommended that the site should be and reduced in size (0.48 ha) and realigned with the current settlement boundary, shall it be developed.
Other (provide details)	/

3.0. Availability

Availability

	Yes	No	Comments
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Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years, 6-10 years
Any other comments?	/		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	10 (The adopted policy CS9 seeks housing development to achieve densities of at least 30 dwellings per hectare. However, it also states that lower densities may be justified in villages to take account of the character and appearance of the existing built environment. Considering the setting of Laxfield and the site's location towards the open landscape, it is recommended that the development capacity should be of a lower density.)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is outside, though adjacent to, the settlement boundary. It is favourably located in relation to the primary school and open space, and moderately located to the town centre and bus stops. The site is currently accessed through the B1117 which would be adequate to serve potential residential developments. The site is currently a planted woodland, which is likely have some biodiversity value. Further arboriculture assessment would be needed to determine its environmental sensitivity. Power lines run across the site and would potentially affect the developable area of the site. The site's northern boundary falls within Flood Zone 3 (due to the presence of a main river), while its eastern part is subject to high surface water flood risk. Development should be directed away from these areas according to Paragraph 155 of the NPPF. If developed, a site-specific flood risk

assessment and relevant mitigation strategies would be required.

- The full development of the site, however, would significantly change the size of the settlement, elongate the northern boundary and lead to irreversible encroachment to the open countryside. Taking into account the flood risks at the northern boundary of the site and utility constraints, it is suggested that the site is to be reduced to 0.48Ha, with the new site's northern boundary aligned with the existing settlement boundary (indicated in blue below).:



Site Assessment Proforma

General information

Site Reference / name	LNP10
Site Address (or brief description of broad location)	West End House and Stores
Current use	Housing and Retail
Proposed use (in Neighbourhood Plan)	Residential, Restaurants and Cafes, Guest Houses and Shops
Gross area (Ha) Total area of the site in hectares	0.1
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>The site has been subject to numerous listed building consent regarding signage, CCTV and air conditioning unit:</p> <p>Refused: 3769/15 Retention/replacement and upgrading/updating of the existing CCTV system with a similar model Co-op Food Store High Street Laxfield IP13 8DH</p> <p>Granted: DC/17/02824 Application for advertisement consent- Erection of 1no. Externally illuminated fascia sign, 1no. externally illuminated hanging sign and 1 no. non illuminated wall mounted flat aluminium panel Co-op Food Store high Street Laxfield Woodbridge Suffolk IP13 8DH</p> <p>DC/17/03029 Application for Listed Building Consent - Erection of 1 no. externally illuminated fascia sign, 1 no. externally illuminated hanging sign and 1 no. non illuminated wall mounted flat aluminium panel Co-op Food Store High Street Laxfield Woodbridge Suffolk IP13 8DH</p> <p>2139/16 Construction of new canopy enclosure Co-Op Food Store High Street Laxfield IP13 8DH</p> <p>2138/16 Construction of new canopy enclosure Co-Op Food Store High Street Laxfield P13 8DH</p> <p>3768/15 Retention/replacement and upgrading/updating of the existing CCTV system with a similar model Co-op Food Store High Street Laxfield IP13 8DH</p> <p>1977/15 Retention of the Mitsubishi MXZ-8B160YA air-conditioning unit located within the rear yard area of the site Co-Op Food Store High Street Laxfield</p> <p>0203/15 Installation of new plant unit to rear yard Co-Op Food Store High Street Laxfield</p> <p>3475/14 Installation of new plant unit to rear yard. Franchill HT Pack Model No. FS2Q-60M Co-op Food Store High Street Laxfield</p> <p>3762/14 Replacement of existing fascia per submitted drawing and details (to accommodate new signage Co-Op Food Store High Street Laxfield</p> <p>3606/14 Display of advertising signage (replacement of existing fascia signage) per submitted drawings and associated details Post Office/Co-Operative Stores High Street Laxfield</p> <p>1976/15 Retention of Mitsubishi MXZ-8B160YA air conditioning unit located within the rear yard area of the site Co-Op Food Store High Street Laxfield</p>			



1. Suitability

Suitability

Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	The site is located directly off the B117/High Street, with the northern part of the site having one access point. These are adequate for potential redevelopments.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	The site is not allocated in the adopted Local Plan. The Council is currently preparing a emerging Local Plan but have yet to allocate particular sites.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following	Within SSSI Impact	The site is within SSSI Impact

