

Redgrave Neighbourhood Plan

Site Options and Assessment

Redgrave Parish Council

March 2020

Quality information

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Table of Contents

1. Executive Summary	5
2. Introduction.....	7
Background	7
3. Policy Context	9
Planning Policy.....	9
Mid Suffolk Core Strategy (2008).....	9
Core Strategy Focused Review (2012).....	10
Mid Suffolk Local Plan 1998, Saved Policies as of 2007	10
Babergh and Mid Suffolk Joint Local Plan: Preferred Options Consultation Document (July 2019)....	12
4. Methodology	16
Task 1: Identify Sites to be included in the Assessment	16
Task 2: Site Pro-Forma	16
Task 3: Complete Site Pro-formas	17
Task 4: Consolidation of Results	17
Task 5: Indicative Housing Capacity	17
5. Site Assessment.....	19
Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (July 2019).....	19
Sites identified through the Neighbourhood Plan	20
6. Site Assessment Summary	22
7. Conclusions	27
Next Steps.....	27
Viability	28
Appendix A SHELAA Review Table	29
Appendix B Site Proformas	31

Figures

Figure 1 Redgrave Neighbourhood Plan Area (Source: Mid Suffolk District Council 2018).....	7
Figure 2 BMSJLP Consultation Interactive Map July 2019.....	13
Figure 3 BMSDC SHELAA sites (July 2019).....	20
Figure 4 Sites identified for assessment in Redgrave	21
Figure 5 Red Amber Green rating for assessed sites (Map Source: 2020 Google)	22

Tables

Table 4.1 AECOM Net Housing Density.....	17
Table 5.1 Sites identified and assessed in the SHELAA (July 2019).....	19
Table 5.2 Sites identified in the call for Sites consultation	20
Table 6.1 Site Assessment Summary Table.....	23

Abbreviations used in the report

Abbreviation

BMSDC	Babergh and Mid Suffolk District Councils
BMSJLP	Babergh and Mid Suffolk Joint Local Plan
DPH	Dwellings per hectare
ESB	Existing Settlement Boundary
Ha	Hectare
JLP	Joint Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
MSCS	Mid Suffolk Core Strategy
MSDC	Mid Suffolk District Council
MSLP	Mid Suffolk Local Plan
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
RCA	Redgrave Conservation Area
RNP	Redgrave Neighbourhood Plan
RPC	Redgrave Parish Council
RS	Ramsar Site
SAC	Special Area of Conservation
SHELAA	Strategic Housing and Economic Land Availability Assessment
SLA	Special Landscape Area
SOA	Site Options and Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

1. Executive Summary

- 1.1 The Redgrave Neighbourhood Plan, which will cover the whole of Redgrave Parish, is being prepared in the context of the adopted Mid Suffolk Core Strategy, adopted Mid Suffolk Local Plan and the emerging Babergh and Mid Suffolk Joint Local Plan. Redgrave Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to guide development in the parish towards locations which will preserve and enhance the setting of the village of Redgrave.
- 1.2 Redgrave is classified as a 'Secondary Village' in the adopted Mid Suffolk Core Strategy. The emerging Babergh and Mid Suffolk Joint Local Plan designates Redgrave as a Mid Suffolk Hinterland Village. The draft plan also sets a minimum housing requirement of 12 homes for the Redgrave Neighbourhood Plan Area. This has been partially met by planning permission for nine homes, leaving a further three outstanding. The emerging Local Plan has not allocated any sites in the Redgrave Neighbourhood Area.
- 1.3 This Site Options and Assessment report is necessary because Redgrave Parish Council wishes to evaluate and assess potential sites in their emerging Neighbourhood Plan for housing and community use. The Parish Council has also conducted a Call for Sites consultation for landowner development proposals to be considered through the Neighbourhood Plan, and received five submissions from landowners. There are six sites reviewed in this Site Options and Assessment report in total, including one site that was not submitted to the Call for Sites but previously included in the Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (July 2019).
- 1.4 This site assessment considers the six potential development sites, taking into account policies in the adopted Local Plan, the adopted Core Strategy and the emerging Local Plan, as well as national planning criteria, to establish which, if any, of the sites are suitable for development and therefore appropriate for allocation in the Neighbourhood Plan.
- 1.5 Redgrave is a historic, rural village in the Suffolk countryside with a number of heritage and environmental constraints to development that this report has considered. 25% of the Parish is within the Redgrave and Lopham Fen National Nature Reserve, Redgrave and South Lopham Fens Ramsar site, Redgrave and Lopham Fens Site of Special Scientific Interest, and Waveney and Little Ouse Valley Fens Special Area of Conservation (these constitute the same site area). This is a site of multiply recognised international significance for wildlife and consultation with Natural England will be required for all proposals which lead to a net increase in residential dwellings within the Neighbourhood Area. In addition, Redgrave has a Conservation Area and proposals should enhance the character and setting of this area identified for its heritage value. There are also a number of listed buildings in the village.
- 1.6 There are opportunities for considered and sustainable development in Redgrave which enhances the village as a community, providing improved services, new homes, including affordable homes and those suitable for older persons, and open space. Redgrave has a community owned and run village pub, a community owned and run village shop, church, recreation space and a limited bus service. It is located near to a further array of services in the adjacent villages of Botesdale and Rickinghall including a primary school and a supermarket. The nearest town is Diss, approximately 8km to the east, which has regular rail services to Ipswich, London and Norwich. The village is connected to the national road network by the B1113 to the A143 and A1066, which offer connections to Bury St Edmunds, Diss and Thetford.
- 1.7 The conclusions of this Site Options and Assessment are that four sites are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy, of which one (Site 3) is considered partly suitable for allocation. These sites are: Site 2 (Godfathers Meadow, The Green); Site 3 (Land at Churchway); Site 4 (Land at Half Moon Lane); and Site 5 (Land adjacent to Jade House, The Street). Two sites are considered to be not suitable for allocation.

- 1.8 This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Parish Council should engage with Mid Suffolk District Council and the community to consider sites for allocation for future growth of the village in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Redgrave Neighbourhood Plan on behalf of Redgrave Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in December 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 The Neighbourhood Plan, which will cover the parish of Redgrave (see Figure 1), is being prepared in the context of the Babergh and Mid Suffolk District Council (BMSDC) Local Development Plan. Neighbourhood Plans are required to be in conformity with the strategic policies of adopted and emerging Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the respective Local Plans to provide a clear overall strategic direction for development in whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

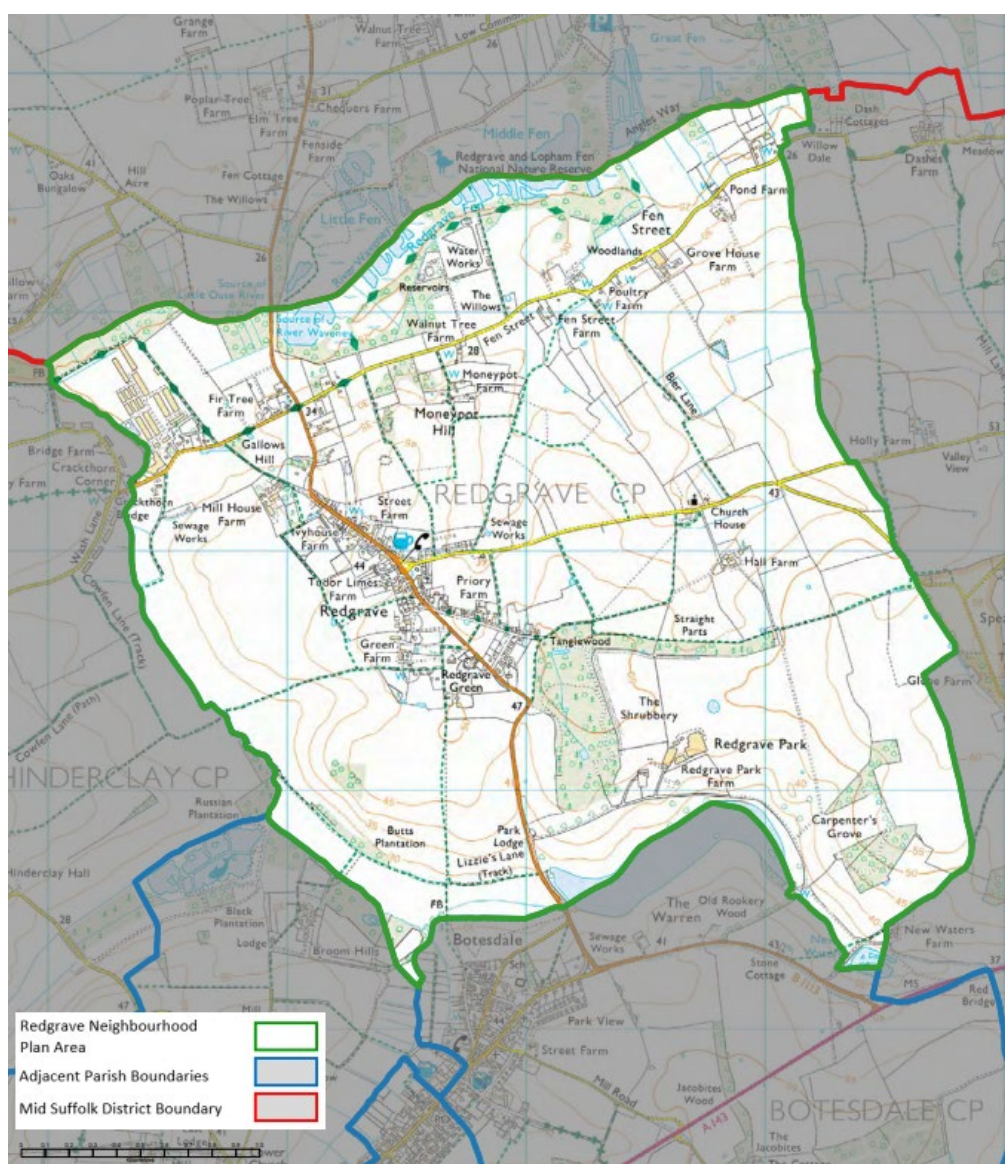


Figure 1 Redgrave Neighbourhood Plan Area (Source: Mid Suffolk District Council 2018)

- 2.3 The BMSDC Local Development Plan is made up of the Mid Suffolk District Core Strategy (2008) and Core Strategy Focused Review (2012), which supersedes most of the Local Plan (1998) policies. The Local Plan sets out the detailed policies and proposals for the control of development across the district, while the Core Strategy contains the strategic objectives and policies for the key planning issues of housing, employment, environmental protection and infrastructure improvement. This framework guides development and sets out the long-term plans of how housing need will be met in the borough up to 2031. The Core Strategy classifies Redgrave as a Secondary Village in the settlement hierarchy.
- 2.4 The Mid Suffolk Core Strategy identifies Redgrave as a Secondary Village, while the emerging Babergh & Mid Suffolk Joint Local Plan identifies Redgrave as a Mid Suffolk Hinterland Village. BMSDC are in the process of producing a new Joint Local Plan, which will replace the 1998 Local Plan. The latest iteration of the draft plan (Reg 18) was published in July 2019. The draft plan sets a housing requirement for the Redgrave Neighbourhood Plan Area to deliver 12 homes, which includes outstanding planning permissions granted as at 1st April 2018. As of September 2019, the housing requirement has partially been met through extant planning permission for 9 homes within the neighbourhood area.
- 2.5 The new Joint Local Plan covers the period up to 2036 and will set out the key policies for the district. It will comprise a suite of BMSDC's strategic and development management policies together with site proposals illustrated by a Local Plan Proposals Map. Redgrave is classified as a Hinterland Village in the spatial hierarchy¹, with a new settlement boundary proposed to demonstrate the extent of land which is required to meet the development needs of the area. There have been no allocations proposed in the Redgrave neighbourhood area.
- 2.6 To meet the housing requirement and to grow the village accordingly on sustainable sites, a Neighbourhood Plan Call for Sites consultation was undertaken from October to November 2019 to identify sites for allocation consideration. It is the intention of the Neighbourhood Plan to allocate appropriate sites for the remainder of the housing requirement and to consider options for further growth of the village for smaller, affordable dwellings (particularly for younger and elderly residents) on sustainable sites.
- 2.7 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for consideration of allocation in the Neighbourhood Plan should additional housing need to be identified for the neighbourhood area in the future. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan; and from the group of identified sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

¹ A Secondary Village and Hinterland Village are the same tier of the settlement hierarchy.

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted Local Plan and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential development in Redgrave.
- 3.2 The key documents for BMSDC's planning framework include:
- Mid Suffolk District Core Strategy, Adopted September 2008²;
 - Mid Suffolk District Core Strategy Focused Review, Adopted December 2012²;
 - Saved Policies from the Mid Suffolk Local Plan 1998, as of June 2007, and Saved Policies of the Mid Suffolk Local Plan First Alteration Policies 2006, as of 2009³, and proposal maps⁴;
 - Babergh & Mid Suffolk Joint Local Plan Preferred Options; Consultation Document (Reg 18) with Consultation Interactive Map, July 2019⁵; and
- 3.3 The Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (SHELAA) Draft, July 2019⁶, is a key part of the evidence base for the new Joint Local Plan. The role of the SHELAA is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development over the plan period.

Mid Suffolk Core Strategy (2008)

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

Policy CS1: Settlement Hierarchy identifies Redgrave as a secondary village which can accommodate some housing provision to meet local housing needs, in particular affordable housing.

Policy CS 5 Mid Suffolk's Environment requires development to maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.

Paragraph 3.25 identifies that there are a number of species and habitats which are locally distinctive to Mid Suffolk. Habitats include Ancient species-rich hedgerows, Ancient woodlands, Fens and reedbeds (located in Redgrave) and Ponds.

Policy CS 9 Density and Mix seeks new housing development to provide a mix of house types, sizes and affordability to cater for different accommodation needs. Housing developments should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. Lower densities may be

² Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

³ Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/saved-policies/>

⁴ Available at https://localplan.midsuffolk.gov.uk/map_htm/inset_065/inset_065_026.htm

⁵ Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-preferred-options-july-2019/>

⁶ Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-July-2019-v2.pdf>

justified in villages to take account of the character and appearance of the existing built environment.

Core Strategy Focused Review (2012)

- 3.5 A focused review was undertaken to update certain sections of the adopted Core Strategy (2008) due to important changes of circumstances including the passage of time, further detailed research, analysis, representations, and the publication of the National Planning Policy Framework (NPPF) in March 2012.
- 3.6 Policy FC2 sets a provision for allocating green field sites for at least 2,625 homes and associated infrastructure in Mid Suffolk over a 15 year period from the 1st April 2012, however there is no potential indication for the provision of housing in Secondary Villages.

Mid Suffolk Local Plan 1998, Saved Policies as of 2007

- 3.7 The saved policies of relevance to development in Redgrave include the following:

Policy SB2 Development appropriate to its setting will normally permit development or changes of use appropriate to their surroundings unless, to a material extent, they are considered to adversely affect:

- the character and appearance of the settlement;
- the privacy and amenity of neighbouring properties;
- road safety including impact of traffic generation;
- existing open spaces providing important facilities or amenities for the local community;
- existing wildlife areas, trees or other landscape features within or abutting settlement boundaries;
- listed buildings, their settings or the appearance of a conservation area.

The district planning authority will refuse development which does not have a form, scale or character in keeping with the surrounding area, and will refuse inappropriate forms of development.

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

The visually important open spaces and settlement boundary for Redgrave are mapped on Proposal 1 inset Proposals Maps.⁷

Paragraph 2.1.9 of the Local Plan states that Settlement Boundaries are intended to define the extent of the existing built-up areas of towns and villages. Where new development is planned to take place outside Settlement Boundaries, any proposed extensions to the built-up area will be shown as land allocations (or Proposals) for a particular use in the Local Plan. It is further noted in the Local Plan that in specified circumstances, there may be valid reasons to allow development outside Settlement Boundaries in accordance with Local Plan policies.

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

⁷ Inset Map 65 available here: https://localplan.midsuffolk.gov.uk/map_hm/inset_065/inset_065_011.htm

Policy HB2 Demolition of listed buildings protects listed buildings from demolition or the removal from their curtilages of features of architectural or historic interest, unless exceptional circumstances have been demonstrated.

Policy HB8 Safeguarding the character of conservation areas gives priority to protecting the character and appearance of conservation areas with new building, alterations or other forms of development to conserve or enhance their surroundings. Similar care will be taken when considering proposed development on land which lies adjacent to a conservation area. Particular attention will be paid to the following: -

- the form, grouping, scale and design of new buildings; and
- the retention of natural features such as trees, hedges, gardens and other open spaces and the provision of additional planting and landscaping. The protection of significant views into and from the conservation area is regarded as a material consideration and will be safeguarded.

Policy H3 Housing development in villages will consider applications for housing development within settlement boundaries 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.

Residential development within the settlement boundaries of villages will normally take the 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.

In villages, housing development in the form of estates of 10 dwellings or more will be permitted only on sites allocated in the local plan.

Policy H7 Restricting housing development unrelated to the needs of the countryside seeks to strictly control proposals for new housing outside settlement boundaries, in the interests of protecting the existing character and appearance of the countryside. The provision of new housing will normally form part of existing settlements.

Policy H16 Protecting existing residential amenity aims to protect the existing amenity and character of primarily residential areas, whereby the district planning authority will refuse the loss of open spaces which contribute to the character or appearance of an area and which are important for recreation or amenity purposes.

Policy CL2 Development within Special Landscape Areas safeguards landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.⁸

Policy CL11 Retaining high quality agricultural land encourages the conservation of agricultural land, with particular protection to be afforded to the best and most versatile agricultural land (namely grades 1, 2 and 3a).

Policy RT2 Loss of existing sports and recreation facilities ensures where existing sports and recreation facilities are to be redeveloped or a change of use is proposed, that suitably located replacement facilities are provided, unless the applicant can demonstrate that a shortfall in provision is not created.

Policy RT3 Protecting recreational open space safeguards recreational open space and will not normally permit public, private or school playing fields, play spaces or amenity areas, allotments

⁸ There are no Special Landscape Areas within the emerging Joint Local Plan - Preferred Options (Reg 18) - July 2019.

or other forms of public open space to be developed for non-recreational purposes. The contribution that recreational open space makes to the visual character of its surroundings or its value for local informal recreation will be material considerations in determining any redevelopment proposal. Where redevelopment is permitted, an applicant will be expected to make alternative provision, of equivalent community benefit, in the form of suitably located recreation or amenity space.

Policy RT6 sport and recreation facilities in the countryside permits proposals for new, or extensions to existing, sport and recreational uses within the countryside where: -

- The proposed use will not have a detrimental impact on landscape, wildlife, ecology, agriculture or forestry and will not cause disturbance to other users of the countryside and occupants of residential property;
- the proposed site has good access to a local road network which can accommodate the level of traffic likely to be generated. In the case of uses intended to serve large numbers of people, then site access should be to the primary route network;
- the scale, design, layout and materials of the proposed development respects the character and appearance of the surrounding countryside and there is no materially detrimental impact on existing settlements. Special care will be taken when dealing with proposals which include floodlighting;
- natural landscape features including hedgerows and trees have been largely retained and enhanced and, if appropriate, additional screening and landscaping is provided to minimise any visual intrusion caused by the development;
- buildings and other structures should be directly related to the proposed use. Wherever possible, re-use should be made of existing rural buildings;
- new recreational uses will be carefully assessed in areas, such as special landscape areas, vulnerable to the physical and visual impact of increased numbers of visitors and large new buildings. The degree to which proposals affect the character of these areas will be a material consideration.

3.8 The First Alteration to the Mid Suffolk Local Plan affordable housing policies was adopted by the District Council on 13 July 2006, which superseded policies H4 and H5 of the Local Plan, and is saved as of 2009. *Altered Policy H5 Affordable Housing on Rural Exception Sites* permits proposals, as an exception to normal planning policy, for residential development abutting the settlement boundary of a small rural settlement where adequate facilities are available. Applications for such development will be considered in relation to the appearance and character of the settlement, the effect on nearby residential amenity, highway safety and the availability of services and facilities. To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy and should be evidenced by a detailed survey of local housing need.

Babergh and Mid Suffolk Joint Local Plan: Preferred Options Consultation Document (July 2019)

3.9 The Babergh and Mid Suffolk Joint Local Plan (BMSJLP) Regulation 18 consultation document sets out the strategy for growth in both Districts, indicating where development will take place up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies (Local Plan and Core Strategy) for Babergh. The Plan will set out a vision for the area and will include policies and land allocations.

3.10 The Preferred Options consultation was undertaken from July to September 2019, alongside interactive online mapping⁹ as seen in Figure 3 which shows the key policy considerations for Redgrave village and neighbourhood area.