<p>policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • 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>Risk Zone</p>	<p>Risk Zone, and is 3.5km from the Chippenhall Green SSSI.</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 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>High sensitivity to Development</p>	<p>The site is located at a prominent location in the town centre of Laxfield, and has significantly contributes to the townscape of Laxfield. It is in sight in a key view along High Street towards the church and market place which shows the linear nature of the settlement and the historic positioning of the built form within the plots, as identified by the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts (March 2018).</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>/</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>Directly impact and/or mitigation not possible</p>	<p>Two listed building/structure is located within the site; including a Grade II listed K6 Telephone Kiosk and a Grade II listed West End House. The site is also in close proximity (within 50m) to a number of Grade II listed buildings and a Grade I listed building, the Church of All Saints'.</p> <p>The site is located in a prominent location within the Conservation Area. It is in sight in a key view along High Street towards the church and market place which shows the linear nature of the settlement and the historic positioning of the built form within the plots, as</p>

		identified by the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts (March 2018). It is regarded of high value, along with a collection of buildings around the Market Place, to exhibit a high level of craftsmanship and allow an understanding of the historic form of the settlement as a linear medial village.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	<400m	The site is immediately adjacent to the Royal Oak bus station, which provides infrequent bus services to Ipswich, Framlingham, Diss and Eye.
Primary School	400-1200m	The site is approximately 650m away from the All Saints C of E Primary School.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School which is approximately 7.5km away from the site.
Open Space / recreation facilities	400-800m	The nearest recreational facilities is approximately 800m away from the site.
GP / Hospital / Pharmacy	>1200m	The nearest GP is Framlingham Surgery which is approximately 12km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	

Public Right of Way	No	The site is bounded by Public Right of Ways on the northern, eastern and western boundary.	
Existing social or community value (provide details)	Yes	The building currently is used to provide significant services to the community, including its functions as a co-op supermarket and as a post office.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
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"/>	None.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
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
Other (provide details)	/

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	N/A
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • The site is in a prominent location of the town, within the settlement boundary and is favourable located to a number of key services. • The site is available and promoted by the landowner for mixed-use development. • The site contains two Grade II listed structures which would need to be preserved and it is in close proximity to a number of Grade I and II listed buildings. It also contributes to the Conservation Area. • There is potential for the site to be redeveloped and to be allocated for mixed-use development, given that the redevelopment is facilitated through change of use (and not demolition of the building) and that there is robust evidence to support such uses at this part of the town, subject to further discussion with the District Councils. Any allocation would need to ensure that the intensification of the site would not harm the character and setting of the heritage assets and should be sympathetic to the historic value of the heritage assets.

Site Assessment Proforma

General information

Site Reference / name	LNP11
Site Address (or brief description of broad location)	Sunnyside Farm Barn, Goram's Mill Lane
Current use	Vacant Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1
SHLAA site reference (if applicable)	/
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Parish Council's Call for Site
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site promoted by landowner.



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



Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

2009, Full Planning Application (0988/09) for Change of use of agricultural land to domestic garden. Erection of cartlodge and installation of oil tank and sewage treatment plant. Erection of gates.

2009, Full Planning Application granted (3718/07) for remove single storey rear extensions, erect 1.5 and single storey extension, alter one window to front elevation, insert rooflights, reinstate mullion window to rear, replace sole plate and repairs to plinth of south gable, alter two windows to north elevation, replace 3 windows to south elevation, block one window to front elevation, re-render external walls, lift and re-lay roof covering incorporating insulation, replace plain tiles to existing rear roof slope, internal alterations according to attached schedule.

2009, Full Planning Application (1295/07) for the Erection of single storey side extension and two storey rear extension. Resurfacing of access drive.



1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site currently has one access point to Gorams Mill Lane which would be sufficient for future development.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>The site is not allocated for a particular use in the adopted Local Plan. The Council is currently in the process of preparing an emerging Local Plan but have yet to allocate particular sites.</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 • 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>Within SSSI Impact Risk Zone.</p>	<p>The site is within SSSI Impact Risk Zone. It is approximately 3.3km away from the Chippenhall Green SSSI.</p> <p>The western part of the site is subject to high surface water flood risk.</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 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>High sensitivity to development</p>	<p>The site is visible from the western and eastern boundary due to low screening. It forms part of the open landscape to the north-east of the historic church which is stated as a key view in the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts. It is regarded to have particular importance is establishing the historic context of the settlement as well as making an important contribution to the setting in which the church is experienced, and is 'susceptible to change'.</p> <p>The site is located within the area of Rolling Valley Claylands of the Suffolk Landscape Character Assessment. This character</p>