⁹ Online mapping system for Joint Local Plan - Preferred Options (July 2019) is available here: <https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-preferred-options-july-2019/>

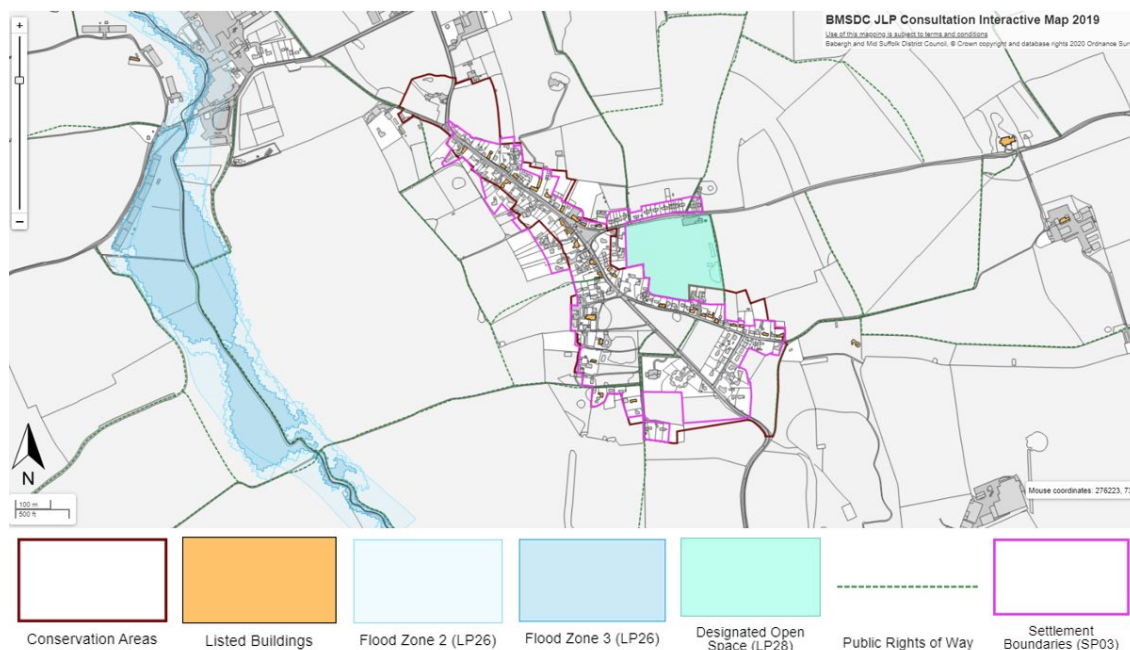


Figure 2 BMSJLP Consultation Interactive Map July 2019

3.11 The BMSJLP acknowledges that Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Joint Local Plan. The preferred approach draft policies relevant to the Redgrave Neighbourhood Area include:

Policy SP01 – Housing Needs seeks to deliver a minimum of 10,008 additional dwellings (556 dwellings per annum) within the Mid Suffolk district over the plan period (2018 – 2036).

Policy SP03 – Settlement Hierarchy requires the scale and location of development to have regard to the role of settlements within the settlement hierarchy and the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the built and natural environment. Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. Redgrave is classified as a Mid Suffolk Hinterland Village.

Development within Hinterland Villages will be permitted within settlement boundaries where:

- I. Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the plan;
- II. A high standard of hard and soft landscaping, appropriate for the location is used;
- III. Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and
- IV. The cumulative impact of proposals will be a major consideration.

Policy SP04 - Housing Spatial Distribution requires 1,174 homes to be delivered in Mid Suffolk Hinterland Villages, 662 of which are outstanding planning permissions as of 01/04/18 and 512 new homes to be delivered from 2018-2036 as minimum housing requirements for Neighbourhood Plan areas.

The Redgrave Neighbourhood Plan Area is required to deliver 12 homes, which includes outstanding planning permissions granted as at 1st April 2018. As of September 2019, the housing requirement has partially been met through planning consents for 9 homes¹⁰ within the neighbourhood area.

¹⁰ DC/18/05289 - Construction of 9 dwellings with associated access and landscaping. Granted Sep 2019.

Policy SP09 - Cross-boundary mitigation of effects on Protected Habitats Sites requires proposed development within the identified Protected Habitats Sites Mitigation Zone to consider impacts. The Neighbourhood Area is within the Waveney and Lt Ouse Valley Fens Special Area of Conservation (SAC) and Redgrave and Sough Lopham Fen Ramsar 5km Zone of Influence.

The Habitats Regulation Assessment¹¹ for the emerging Local Plan states that all housing allocations sites situated within the 5km Zone of Influence of Redgrave and South Lopham Fens Ramsar site and Waveney & Lt Ouse Valley Fens SAC must consider impacts on water quality. Air quality has also been identified as a relevant impact for Habitats Sites and the councils are committed to working with neighbouring authorities to gather data to inform future local plan reviews. This should include air quality monitoring points where roads are within 200m of a Habitats site, such as on the B1113 and Fen Street in Redgrave.

Policy LP07 – Affordable Housing allows Neighbourhood Plans to set requirements for a greater proportion of affordable housing where this is supported by evidence of need and a viability assessment. Some communities may aspire to bring forward community-led housing schemes, which are broadly encouraged by the Councils. The Councils will need to be satisfied that (i) the scheme was initiated by and is being led by a legitimate local community group such as a Parish Council or Community Land Trust and (ii) the scheme has general community support, with evidence of meaningful public engagement.

Policy LP16 - Environmental Protection prioritises development on previously developed land, where appropriate, to minimise the loss of the best and most versatile agricultural land.

Policy LP18 – Landscape supports development in suitable locations which will not adversely affect the natural environment including; landscape character sensitivity and visual impacts of the proposal on the wider area. Development that integrates positively with the existing landscape character of the area and reinforces the local distinctiveness will be supported. Development that enhances and protects landscape value such as; locally characteristic landscape features, archaeological and historic patterns of settlement and land use¹² and designations; being demonstrably informed by local guidance, in particular the Council's Local Landscape Guidance¹³, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.

Policy LP20 - The Historic Environment support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials.

Policy LP28 - Designated Open Spaces permits the total or partial loss of designated open spaces (as defined on the Policies Maps) where:

- a. the development will support the enjoyment and functionality of the space, be sensitive to its character and function and would not result in detrimental impacts on local amenity or distinctiveness;
- b. the space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements;
- c. an alternative space of equal or greater quality, accessibility and quantity can be provided to serve the communities' needs; or
- d. the development is for alternative sports and recreation provision, and the applicant can evidence that the benefits of the new provision clearly outweigh the loss of the current or former use.

3.12 The BMSJLP Settlement Maps chapter of the emerging Local Plan identifies Redgrave as a Hinterland Village located north of Botesdale and the A143. The settlement pattern is of linear development along the B1113 and Half Moon Lane and consists primarily of listed buildings and several 20th century residential developments. The Conservation Area encompasses most of

¹¹ Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-preferred-options-july-2019/>

¹² Landscape and landscape features include but not exclusively; Local Green Space, hedgerows, woodlands, rural lanes, orchards, parkland, TPOs, historic field systems, trees, watercourses, ponds and lakes, heritage assets and the historic skyline.

¹³ Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>

Redgrave. The landscape in Redgrave and the immediate surrounding area is characterised as Ancient Plateau Claylands. Redgrave lies within the Protected Habitats Mitigation Zone.

4. Methodology

- 4.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹⁴, Neighbourhood Planning (updated February 2018)¹⁵ and Locality's Neighbourhood Planning Site Assessment Toolkit¹⁶. 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

- 4.2 The first task is to identify which sites should be considered as part of the assessment.
- 4.3 For the Redgrave Neighbourhood Plan, this included sites identified through the Redgrave Neighbourhood Plan Call for Sites consultation, and sites promoted in the neighbourhood area through the 2019 SHELAA.
- 4.4 Sites identified in the SHELAA 2019 were reviewed to identify if further assessment was necessary in terms of whether any sites have recently been granted planning consent or not; or whether new or additional information exists to warrant a further assessment using AECOM's site assessment pro-formas.

Task 2: Site Pro-Forma

- 4.5 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)¹⁶ and the team's knowledge and experience of Neighbourhood Planning. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 4.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

¹⁴ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁵ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁶ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Complete Site Pro-formas

- 4.7 Completing the site pro-formas was done through a combination of desk top assessment and site visits. The desktop assessment involved a review of existing evidence and data sources (including MAGIC maps) against a range of suitability criteria. Sites were inspected visually including Google Maps/ Streetview and through site visits which also allow a better understanding of the context and nature of the neighbourhood area.
- 4.8 The assessment was undertaken with due consideration for adopted policy and emerging policy. Emerging policy currently precludes development outside defined settlement boundaries, which were recently amended as part of the Local Plan review 'in order to demonstrate the extent of land which is required to meet the development needs of the Plan'. The assessment in part 5 is undertaken on the basis that planned development can be proposed outside the settlement boundary for valid reasons in accordance with adopted Local Plan policies. On this basis, a conversation would need to be had with the Local Planning Authority to understand the potential for additional allocations in a Neighbourhood Plan and how these would fit with the emerging settlement boundary policy (Policy SP03 – Settlement Hierarchy).

Task 4: Consolidation of Results

- 4.9 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 4.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially developable if issues can be resolved or constraints mitigated and 'red' for sites which are not currently developable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation¹⁷ – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 4.11 Policy CS 9 Density and Mix sets a development density of 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. Further to this, lower densities may be justified in villages to take account of the character and appearance of the existing built environment.
- 4.12 If landowners/developers have put forward a housing figure for a site, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used. Where sites were previously included in the SHELAA, the indicative housing capacity shown in this document has been used. Where a site was neither included in the SHELAA, nor assessed in a planning application and the landowner or developer did not submit an appropriate capacity figure, the AECOM Net Housing Density model approach detailed in Table 4.1 was used to estimate site capacities in line with Policy CS 9 for a secondary village with landscape and heritage sensitivities and limited services and facilities.

Table 4.1 AECOM Net Housing Density

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

¹⁷ National Planning Practice Guidance on Housing and Economic Land Availability Assessment (MHCLG)

Area	Gross to net ratio standards	Net Housing Density (dph)
Over 10 ha	50%	20

5. Site Assessment

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

- Sites submitted in the 2019 SHELAA; and
- Sites submitted through the Neighbourhood Plan Call for Sites consultation.

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

5.2 The SHELAA process has been developed to determine the potential housing and economic land supply within the District for the plan period up to 2036. The SHELAA focuses on sites which can deliver 5 or more dwellings or are at least 0.25 hectares that have been identified through two rounds of 'call for sites' processes in 2014 and 2016, and through previous consultation stages on the Joint Local Plan.

5.3 The Local Plan review included a 'Call for Sites and Policy Suggestions' Consultation (Regulation 18) which ran for 6 weeks in 2016, between 17 October and 28 November, and offered an opportunity for developers, agents, landowners, individuals, and other interested parties to promote sites located within the District for future development.

5.4 As outlined in Table 5.1, the SHELAA assessed three sites within the Redgrave neighbourhood area. Site SS0818 was assessed as suitable for proposed residential development, and Sites SS0486 and SS1042 assessed as unsuitable. The sites are shown in Figure 3.

Table 5.1 Sites identified and assessed in the SHELAA (July 2019)

Site Ref.	Site Name / Address	Site Size (ha)	Estimated dwellings yield	Planning History	SHELAA Conclusion
SS0486	Land south of Churchway, Redgrave	-	-	0199/98/ - erection of sports pavilion and storage shed. Granted 1998. 0872/95/ - change of use from agricultural land to recreational/sports area with construction of new vehicular access and parking area, and temporary stationing of portacabin (for use as changing rooms). Granted 1996.	Site is unsuitable and discounted due to poor access to core services and facilities and has poor connectivity to the existing settlement.
SS0818	Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave	1.0	10	DC/18/05289 - Construction of 9 dwellings with associated access and landscaping. Granted Sep 2019	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
SS1042	Land north-east of the	-	-	None recent or relevant	Site is unsuitable and discounted due to being found to be incapable of providing 5 or more dwellings to meet

Site Ref.	Site Name / Address	Site Size (ha)	Estimated dwellings yield	Planning History	SHELAA Conclusion
	Street, Redgrave				SHELAA threshold, without the demolition of a listed building.

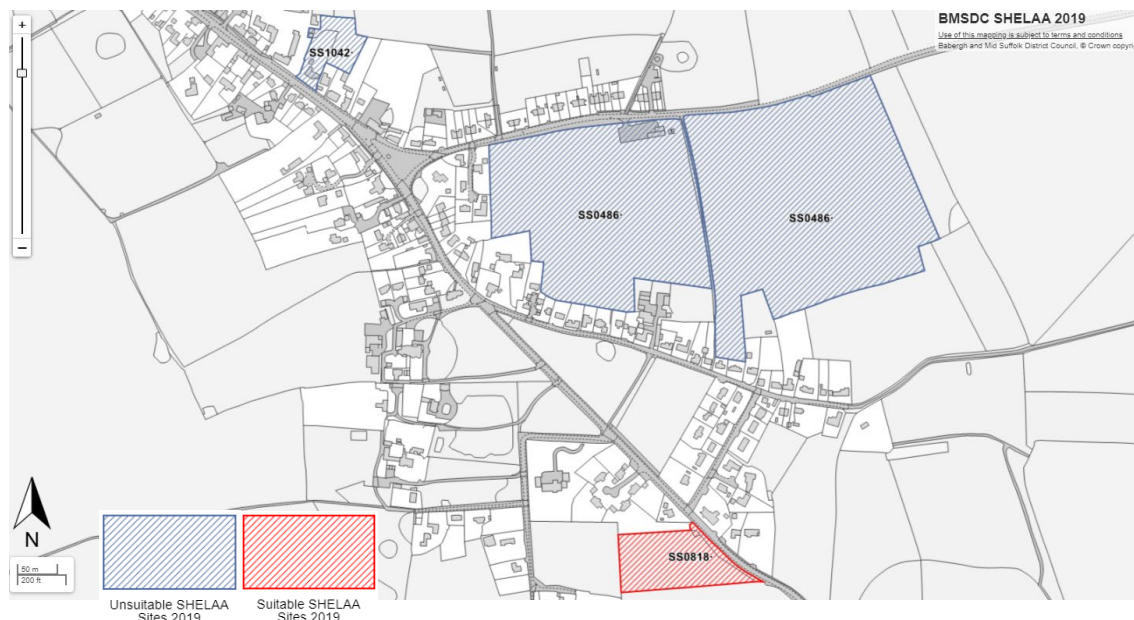


Figure 3 BMSDC SHELAA sites (July 2019)

- 5.5 As Site SS0818 was assessed as suitable in the SHELAA and has extant planning permission since September 2019 and is counted against the housing requirement for the neighbourhood area, it is no longer considered appropriate for allocation consideration in this assessment.¹⁸
- 5.6 Sites SS0486 and SS1042 were discounted in the SHELAA due to ‘poor access to core services and facilities and poor connectivity to the existing settlement’ and being unable to meet the SHELAA threshold yield of five dwellings respectively. The SHELAA findings have been reviewed to determine if they are reasonable to be carried forward or whether new or additional information exists which would supersede the SHELAA findings. The review, outlined in Appendix A, finds that new and additional information exists for both sites to be taken forward for appraisal using site assessment proformas.

Sites identified through the Neighbourhood Plan

- 5.7 The Neighbourhood Plan Call for Sites consultation, undertaken in October and November 2019, identified 5 sites outlined in Table 5.2 for development consideration. These sites were taken forward for appraisal using site assessment proformas. The full assessments can be viewed in Appendix B.

Table 5.2 Sites identified in the call for Sites consultation

Site Ref	Site Name / Address	SHLAA Reference	Indicative Site Size (ha)	Landowner Proposals / Residential Development Potential	Planning History
Site 1	Land off Mill Lane	-	1.16	Up to	None recent or relevant

¹⁸ The Neighbourhood Plan can allocate a site with planning permission to indicate support for development on the site in the case where the permission isn't or may not be implemented (e.g. where it becomes apparent that planning permission may expire without works commencing).

				15 new dwellings; 18 dwellings (AECOM estimate)	
Site 2	Godfathers Meadow, - The Green		1.67	Landowner proposes 2 dwellings and solar farm	None recent or relevant
Site 3	Land at Churchway SS0486 (part)		12.5	Landowner proposes: Phase 1: 12 to 20 dwellings; Phase 2: 10 to 20 dwellings; and Phase 3: 15 to 30 dwellings.	0199/98/ - erection of sports pavilion and storage shed. Granted 1998. 0872/95/ - change of use from agricultural land to recreational/sports area with construction of new vehicular access and parking area, and temporary stationing of portacabin (for use as changing rooms). Granted 1996.
Site 4	Land at Half Moon Lane	-	0.9	No landowner proposals; 14 dwellings (AECOM estimate)	0092/90/OL - residential development comprising 3 plots, construction of access road & use of existing access. Refused 1990 0246/89/OL - erection of 8 dwellings, construction of access road and use of existing access. Refused 1989
Site 5	Land adjacent to Jade House, The Street	-	0.3	Landowner proposes 2-3 dwellings;	0444/88/OL - erection of 4 dwellings with garages and construction of accesses. Refused 1988

5.8 Figure 4 identifies all sites taken forward for assessment in the Redgrave neighbourhood area.



Figure 4 Sites identified for assessment in Redgrave

6. Site Assessment Summary

- 6.1 Six sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Redgrave Neighbourhood Plan. Table 6.1 sets out a summary of the site assessments, which should be read alongside the full assessments in Appendix B.
- 6.2 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less suitable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 6.3 The summary table shows that Sites 2, 4 and 5 are potentially suitable for allocation, subject to access being found suitable by the Highways Authority for proposed scale of development. The western part of Site 3 is potentially suitable for allocation subject to appropriate re-provision of community facilities. The eastern and northern parcels of Site 3 are found not to be suitable for allocation due to increased landscape sensitivities and issues of scale and location of development in a secondary village. Site 1 and Site SS1042 are not suitable for allocation due to access constraints and impacts on heritage assets.
- 6.4 A plan showing all sites assessed and their traffic light rating is shown in Figure 5.

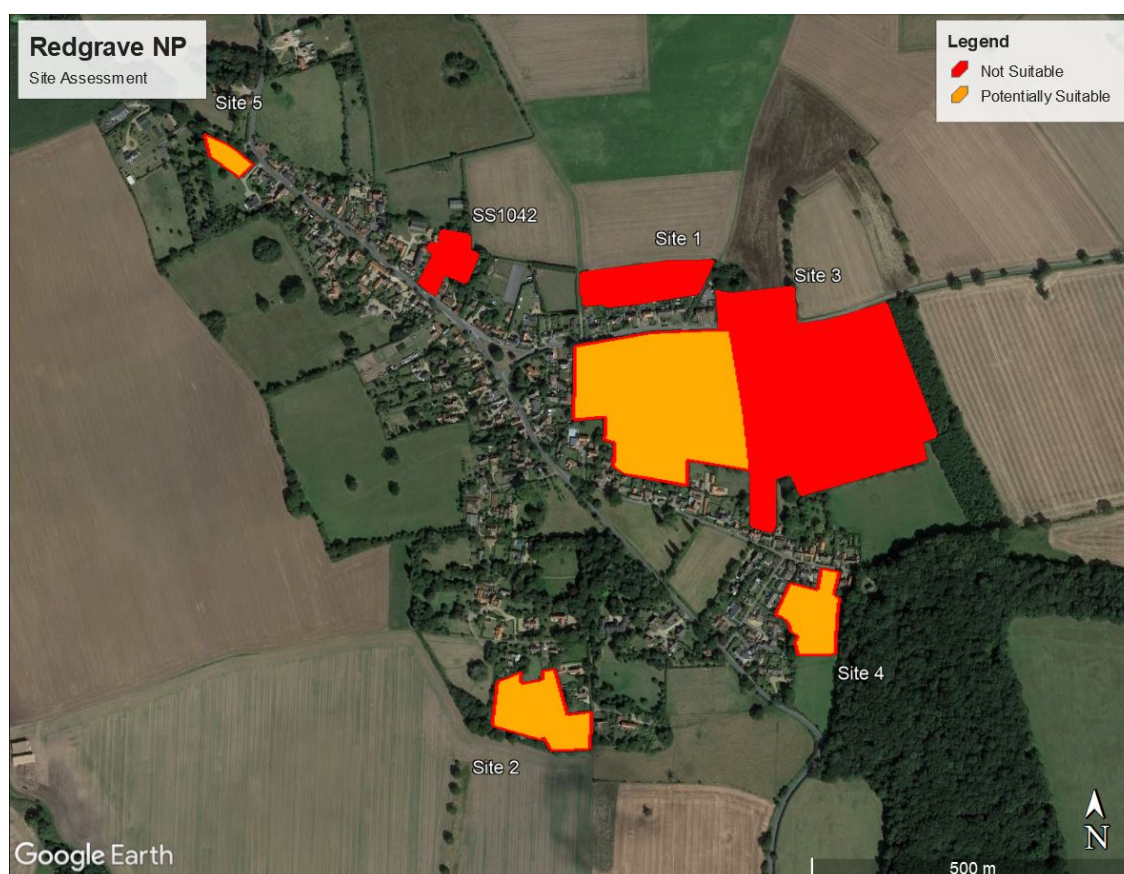





Figure 5 Red Amber Green rating for assessed sites (Map Source: 2020 Google)