		area requires sensitivity in design to the visual amenity of the valley landscapes due to the exaggerated visual impact of the height of buildings and structure with regard to topography.
Agricultural Land Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)	Some loss	Contains Grade 2 very good agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>The site is in close proximity to a Grade II listed building, Sunnyside Farmhouse. It is also adjacent to the Conservation Area.</p> <p>It forms part of the open landscape to the north-east of the historic church which is stated as a key view in the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts. It is regarded to have particular importance in establishing the historic context of the settlement as well as making an important contribution to the setting in which the church is experienced, and is 'susceptible to change'.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	<400m	The site is approximately 300m to the Royal Oak bus station, which provides infrequent bus services to Ipswich, Framlingham, Diss and Eye.
Primary School	400-1200m	All Saints C of E Primary School is approximately 930m away from the site.
Secondary School	>3900m	The nearest secondary school is Stradbroke High School which is approximately 8km away from the site.
Open Space / recreation facilities	400-800m	The nearest recreational facilities is approximately 800m away from the site.

GP / Hospital / Pharmacy	>1200m	The nearest GP is Framlingham Surgery which is approximately 12km away from the site.
Cycle route	>800m	
Footpath	<400m	
Key employment site	>1200m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown		
Public Right of Way	No	The site is bounded by Public Right of Ways on both eastern and western 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 (Y/N/Unknown)	<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 a greenfield.
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"/>	Power lines along Gorams Mill Lane.

Characteristics

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

significantly change size and character of settlement	
Other (provide details)	/

3.0. Availability

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"/>	Land promoted by landowner in Call for Sites.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	Landowner wishes to develop 1 to 2 downsized family homes that are 2-3 bedrooms in traditional style.		

4.0. Summary

Conclusions	
	Please tick a box
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	/
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site is located outside, though adjacent to the settlement boundary. It is favourably located in relation to public transport links and the town centre, and moderately to poorly located for other key services. The site forms part of the open landscape to the north-east of the All Saints Church Laxfield and there is a key view of the church further west along

Goram's Mill Lane, as stated in the Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts. This part of open landscape is regarded as having particular importance in establishing the historic context of the settlement as well as making an important contribution to the setting in which the church is experienced and is considered 'susceptible to change', so development of the entire site as put forward in the Call for Sites would not be acceptable.

- The site consists mainly of Grade 2 agricultural land. Given that the majority of other assessed sites lacked this constraint, the development of the site would be contrary to the principle of allocating land with the least environmental and amenity value of Paragraph 171 and Footnote 53 of the NPPF.
 - The site is considered unsuitable for any significant number of dwellings, but a single or two small dwellings in the southeasternmost corner of this site could potentially be allocated, without too much loss of Grade 2 agricultural land or impact on the setting and landscape of the Grade I listed church.
-

Appendix B Planning Applications for the erection of dwellings from 2015 in Laxfield (as of 21st February 2019)

Note: This list indicates the approximate figure of expected housing delivery in Laxfield and is compiled by Map Searching planning applications in Laxfield. It might not therefore consist of a full planning record of all planning applications submitted. A full list could be requested from the BMSCD.

Application	Location	Proposal	Decision	No. of dwellings
3995/14	Land On The West Side Of Mill Road Laxfield	Demolition of garage block, erection of 3 No bungalows and associated parking.	Granted	3
3079/15	Land Adjacent To Mill Road Laxfield Suffolk	Erection of 12no dwellings (comprising 8 affordable homes and 4 general market dwellings) associated works, including car parking, garaging, foul water pumping station, new access and footpath cross over (re-submission of 1098/15).	Granted	12
3741/15	Land To The Rear Of Suffolk House Underlimes And St Helens High Street Laxfield	Erection of one new dwelling and detached garage. Extension of driveway and installation of package treatment plant	Granted	1
2776/16	Land To The West Of 30 Noyes Avenue Laxfield	Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking.	Granted	6
3642/16	Land On West Side Of Bickers Hill Road Laxfield	Erection of up to 10no. 2 storey dwellings and construction of access road	Granted	10
DC/17/06313	Land To The Rear Of Birdcage And Suffolk House High Street Laxfield IP13 8DU	Erection of one dwelling with detached garage.	Granted	1
DC/18/01304	Land To The Rear Of Suffolk House High Street Laxfield Suffolk	Outline Planning Application (access and scale to be considered) - Erection of 3 No. dwellings.	Refused	/
DC/18/01304	Land To The Rear Of Suffolk House High Street Laxfield Suffolk	Outline Planning Application (access and scale to be considered) - Erection of 3 No. dwellings.	Refused	/
DC/18/02633	Land At Bickers Hill Laxfield IP13 8EZ	Outline Planning Application (some matters reserved) - Erection of up	Awaiting decision	5

		to 5 No. dwellings including access.		
DC/18/03616	Sandale Banyards Green Laxfield Woodbridge Suffolk IP13 8EU	Replacement of a permanent static caravan used for residential occupation and erection of a single storey dwelling.	Granted	1
DC/18/03645	Chestnut Tree Farm Framlingham Road Laxfield Woodbridge Suffolk IP13 8HD	Application under section 73 of the Town and Country Planning Act- Erection of 1No. Part single storey and part 1.5 storey dwelling, without compliance with/ for removal of condition 2 (approved plans and documents) (amended design of dwelling approved under DC/17/05995)	Granted	1
DC/18/04145	Willow Farm Vicarage Road Laxfield Woodbridge Suffolk IP13 8DT	Erection of an agricultural workers dwelling and retention of log cabin to be occupied during build.	Granted	1
DC/18/04432	Land to Rear of Underlimes and St Helens High Street Laxfield IP13 8DU	Planning Application. Erection of 1No dwelling with garage.	Granted	1
DC/18/04481	The Timbers Banyards Green Laxfield Woodbridge Suffolk IP13 8EU	Erection of a single storey dwelling	Withdrawn	/
DC/19/00038	Land To The East Of Mill Road (LNP08)	Full Planning Application - Erection of 4 no. dwellings, garages and new access.	Granted	4
DC/19/00047	Land On West Side Of Bickers Hill Road	Full Application - Erection of 13 no. dwellings (including 3no. affordable homes)	Awaiting decision	13
DC/19/00156	Land To The East Of Mill Road (adjacent to LNP08)	Full Planning Application - Erection of 13 no. dwellings (comprising 9no. open market dwellings and 4no. affordable dwellings) associated works including car parking and garaging	Awaiting decision	13


Granted:41

Awaiting Decision: 31

Appendix C Evidence from Suffolk Wildlife Trust

CONSERVATION ADVISOR SITE VISIT REPORT

Progress No:

ADVISOR'S NAME Steve Piotrowski	
ENQUIRY: Farmland Advisory & Barn Owl Visit	<input type="checkbox"/> Private site - Yes <input type="checkbox"/> Barn owl enquiry - Yes
NAME and ADDRESS of LANDOWNER Georgina Salter Laxfield House Dennington Road IP13 8HJ E-MAIL: georgina_salter@btinternet.com TELEPHONE: 01986 798073	PARISH or address where land is, if different from address GRID REFERENCE of land TM2870
MEMBER Yes/ No / don't know	
DATE of VISIT 4.10.13	
SUMMARY of ADVICE GIVEN	
<p><u>Grassland</u> – Hay cut taken from two large fields. Advised that sward height to be maintained at no less than 100mm (4 inches). Rough field to be maintained with rank grassland and cut on rotation every 2-3 years.</p> <p><u>Barn Owls</u> – Two veteran Oak trees were identified to host boxes (shown as white stars on the attached Google Earth map). Order form left with Georgina for her consideration.</p>	
	
<p><u>Hedgerows</u> – currently 3m in height bushy, thick bottomed – excellent for nesting Turtle Doves, Bullfinches and warblers -</p>	

manage with frail. Signs of Dutch Elm advised to top and do not allow to grow over 12m. Standing dead timber to be left. Alternatively, dead elm removed and gaps in hedgerows filled with native species.

Ponds – 5 ponds (two recently restored) – Juliette Hawkins to be asked to visit in Spring to survey.

Birds – 16 bird species were noted during the visit including the following Biodiversity Action Plan species: **Duncock, Bullfinch and Yellowhammer.**

Reptiles – Grass Snakes have been seen regularly by the landowner (including young snakes). Compost heap to be maintained as present – Reptile factsheet left.

Bats – a bat survey had been completed by Tom Langton (and possibly Etienne Swarts).