Table 6.1 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Site Size (ha)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
Site 1	Land off Mill Lane	Landowner promoted through Neighbourhood Plan	1.16	15 - 18	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the settlement boundary and built-up area of Redgrave;</p> <p>The site is in multiple ownership with landowners supporting development proposals for the site, however the site boundary is not adjacent to the highway and proposed access points are not in ownership of the site landowners;</p> <p>Access through the narrow Mill Lane and public footpath to the site is constrained and would require significant upgrade to allow for two way vehicular access and footpath;</p> <p>The site is Grade 2 very good quality agricultural land, the retention and conservation of which is encouraged by Local Plan policy;</p> <p>The site is enclosed on three sides and has a medium sensitivity in terms of visual amenity when viewed from open countryside to the north;</p> <p>Proposals for the site are largely backland development, behind homes on Churchway, and are considered at a scale not in keeping with the built-up form and character of the village;</p> <p>The site is not suitable due to access constraints.</p>	
Site 2	Godfathers Meadow, The Green	Landowner promoted through Neighbourhood Plan	1.67	2 homes and solar farm (1 Ha)	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the built-up area and settlement boundary of Redgrave;</p> <p>The site is in multiple ownership with landowners supporting development proposals for two homes and a solar farm, however proposed access point for residential proposals do not abut the highway or are not within the ownership of the site owner;</p> <p>Access to the site is limited and constrained via The Green Street;</p> <p>The site is contained with medium landscape sensitivities due to presence on site of a group of protected trees and being adjacent and within the setting of two listed buildings and the Redgrave Conservation Area. Heritage impacts have potential to be mitigated through appropriate landscaping. The site has some intervisibility with open countryside to the south;</p> <p>The site is potentially suitable for residential development subject to consultation with the Local Planning Authority on allocations outside the settlement boundary, consultation with the Highways Authority and agreement for access from the neighbouring landowner;</p>	

Site Ref.	Site Address	Site Source	Site Size (ha)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>The site is potentially suitable for renewable energy ground mounted PV solar development subject to consultation with the Local Planning Authority and Highways Authority on suitability of site for access for construction and operational vehicles, and with Historic England on impact mitigation on heritage assets.</p> <p>Suitability of the site for grid connection (distance to Point of Connection, obstacle constraints to Point of Connection) would need further consideration.</p>	
Site 3	Land at Churchway	Landowner promoted through Neighbourhood Plan	12.5	37-70	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the settlement boundary and built-up area of Redgrave;</p> <p>The site is adjacent and visible from the Redgrave Conservation area, with the southern tip of the site within the Conservation Area;</p> <p>The site is a recreation ground (western half of site) providing amenities for the local community and arable agricultural land (eastern and northern parcels).</p> <p>The recreation ground is designated as Open Space in the emerging Local Plan. Policy RT2, national planning policy, and draft Local Plan policy LP28 require that existing open space and recreational buildings and land (including playing fields) be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</p> <p>The agricultural element of the site is largely grade two very good quality agricultural land, whereby Policy CL11 and national planning policy seeks to retain and protect best and most versatile agricultural land (namely grades 1, 2 and 3a). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. In this respect the recreation ground has a lower agricultural land quality than the arable part of the site (eastern and northern land parcels).</p> <p>The western half of the site (recreation ground) is favourably located to local village facilities, is enclosed on three sides by the built-up area of the village and is considered to have a low landscape sensitivity that is less susceptible to development and can accommodate change.</p> <p>The eastern and northern parts of the site (arable land) extend into open countryside and have a higher landscape sensitivity in relation to visual amenity and the setting of the village within the wider landscape.</p> <p>The site has access onto Churchway with potential to provide improved access with associated footpath to the village centre.</p> <p>Development of the western half of the site has the potential to relate well to the built form of Redgrave, is within a central location and at an appropriate scale in keeping</p>	

Site Ref.	Site Address	Site Source	Site Size (ha)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>with the role of a Hinterland Village within the settlement hierarchy of the emerging Local Plan.</p> <p>Development of the whole site has the potential to change the appearance and character of a village with limited availability of services and facilities.</p> <p>The western part of the site is potentially suitable for allocation subject to appropriate re-provision of community facilities and consultation with the Local Planning Authority on allocation of the site outside the settlement boundary. The eastern and northern part of the site are not suitable for allocation due to potential for development to encroach into open countryside and be considered in accordance with Council Landscape Guidance to potentially have an adverse impact on the character of a settlement and/or countryside. The character of the eastern side of Redgrave along Churchway includes extensive views across rolling farmland landscape from the Special Landscape Area and village Conservation Area northwards towards the Redgrave & South Lopham Fens. Development of the eastern and northern parcels could be considered to be contrary to saved Policy SB2, Policy H7, and emerging Policy SP03 and LP18.</p>	
Site 4	Land at Half Moon Lane	Landowner promoted through Neighbourhood Plan	0.9	10	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the settlement boundary and built-up area of Redgrave;</p> <p>The site is within the Redgrave Conservation Area, a Special Landscape Area and the setting of adjacent listed buildings, which requires proposed development to be sensitively designed, with high standards of layout, materials and landscaping;</p> <p>The site has potential to create access onto Half Moon Lane, however Half Moon Lane is narrow and constrained to accommodate an increase in traffic, which may reduce the development capacity of the site;</p> <p>The site is largely enclosed, with some intervisibility with the Conservation Area, where in accordance with Council Landscape Character Guidance development on the edge of the village and Conservation Area may have the potential to impact on the character of the village in the landscape;</p> <p>The site coheres well with the existing settlement pattern and is potentially suitable for allocation subject to consultation with the Highways Authority regarding access and scale of development, and consultation with the Local Planning Authority on potential to allocate land outside the settlement boundary with regard to emerging policy.</p>	
Site 5	Land adjacent to Jade House, The Street	Landowner promoted through	0.3	2-3	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the settlement boundary and built-up area of Redgrave;</p>	

Site Ref.	Site Address	Site Source	Site Size (ha)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
		Neighbourhood Plan				<p>The site is adjacent to and within the setting of the Redgrave Conservation Area, which would require proposed development to be sensitively designed, with high standards of layout, materials and landscaping;</p> <p>The site has access onto the Street, however the access point is at a bend in the road at the northern end of the village;</p> <p>The site is largely enclosed with some intervisibility with the Conservation Area and has a low landscape sensitivity in terms of setting and visual amenity;</p> <p>The site coheres well with the existing settlement pattern and is potentially suitable for allocation subject to consultation with the Highways Authority regarding safe vehicular access, and consultation with the Local Planning Authority on potential to allocate land outside the settlement boundary with regard to emerging policy.</p>	Yellow
SS1042	Land north-east of the Street, Redgrave	SHELAA 2019	0.47	-	PDL and garden	<p>SHELAA Conclusion: Site is unsuitable and discounted due to being found to be incapable of providing 5 or more dwellings to meet SHELAA threshold, without the demolition of a listed building.</p> <p>AECOM review: The site is available;</p> <p>The site is partly within the settlement boundary and built-up area of Redgrave;</p> <p>The site contains a Grade II listed building, within the Redgrave Conservation Area, with a high landscape sensitivity forming part of the streetscape of The Street. Development of the site has the potential to impact on the listed building, and the setting of the building within the Conservation Area;</p> <p>The site has access onto The Street, with access to the rear of the site constrained by the central location of the Listed building and associated curtilage at the front of the site;</p> <p>The site is not suitable for development on grounds of access being constrained and exceptional circumstances not being demonstrated for demolition of the listed building or for significant access works to be undertaken within the curtilage of the building in line with Policy HB2 Demolition of listed buildings.</p>	Red

7. Conclusions

- 7.1 Redgrave Parish Council is preparing a Neighbourhood Plan to shape the growth of Redgrave. While the Neighbourhood Plan area has recently met 9 of the 12 minimum homes as set out in the emerging Joint Local Plan (Regulation 18), the delivery of housing on allocated sites to meet the remainder of the housing requirement and the provision of additional homes remains an objective of the Neighbourhood Plan. The neighbourhood plan, therefore, intends to allocate sites to support the village's growth.
- 7.2 Local Plan policy supports proposals for development that are appropriate in scale and location in terms of impact on landscape and heritage character of the village, particularly the Conservation Area, listed buildings and existing pattern of development for the settlement. Sites that demonstrate a close functional relationship to the existing settlement and are of an appropriate size to meet a proven local need have potential to make a positive contribution to the local character, shape and scale of the area.
- 7.3 The assessment of sites in Redgrave found that Site 2, western part of Site 3, and Sites 4 and 5 are potentially suitable for allocation, subject to access, heritage, landscape and open space constraints being mitigated in line with Local Plan policy. These sites are well related to the existing settlement and have potential to be logical extensions of the growth of the village.
- 7.4 Site 2 is potentially suitable for residential development subject to consultation with the Highways Authority as the site is located on a narrow lane, and agreement for access is required from the neighbouring landowner. Further consideration of the suitability of the site for renewable energy proposals is required with regard to feasibility of grid connection. Consultation is also required with the Highways Authority on suitability of the site for access for construction and operational vehicles. Site 4 is located on the narrow Half Moon Lane and requires consultation with the Highways Authority and Local Authority Landscape Officer regarding access and scale of development in an area of sensitive heritage and landscape character. Site 5 is located at the northern end of The Street and also requires consultation with the Highways Authority on access safety.
- 7.5 Site 3 has been found partly suitable as the western parcel of the site coheres well with the existing settlement than the eastern and northern parcels. Development of the whole site has the potential to change the appearance and character of a village with limited availability of services and facilities and encroach into open countryside and be considered in accordance with Council Landscape Guidance to potentially have an adverse impact on the character of a settlement and/or countryside. The eastern and northern part of the site, therefore, are not suitable for allocation due to increased landscape sensitivities and issues of scale and location of development in a secondary/hinterland village. The western parcel of the site is potentially suitable for allocation consideration subject to reprovision of recreation facilities.
- 7.6 Sites 2, 3, 4 and 5 are all adjacent to both the existing settlement boundary and the revised boundary proposed in the emerging Local Plan. It may be necessary to redraw the settlement boundary to incorporate these sites should they be allocated in the Neighbourhood Plan. This should be done in consultation with Mid Suffolk District Council.
- 7.7 Site 1 and Site SS1042 have been found unsuitable for allocation due to access and heritage impacts respectively.