IS ANY FOLLOW-UP REQUIRED FROM HQ?

Juliette Hawkins to be asked to survey ponds in Spring 2014 – to determine the presence of GCN and offer advice accordingly.

SP to make contact with Tom Langton/Etienne Swarts to determine whether bat records for Laxfield House are readily available.

HABITAT INFORMATION

What is the approximate total area of the land? **30 Acres**

Is the land part of an Environmental Stewardship agreement? **Yes/No/Don't know**

If yes:

- Countryside Stewardship
- Environmentally Sensitive Area
- Entry level Stewardship
- Organic Entry Level Stewardship
- Higher Level Stewardship

Number of years left on the agreement.....

.(Approximate figures)

HABITAT	Area (ha)	HABITAT	Area (ha)
Neutral Grassland	25 acres	Scrub	
Breck Grassland		Hedgerow - approx length in metres	
Heath/Acid Grassland		Ancient Hedgerow - approx length in metres	
Created Grassland		Parkland	
Wet Grassland		Pond/Open Water <0.25ha - just number present	
Planted Woodland		Open Water >0.25ha - just number present	5

Secondary Woodland		Fen/Reedbed	
Ancient Woodland		Coastal	
Wet Woodland		Golf Course	
Orchard		Allotment	
Arable		Wildlife Garden	5 acres

Were there any species/habitats of special note e.g. BAP species:

Great Crested Newt, Grass Snake, Brown long-eared bat + other bat species, Snakes-head fritillary, Dunnock, Bullfinch and Yellowhammer.

Thank you for your visit – Please return your completed form to the Conservation Office, Suffolk Wildlife Trust, Brooke House, Ashbocking, Ipswich IP6 9JY or email to oka.last@suffolkwildlifetrust.org

(Charity number 262777) Aug 2012

RECOMMENDATIONS FOR MANAGING LAND FOR WILDLIFE AT LAXFIELD HOUSE, LAXFIELD, IP13 8HJ



As a follow-up to Steve Piotrowski's visit in October 2013, the following summarises our discussions and my recommendations for meadow and pond management and some contacts regarding education opportunities and resources around Laxfield House following a survey on 7th August 2014.

Meadow management

The meadows to the west have been agriculturally improved at some stage and are left rotationally uncut for 2-3 years. The most southerly one supports buttercup, knapweed, occasional meadowsweet and, by the ditch, mint, sedge and fleabane. Creeping thistle is spreading and there are patches of ragwort. The meadow just to the north has been cut this year and supports buttercup, birds' foot trefoil and creeping cinquefoil. A haycut is taken by someone locally who keeps the hay as payment.



Recommendations

- **Hand-rogue the ragwort** annually (pull and dispose of elsewhere to stop it seeding, or weed-wipe manually with glyphosate) to ensure that the hay is kept clean otherwise you may find the contractor taking the hay stops wanting it. Ragwort is excellent for wildlife but it is important to ensure that it never gets a real hold in a haymeadow.
- To reduce the spread of creeping thistle, which can further reduce the value/quality of a haycrop, cut **all the meadows annually but rotate some uncut areas**, say a maximum of 25% of all the meadows in any one year, around the margins of the field and ditch to benefit barn owl hunting and insects (butterflies and moths in particular). These uncut areas continue to provide some nectar, and allow a proportion of butterflies/other insects to complete their life cycle and to provide over-wintering areas. To prevent scrub encroachment from hedges or thistle/ragwort encroachment, these uncut areas can be rotated around or alternated each year.
- Continue to cut a meandering path through the meadows as this obviously makes a nice path for you but it also creates further diversity in sward height for wildlife.
- A haycut in mid-July is least damaging for insects but an **earlier haycut in June** with some areas left uncut is probably a better compromise in which your contractor can get some good hay, thistles and ragworts will not persist as much and many flowering plants will simply flower later in August or September.
- **See attached meadow management factsheets.**

Ponds

The five ponds on this smallholding of c25 acres represent an excellent cluster of ponds in a high pond density parish (15.3 ponds per km²) with good terrestrial links between them – rough grass and hedges – for species such as great crested newt to move between. See attached pond factsheets and the following specific recommendations for each pond.

Pond 1 – Arm of moat c50m x 10m ie 500m² - TM 28767 70587

This fenced off linear pond near the house is covered in duckweed – a reflection of its sheltered, shaded and, probably, leaf-filled situation (certainly thought to be the case at the eastern end). It is shaded for the majority of the day by ash, sycamore and other trees which also drop leaf-litter in the autumn.



Recommendations

- Coppice back, and treat stumps, of as many trees as you feel comfortable with to let in the light, reduce leaf litter and importantly for a moat, reduce chances of windblow and consequent damage to the earthworks.
- Once done, gently remove as much organic matter leaf litter as you can without over deepening the centre or edges.
- Thereafter keep the water open and sunny by regularly removing/coppicing the margins.

Pond 2 – Large, meadow pond c1000m² - TM 28807 70475

This lovely, large pond with shallow margins and deeper central area has been cleaned out recently and the margins are already well colonised and dominated by large stands of reed sweetgrass (*Glyceria maxima*) with water mint and white water speedwell, and stonewort sp and broadleaved pondweed in the deeper water. Water quality appears good with no blanketweed algae present suggesting the water source is clean – probably well filtered in the wide ditch inflow that comes in from the west. Great crested newt have been observed in the spring.



Recommendations

- Keep willow and other trees/shrubs that seed into the margins regularly cut back to keep the pond open and sunny.
- Take care with cutting and 'tidying' of spoil management as this is where newts and grass snakes will hibernate and forage.
- Avoid stocking with fish or encouraging duck.

Pond 3 – Corner of meadow c80m² - TM 28564 70321

This lovely little pond appears to be an old livestock pond with shallow margins. It has recently been restored with organic matter removed, but is still quite shaded at the margins. Stonewort sp, sweet floating grass, water crowfoot, bur-reed and water mint are all evident and great crested newt have been observed whilst pond dipping with schoolchildren.



Recommendations

- Coppice back scrub on west and possibly the thorn on the east to maximise sunlight and minimise leaf litter falling in. Pile cut material in log piles which create good overwintering areas for grass snakes and amphibians.
- Thereafter keep the pond open and sunny by regularly coppicing back encroaching scrub.
- This is a shallow pond and it is inevitable that invasive emergent vegetation such as bur-reed will spread so it may need an occasional digger bucketful removing to keep the pond a little open.

Pond 4 – Fishpond c150m² - TM 28715 70620

This pond just to the north of the house is full of an oxygenating plant, hornwort, which is often stocked in a pond when fish are put in. The water is muddy and murky as fish stir it. Trees and shrubs overhang most margins but where the sun gets through on the east side, there is flag iris, foals watercress and water plantain which all provide some shelter and cover to aquatic invertebrates, as does the hornwort within. However, generally a fish pond such as this will have limited value to other wildlife as fish voraciously predate invertebrates or stir the water making it too turbid for them to thrive.



Recommendations

- Accept that the pond has limited value to wildlife and enjoy the heron and kingfisher until they possibly clear out all the fish or the pond dries out in a droughty year and kills the fish. At that point consider removing organic matter and cutting back scrub on margins.

Pond 5 – Avenue pond c150m2 - TM 28877 70604

This pond is dark, full of organic matter and shaded by a large oak, a horse chestnut and limes from beyond and has no aquatic or marginal plants. As such it has fairly limited value for wildlife other than a watering hole in times of drought.



Recommendations

- Coppice, and treat the stumps, of all ash and other scrub trees around the pond. High prune the horse chestnut you wish to keep and retain the feature oak.
- Remove organic matter and try to keep as gently sloping banks as possible.
- Accept that this pond will always be relatively shaded and need regular removal of leaf litter.

Suffolk Wildlife Trust membership for schools

I've checked and you can become a 'school member' of Suffolk Wildlife Trust (£60) to secure regular support for wildlife learning. Membership includes a free advisory visit of your choice, often school grounds advice or curriculum ideas, together with follow up support by telephone or email, termly resource mailings (I know these are excellent) and access to our members online activity bank. You will also receive 25% off our teacher training courses. We have a network of wildlife clubs across Suffolk and if you are running a wildlife club, you can also come to our free leader training sessions. I think this might be worth joining to get lots of activity ideas and templates you can adapt for your own place and resources linked to the school curriculum which may make hosting school visits a lot easier.

For now, see attached sort of activity ideas/programmes I have used for 15 years or so on our own farm ... obviously I am using a master bank of glossy, inspiring sheets etc to deliver these that I have collected over years ...

Juliet Hawkins

Suffolk Wildlife Trust

12 August 2014