Next Steps

- 7.8 The next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Mid Suffolk District Council on the potential to allocate sites outside the settlement boundary with respect to emerging settlement hierarchy policy.
- 7.9 The site selection process should be based on the following:

- The findings of this site assessment;
 - Discussions with Mid Suffolk District Council, including, where appropriate, on potential alterations to the proposed settlement boundary in the emerging joint Local Plan to facilitate the allocation of sites which are currently outside the proposed boundary;
 - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Other considerations such as the appropriate density of the proposed sites to reflect local character; and
 - Strategic Environmental Assessment (SEA).
- 7.10 When undertaking site selection, RPC can, in discussion with Mid Suffolk District Council, take into account existing housing commitments within the neighbourhood plan area in order to reach a conclusion on the number of houses that should be allocated through the plan.
- 7.11 Sites in the amber category may need further advice or assessment which is not possible to address through this high-level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at Mid Suffolk District Council (e.g. heritage) and Suffolk County Council (e.g. highways, education, waste, and infrastructure).

Viability

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



Appendix A SHELAA Review Table

SHELAA Ref	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?
		Has the site been excluded or assessed as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is not reasonable and defensible?		
SS0486	Discounted – site has poor access to core services and facilities and has poor connectivity to the existing settlement.	No	Yes. Emerging Plan designates part of site as Designated Open Space. Policy LP28 permits total or partial loss of open space where proposed development will support or replace open space. Site SS0486 has also been submitted as part of a larger site in the Neighbourhood Plan Call for Sites.	Yes. Part of the site is adjacent to the settlement boundary and built up area and has good access and connectivity to village services and facilities. This part of the site has potential to cohere well with the existing settlement, having potential to create access and enhanced connectivity with the core village. While the site has poor access to core services and facilities that are located in neighbouring settlements, the	No. The SHELAA conclusions are not reasonable or defensible as part of the site has potential to have good connectivity with the existing settlement.	The SHELAA conclusions have been reviewed and full assessment of the site is warranted on grounds that a new and larger site area has been submitted through the Neighbourhood Plan Call for Sites consultation, and that part of the SHELAA site is adjacent to the settlement boundary and built-up area of the village on three sides and considered therefore to not have a poor connectivity with the existing settlement.

				SHELAA conclusion is largely not reasonable and defensible for the whole site.		
SS1042	Discounted – does not provide 5 or more dwellings to meet SHELAA without the demolition of a listed building.	Yes – the site was discounted due to size (and heritage impact).	No	No	The SHELAA conclusions are reasonable, however as the neighbourhood plan does not discount sites due to size, the site is to be assessed for suitability for net additional dwellings for neighbourhood plan allocation consideration.	The review finds the SHELAA conclusions to be reasonable, however the neighbourhood plan assessment of sites does not have a threshold of 5 additional dwellings or more. A full assessment of the site is warranted.

Appendix B Site Proformas

Site 1

Topic	Details
Site Reference / Name	Site 1
	
Site Address / Location	Land off Mill Lane, Redgrave, Suffolk, IP22 1RL
Gross Site Area (Hectares)	1.16
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural (formerly allotment gardens)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market housing / affordable housing / community use
Development Capacity (Proposed by Landowner or SHLAA/SHELAA)	Up to 15 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Agriculture to north, sewage works to east, residential to south, residential gardens to west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>Yes</p> <p>Drinking Water Protected Areas (Surface Water)</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> - >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Grade 2 very good quality agricultural land</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p> <p>However, the site is overgrown grassland that has potential to contain habitats and support priority species. A Preliminary Ecological Appraisal would be required to assess further.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown</p>	<p>No There are no access points to the highway within the redline location plan. Potential access points, not within the ownership of landowner, are through narrow laneways that are public footpaths. Potential to create vehicle access is highly constrained.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes Via public rights of way Redgrave Footpath 05 and Redgrave Footpath 08. No Access to the site is via a public footpath.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown</p>	<p>Yes Redgrave Footpath 05 and 08 run to west and east perimeters respectively</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Within / Adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No No No</p>
<p><i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown</p>	<p>Unknown The site is agricultural, so potentially will not have abnormal costs associated with contamination.</p>

Indicator of Suitability	Assessment
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p> <p>There were no visual signs of utilities infrastructure crossing the site, however the site is adjacent to Sewage Works.</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

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

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Redgrave is within the Ancient Plateau Claylands landscape character area, an area of gently rolling agricultural land with ancient woodlands. The narrow roads through this landscape character travel through open countryside framed by hedgerows and areas of woodland with pockets of farmsteads set well back from the road. Isolated villages with a ribbon settlement pattern are sporadically located, providing a quiet and rural atmosphere. The neighbourhood area is also partly located in the sensitive semi-wild Wooded Valley Meadowlands and Fens landscape character area. Although surrounded by an urban infrastructure this landscape character maintains the impression of an undisturbed, quiet hidden landscape. Although the site is open and has views to the north east, development of the site would be viewed against the built context of the village on Churchway. The site has a low landscape sensitivity and has potential to accommodate change.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>The site is enclosed on three sides but has intervisibility from open countryside and can be viewed from public footpaths from the north. The site is largely backland, located behind homes on Churchway and located down the narrow Mill Lane. While backland development exists within the built-up form and settlement boundary of Redgrave for up to five dwellings in accordance with <i>Policy SB2 Development appropriate to its setting</i> and <i>Policy H3 Housing development in villages</i>, development of the site for up to 15 dwellings would depart from the built form and character of the village.</p>

Heritage Constraints

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

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy CL11 Retaining high quality agricultural land;</p> <p>Policy SB2 Development appropriate to its setting;</p> <p>Policy H3 Housing development in villages;</p> <p>Policy SP03 Settlement Hierarchy</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	Greenfield

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

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>While all landowners support proposals for the site, proposed access points are not in ownership of the site landowners.</p>
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i></p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Yes</p> <p>There are potential extra costs in obtaining access to a public highway. Access to the site will require significant upgrades.</p>

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/SHELAA or Neighbourhood Plan Site Assessment)?</i>	Landowners propose up to 15 dwellings. AECOM indicative housing capacity = $1.16 \times 80\% \times 20 = 18.56$ dwellings
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	0-5 years
<i>Other key information</i>	Call for Sites further details of the proposal: 'There is no specific scheme at this stage, but its envisaged that the site would provide up to 15 new dwellings, and include a substantial proportion of community (affordable) housing. The market element would include some self-build plots.'
<p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable and available.</i></p> <p><i>The site is not currently suitable and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is not currently suitable and achievable</p> <p>Yes</p> <p>The site has no existing site access agreements to Churchway highway. Provision of access would require a significant upgrade through Mill Lane and public footpath.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is available; • The site is adjacent to the settlement boundary and built-up area of Redgrave; • The site is in multiple ownership with landowners supporting development proposals for the site, however proposed access points are not in ownership of the site landowners; • Access through the narrow Mill Lane and public footpath to the site is constrained and would require significant upgrade to allow for two way vehicular access and footpath; • The site is Grade 2 very good quality agricultural land, the retention and conservation of which is encouraged; • The site is enclosed on three sides and has a medium sensitivity in terms of visual amenity when viewed from open countryside to the north; • Proposals for the site are largely backland development, behind homes on Churchway, and are considered at a scale not in keeping with the built-up form and character of the village; • The site is not suitable due to access constraints.

Site 2

Topic	Details
<i>Site Reference / Name</i>	Site 2
	
Site Address / Location	Godfathers Meadow, The Green, Redgrave, Suffolk, IP22 1RR
Gross Site Area (Hectares)	1.67
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market housing / Other (Renewable energy generation)
Development Capacity (Proposed by Landowner or SHLAA/SHELAA)	2 dwellings; and Solar farm
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Residential to north and east, agriculture to south and west

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>Yes</p> <p>Drinking Water Protected Areas (Surface Water)</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i> See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat. The extent and direction of slope is suitable to accommodate ground mounted solar PV</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown</p>	<p>No There are potential access points from The Green (Redgrave Footpath 15) which is not within the site promoter's ownership. There is potential for a second access point from a laneway to land that adjoins to the west which is in ownership of the site promoter.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>Yes - via public rights of way Redgrave Footpath 15. No</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown</p>	<p>Yes Redgrave Footpath 15 runs along the outside of the sites eastern boundary through which access would be required</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown</p>	<p>Yes Group consisting of 10 Oak, 3 Field Maple, 2 Ash and 1 Hawthorn along southern boundary</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> Significant trees? Within / Adjacent / No / Unknown Potentially veteran or ancient trees present? Within / Adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	<p>Within – along the southern edge and boundary Unknown Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown</p>	<p>No</p>

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

Accessibility

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

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Redgrave is within the Ancient Plateau Claylands landscape character area, an area of gently rolling agricultural land with ancient woodlands. The narrow roads through this landscape character travel through open countryside framed by hedgerows and areas of woodland with pockets of farmsteads set well back from the road. Isolated villages with a ribbon settlement pattern are sporadically located, providing a quiet and rural atmosphere. The neighbourhood area is also partly located in the sensitive semi-wild Wooded Valley Meadowlands and Fens landscape character area. Although surrounded by an urban infrastructure this landscape character maintains the impression of an undisturbed, quiet hidden landscape. The site is an agricultural paddock with a group of protected trees on the southern edge and boundary. The site is adjacent to the Redgrave Conservation Area and adjacent and within the setting of two Grade II listed dwellings. The site has a medium sensitivity in terms of landscape.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium Sensitivity</p> <p>The site is largely contained with some intervisibility with open countryside to the south. The site is within the setting of two listed buildings, which can be seen from the site.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy SB2 Development appropriate to its setting;</p> <p>Policy H3 Housing development in village</p> <p>Policy HB1 Protection of historic buildings</p> <p>Policy HB8 Safeguarding the character of conservation areas</p> <p>SP03 Settlement Hierarchy</p>
<p>Is the site:</p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>

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

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p>	Yes – preferred access for dwellings and solar farm is not owned by landowner and would require access agreement
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	0-5 years



Viability

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

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/SHELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>2</p>
<p><i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5 years</p>
<p><i>Other key information</i></p>	<p>Key information not available for solar PV proposals include:</p> <ul style="list-style-type: none"> • Access to the site for construction and maintenance; • Suitability of the site for grid connection (distance to Point of Connection, obstacle constraints to Point of Connection)
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> <i>Are there any known viability issues? Yes / No</i></p>	<p>The site is potentially suitable and available</p> <p>No</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is available; • The site is adjacent to the built-up area and settlement boundary of Redgrave; • The site is in multiple ownership with landowners supporting development proposals, however proposed access point for residential proposals are not within the site ownership; • Access to the site is limited and constrained via The Green Street; • The site is contained with medium landscape sensitivities due to presence on site of a group of protected trees, and being adjacent but within the setting of two listed buildings and the Redgrave Conservation Area. The site is largely contained with some intervisibility with open countryside to the south; • Heritage impacts have potential to be mitigated through appropriate landscaping; • The site is potentially suitable for residential development subject to consultation with the Local Planning Authority on allocations outside the settlement boundary, consultation with the Highways Authority and agreement for access from the neighbouring landowner; • The site is potentially suitable for renewable energy ground mounted PV solar development subject to consultation with the Local Planning Authority and Highways Authority on suitability of site for access for construction and operational vehicles, and impact mitigation on heritage assets with Historic England. • Suitability of the site for grid connection (distance to Point of Connection, obstacle constraints to Point of Connection) would need further consideration.

Site 3

Topic	Details
<i>Site Reference / Name</i>	Site 3
	
Site Address / Location	Land at Churchway, Redgrave, Suffolk, IP22 1RL
Gross Site Area (Hectares)	12.5
SHLAA/SHELAA Reference (if applicable)	SS0486 (part of Site 3)
Existing land use	Community uses and agriculture
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market housing / affordable housing / residential care home (if required) / community use / public open space / car park
Development Capacity (Proposed by Landowner or SHLAA/SHELAA)	<p>Landowner proposes:</p> <p>Phase 1 (c.0.9ha): 12 to 20 dwellings (to include an element of bungalows) proposed timescale 2021-2036;</p> <p>Phase 2 (c.0.8ha): 10 to 20 dwellings proposed timescale – beyond 2036; and</p> <p>Phase 3 (c.1.4ha): 15 to 30 dwellings proposed timescale – beyond completion of Phase 2.</p>
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation

Topic	Details
Planning history (Live or previous planning applications/decisions)	0199/98/ - erection of sports pavilion and storage shed. Granted 1998. 0872/95/ - change of use from agricultural land to recreational/sports area with construction of new vehicular access and parking area, and temporary stationing of portacabin (for use as changing rooms). Granted 1996.
Neighbouring uses	Residential to north-west, west and south-west. Agricultural land to the north-east, east and south-east. Woodland strip to the east and woodland block to the south-east.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i></p> <p><i>Local Wildlife Site (LWS)</i></p> <p><i>Public Open Space</i></p> <p><i>Site of Importance for Nature Conservation (SINC)</i></p> <p><i>Nature Improvement Area</i></p> <p><i>Regionally Important Geological Site</i></p> <p><i>Other</i></p>	<p>Yes</p> <p>Drinking Water Protected Areas (Surface Water)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <p>Flood Zone 1: <i>Low Risk</i></p> <p>Flood Zone 2: <i>Medium Risk</i></p> <p>Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></p> <p>Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> - >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>The north-eastern half of the site is Grade 2 very good quality agricultural land; and the south and south-eastern part of the site is Grade 3 good to moderate quality agricultural land.</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is largely open space and agricultural land. The site however shares its eastern boundary with a woodland belt that has potential to contain wildlife-rich habitats.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes - existing access from Churchway and potential to create enhanced access.</p>
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</p> <p>Pedestrian? Yes / No / Unknown</p> <p>Cycle? Yes / No / Unknown</p>	<p>Yes - existing footpath on northern side of Churchway with potential to create footpath on southern side to the main part of the site. A public Footpath crosses the site.</p> <p>No - There is no dedicated cycle way, but Churchway provides cycle access to the site.</p>

Indicator of Suitability	Assessment
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown</p>	<p>Yes - Redgrave Footpath 16 crosses the middle of the site from north to south</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Within / Adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No No No</p>
<p><i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown</p>	<p>Yes An 11KV underground cable crosses the western edge of the site.</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown</p>	<p>Unknown The western half of the site is currently a recreation ground with amenity hall (pavilion) and car park. Development proposals for the site include retention of an element of these recreation uses.</p>

Accessibility

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

Factor	Guidance
Primary School	>1200m
Secondary School	>3900m
Open Space / recreation facilities	<400m
Cycle Route	>800m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Redgrave is within the Ancient Plateau Claylands landscape character area, an area of gently rolling agricultural land with ancient woodlands. The narrow roads through this landscape character travel through open countryside framed by hedgerows and areas of woodland with pockets of farmsteads set well back from the road. Isolated villages with a ribbon settlement pattern are sporadically located, providing a quiet and rural atmosphere.</p> <p>The neighbourhood area is also partly located in the sensitive semi-wild Wooded Valley Meadowlands and Fens landscape character area. Although surrounded by an urban infrastructure this landscape character maintains the impression of an undisturbed, quiet hidden landscape.</p> <p>The site is a recreation ground (west of site) and arable agricultural land (eastern half and northern parcel), with few or no valued landscape features. The western part of the site is enclosed on three sides (to the west, north and south) by the residential built-up area of the village and has a lower landscape sensitivity that is less susceptible to development and potentially can accommodate change with respect to the heritage context of the village. The eastern and northern part of the site is considered to have a higher landscape sensitivity in relation to the setting of the village within the landscape in accordance with Council Landscape Character Guidance, as the eastern and northern part of the site protrudes encroach into open countryside.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The western part of the site (recreational ground) is visually enclosed by the village on approach from the east along Churchway. A public right of way (Redgrave Footpath 16) with planted hedgerow and juvenile trees forms a natural boundary to the east which divides the site and provides an element of screening.</p> <p>The eastern part of the site (to the east of the public right of way) and the northern part of the site (to the north of Churchway) are considered to have a higher landscape sensitivity in terms of visual amenity in accordance with landscape character guidance for development on the outskirts of villages, as both sites encroach into open countryside and form part of expansive views and visual amenity from Tanglewood on the edge of the village to the north towards the Redgrave & South Lopham Fens. The eastern and northern part of the site is exposed and visible from a large area of open countryside, due to lack of roadside hedgerows, and forms part of an impressive gently rolling landscape of the river valley fen which is criss-crossed with public rights of ways. Further to this, the northern parcel lacks a defensible boundary to the north.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The site is adjacent to the Redgrave Conservation Area and a number of listed buildings. A small part of the southern element of the site is within the conservation area, but no development is proposed in that part.</p>

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Designated Open Space (LP28) in Babergh and Mid Suffolk Joint Local Plan: Preferred Options Consultation Document (July 2019)</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy CS 5 Mid Suffolk's Environment; Policy SB2 Development appropriate to its setting; Policy HB8 Safeguarding the character of conservation areas; Policy H3 Housing development in villages; Policy CL11 Retaining high quality agricultural land; Policy RT2 Loss of existing sports and recreation facilities; Policy RT3 Protecting recreational open space; Policy RT6 sport and recreation facilities in the countryside; Policy SP03 – Settlement Hierarchy; Policy LP18 Landscape; and Policy LP28 Designated Open Spaces</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>

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

Assessment of Availability

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

Viability



Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p>What evidence is available to support this judgement?</p>	<p>Unknown</p> <p>A KV underground power line runs through the site, its potential relocation may incur abnormal costs.</p>

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/SHELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>The landowner proposes:</p> <ul style="list-style-type: none"> • Phase 1 (c.0.9ha): 12 to 20 dwellings on western part of the site with proposed timescale 2021-2036; • Phase 2 (c.0.8ha): 10 to 20 dwellings on southern side and northern parcel of the site with proposed timescale – beyond 2036; and • Phase 3 (c.1.4ha): 15 to 30 dwellings on eastern side and northern parcel of the site with proposed timescale – beyond completion of Phase 2.
<p><i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>See above</p>
<p><i>Other key information</i></p>	<p>The lease of the existing recreation ground comes to an end in 2021. The landowner considers that modest development will not only meet local needs but also help to safeguard the recreation ground and Amenity Trust Hall. The landowner has prepared a development scenario that demonstrates how an amenity area could be transferred to the community's ownership as part of a comprehensive residential scheme on the site.</p>
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i> Yes / No</p>	<p>Part of the site is potentially suitable, available and achievable</p> <p>No</p>

<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is available; • The site is adjacent to the settlement boundary and built-up area of Redgrave; • The site is adjacent and visible from the Redgrave Conservation area, with the southern tip of the site within the Conservation Area; • The site is a recreation ground (western half of site) providing amenities for the local community and arable agricultural land (eastern and northern parcels). • The recreation grounds is designated as Open Space in the emerging Local Plan. Policy RT2, national planning policy, and draft Local Plan policy LP28 require that existing open space and recreational buildings and land (including playing fields) be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. • The agricultural element of the site is largely grade two very good quality agricultural land, whereby Policy CL11 and national planning policy seeks to retain and protect best and most versatile agricultural land (namely grades 1, 2 and 3a). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The recreation grounds has a lower agricultural land quality, than the arable part of the site (eastern and northern land parcels). • The western half of the site (recreation grounds) is located favourably to local village facilities, is enclosed on three sides by the built-up area of the village and is considered to have a low landscape sensitivity that is less susceptible to development and can accommodate change. • The eastern and northern parts of the site (arable land) encroach into open countryside and are considered to have a higher landscape sensitivity in relation to visual amenity and the setting of the village within the landscape. • The site has access onto Churchway, with potential to provide improved access with associated footpath to the village centre • Development of the western half of the site has the potential to relate well to the built form of Redgrave, is within a central location and at an appropriate scale in keeping with the role of a Hinterland Village within the settlement hierarchy of the emerging Local Plan.
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Conclusions	Assessment
	<ul style="list-style-type: none"> • Development of the whole site has the potential to change the appearance and character of a village with limited availability of services and facilities. • The western part of the site is potentially suitable for allocation subject to appropriate re-provision of community facilities and consultation with the Local Planning Authority on allocation of the site outside the settlement boundary. The eastern and northern part of the site are not suitable for allocation due to potential for development to encroach into open countryside and be considered in accordance with Council Landscape Guidance to potentially have an adverse impact on the character of a settlement and/or countryside. The character of the eastern side of Redgrave along Churchway includes extensive views across rolling farmland landscape from the Special Landscape Area and village Conservation Area northwards towards the Redgrave & South Lopham Fens. Development of the eastern and northern parcels could be considered to be contrary to saved Policy SB2, Policy H7, and emerging Policy SP03 and LP18.

Site 4

Topic	Details
<i>Site Reference / Name</i>	Site 4
	
Site Address / Location	Land at Half Moon Lane, Redgrave, Suffolk, IP22 1RU
Gross Site Area (Hectares)	0.9
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture. Part of site was formerly school playing fields.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market housing / affordable housing / community use / public open space
Development Capacity (Proposed by Landowner or SHLAA/SHELAA)	No landowner proposals; AECOM modelled approach yields $0.9 \times 80\% \times 20 = 14.4$ dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	0092/90/OL - residential development comprising 3 plots, construction of access road & use of existing access. Refused 1990 0246/89/OL - erection of 8 dwellings, construction of access road and use of existing access. Refused 1989
Neighbouring uses	Residential to north and west, woodland to east, agriculture to south

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>Yes</p> <p>Drinking Water Protected Areas (Surface Water)</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is currently no vehicular access onto the site, however there is potential to create access onto Half Moon Lane</p>

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No - there are no dedicated pedestrian footpaths serving the site, and little potential to provide footpaths due to narrow constraints of Half Moon Lane.</p> <p>No - as above</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No - Redgrave Footpath 14 runs along but outside the east perimeter of the site.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Within – There are some trees within the site that have Conservation Area protection.</p> <p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

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

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>The site is in a Special Landscape Area and Conservation Area, which safeguards landscape quality and requires development to be sympathetic to the natural and built environment. It is in close proximity to Redgrave Park which is a historic parkland containing listed buildings, however, The Shrubbery area of woodland provides a buffer between the site and the area of parkland.</p> <p>The site is contained and considered to have a medium sensitivity within a rural residential laneway and woodland setting.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is partially enclosed and has some intervisibility with the Conservation Area. The site has a medium sensitivity in terms of visual amenity within the Conservation Area and the setting of adjacent listed buildings. Woodland prevents the site being visible from Redgrave Park.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The site is within the Redgrave Conservation Area. The site is adjacent to two listed buildings on the northern side of Half Moon Lane.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy SB2 Development appropriate to its setting; Policy HB8 Safeguarding the character of conservation areas; Policy H3 Housing development in villages; Policy CL2 Development within Special Landscape Areas; Policy CL11 Retaining high quality agricultural land; Policy SP03 Settlement Hierarchy Policy LP18 Landscape; and Policy LP20 The Historic Environment</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Adjacent to and connected to the existing built up area
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Adjacent to and connected to the existing settlement boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

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

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/SHELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>10 self build dwellings, as proposed by landowner</p>
<p><i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5 years</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i> Yes / No</p>	<p>The site is potentially suitable, available and achievable</p> <p>No</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is available; • The site is adjacent to the settlement boundary and built-up area of Redgrave; • The site is within the Redgrave Conservation Area, a Special Landscape Area and the setting of adjacent listed buildings, which requires proposed development to be sensitively designed, with high standards of layout, materials and landscaping; • The site has potential to create access onto Half Moon Lane, however the lane is narrow and constrained for significant increase of vehicular access; • The site is largely enclosed, with some intervisibility with the Conservation Area, where in accordance with Council Landscape Character Guidance development on the edge of the village and Conservation Area may have the potential to impact on the character of the village in the landscape; • The site coheres well with the existing settlement pattern and is potentially suitable for allocation subject to consultation with the Highways Authority regarding access and scale of development, and consultation with the Local Planning Authority on potential to allocate land outside the settlement boundary with regard to emerging policy.

Site 5

Topic	Details
<i>Site Reference / Name</i>	Site 5
	
Site Address / Location	Land adjacent Jade House, The Street, Redgrave, Suffolk, IP22 1RY
Gross Site Area (Hectares)	0.3
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden / paddock
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	0444/88/OL - erection of 4 dwellings with garages and construction of accesses. Refused 1988
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i></p> <p><i>Area of Outstanding Natural Beauty (AONB)</i></p> <p><i>Biosphere Reserve</i></p> <p><i>Local Nature Reserve (LNR)</i></p> <p><i>National Nature Reserve (NNR)</i></p> <p><i>National Park</i></p> <p><i>Ramsar Site</i></p> <p><i>Site of Special Scientific Interest (SSSI)*</i></p> <p><i>Special Area of Conservation (SAC)</i></p> <p><i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i></p> <p><i>Local Wildlife Site (LWS)</i></p> <p><i>Public Open Space</i></p> <p><i>Site of Importance for Nature Conservation (SINC)</i></p> <p><i>Nature Improvement Area</i></p> <p><i>Regionally Important Geological Site</i></p> <p><i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><i>Flood Zone 1: Low Risk</i></p> <p><i>Flood Zone 2: Medium Risk</i></p> <p><i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></p> <p><i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from The Street

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes – pedestrian footpath on opposite side of The Street</p> <p>No – no dedicated cycle infrastructure currently on the B1113 (The Street)</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>Yes - Redgrave Footpath 02 runs along west perimeter</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Within and adjacent - there are mature trees on the shared boundary and within road hedgerow</p> <p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
	<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>

Factor	Guidance
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	400-1200m
Bus / Tram Stop	400-800m
Train station	>1200m
Primary School	>1200m
Secondary School	>3900m
Open Space / recreation facilities	400-800m
Cycle Route	>800m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is adjacent to the Redgrave Conservation Area and is currently a field/garden with little or no valued features. The site is considered to have low landscape sensitivity and potential to accommodate development that is sympathetic to the setting of the Conservation Area.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is somewhat enclosed but has intermittent intervisibility from The Street and Sandy Lane within the Conservation Area. The site is contained by a treeline to the west, and is considered to have low sensitivity in terms of visual amenity.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i></p> <p>The site is adjacent and within the setting of the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<i>Are there any other relevant planning policies relating to the site?</i>	Policy SB2 Development appropriate to its setting; Policy HB8 Safeguarding the character of conservation areas; Policy H3 Housing development in villages; Policy CL11 Retaining high quality agricultural land; Policy SP03 Settlement Hierarchy; and Policy LP20 The Historic Environment
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to and connected to the existing built up area
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	Adjacent to and connected to the existing settlement boundary
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability



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

Viability

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

Conclusions	Assessment
<p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p>	<p>3</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is <i>potentially suitable, and available</i></p> <p>No</p>
<p>Summary of justification for rating</p>	<ul style="list-style-type: none"> • The site is available; • The site is adjacent to the settlement boundary and built-up area of Redgrave; • The site is adjacent to and within the setting of the Redgrave Conservation Area, which would require proposed development to be sensitively designed, with high standards of layout, materials and landscaping; • The site has access onto the Street, however the access point is at a bend in the road at the northern end of the village; • The site is largely enclosed with some intervisibility with the Conservation Area and is considered to have a low landscape sensitivity in terms of setting and visual amenity; • The site coheres well with the existing settlement pattern and is potentially suitable for allocation subject to consultation with the Highways Authority regarding safe vehicular access.

SS1042

Topic	Details
<i>Site Reference / Name</i>	SS1042
	
Site Address / Location	Land north-east of the Street, Redgrave, IP22 1RW
Gross Site Area (Hectares)	0.43
SHLAA/SHELAA Reference (if applicable)	SS1042
Existing land use	House and gardens
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHELAA)	Unknown
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	SHELAA July 2019
Planning history (Live or previous planning applications/decisions)	None relevant
Neighbouring uses	Agriculture to north, residential to east, south and west

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p> <p>However, the site is in close proximity to the Redgrave & South Lopham Fens Ramsar site and SSSI, Waveney & Little Ouse Valley Fens SAC, and Redgrave & Lopham Fen National Nature Reserve</p> <p>Yes</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes - existing access from The Street</p>
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>Yes - existing access from footpaths on both sides of The Street No - no dedicated cycle infrastructure currently on the B1113 (The Street)</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	<p>No However the site is within the Redgrave Conservation Area which protects trees.</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Within / Adjacent / No / Unknown Potentially veteran or ancient trees present? Within / Adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	<p>Within - there are mature trees at the rear of the site where it adjoins agricultural land with hedgerows. No mature trees at front of site. No No</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	<p>No</p>

Accessibility

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

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is previously developed land within the Conservation Area with a house and garden. The site contains the Grade II listed Red House and curtilage including wall fronting onto The Street. The aforementioned heritage assets form part of the streetscape and are considered to have a high sensitivity in terms of landscape of the Conservation Area.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is well screened from view by vegetation including trees and hedgerows. The site is important to the visual character of the Conservation Area, particularly the Grade II house viewed from the street. The site is therefore considered to have a medium sensitivity in terms of visual amenity in the surrounding landscape.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible</p> <p>The site is within the Conservation Area and contains a Grade II listed house.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy SB2 Development appropriate to its setting; Policy HB1 Protection of historic buildings; Policy HB2 Demolition of listed buildings; Policy HB8 Safeguarding the character of conservation areas; Policy H3 Housing development in villages; Policy SP03 Settlement Hierarchy; and Policy LP20 - The Historic Environment</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	A mix of greenfield and previously developed land
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Within the existing built up area (infill)
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Part of the site is within the existing settlement boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

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

Viability

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

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i>	Unknown
<i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i>	0-5 years
<i>Other key information</i>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p>	The site is not currently suitable or achievable
<i>Summary of justification for rating</i>	<ul style="list-style-type: none"> • The site is available; • The site is partly within the settlement boundary and built-up area of Redgrave; • The site contains a Grade II listed building, within the Redgrave Conservation Area, with a high landscape sensitivity forming part of the streetscape of The Street. Development of the site has the potential to impact on the listed building, and the setting of the building within the Conservation Area; • The site has access onto The Street, with access to the rear of the site constrained by the central location of the Listed building and associated curtilage at the front of the site; • The site is not suitable for development on grounds of access being constrained and exceptional circumstances not being demonstrated for demolition of the listed building or for significant access works to be undertaken within the curtilage of the building in line with Policy HB2 Demolition of listed buildings.

