

Thorndon Neighbourhood Development Plan

Site Options and Assessment

Thorndon Parish Council

April 2019

Quality information

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NDP) and can be used to guide decision making and as evidence to support NDP policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the NDP and that judgement should be documented so that it can be defended at the Examination stage.

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Abbreviations

Abbreviation	Description
BMSDC	Babergh and Mid Suffolk District Council
BMSJLP	Babergh and Mid Suffolk Joint Local Plan
DPD	Development Plan Document
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
MSD	Mid Suffolk District
MSDC	Mid Suffolk District Council
MSLP	Mid Suffolk Local Plan
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and economic land availability assessment
TPC	Thorndon Parish Council

Executive Summary

Thorndon Parish Council is in the process of preparing a Neighbourhood Development Plan for the Parish of Thorndon. The Neighbourhood Development Plan is being prepared in the context of the Mid Suffolk adopted Local Plan and the emerging Babergh and Mid Suffolk Joint Local Plan. A key objective of the emerging Joint Local Plan will be the delivery of sufficient homes across the two districts.

The housing requirement figure for Thorndon is currently unknown; however, Thorndon Parish Council anticipate it to be approximately 20 homes. In this regard, the Parish Council are taking a positive approach to growth and have identified eight sites to be considered for the suitability for allocation for housing within their Neighbourhood Development Plan. In this context, AECOM has undertaken an independent site appraisal and produced a report to aid the preparation of the Neighbourhood Development Plan (NDP) and can be used to guide decision making and as evidence to support NDP policies.

Thorndon Parish Council identified eight sites for assessment. One site (TNP04) has been assessed through the Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (2017) which concluded it is “potentially suitable for residential development, taking identified constraints into consideration”, with an indicative timeframe of 6-15 years. This site has not been reassessed, as there is no evidence that supersedes the existing work. The remaining seven sites have been assessed for their suitability and availability.

Sites TNP02, TNP03 and TNP05 are considered suitable for allocation for housing in the Thorndon Neighbourhood Plan and have a combined indicative capacity of 27 houses. The remaining four (TNP01, TNP06, TNP07 and TNP08) are considered to be potentially suitable for allocation, subject to the mitigation of constraints and have a combined indicative capacity of 22 houses.

Site TNP01 is considered to be the most constrained site given the presence of trees and vegetation across its entirety and its proximity to a Special Landscape Area.

The most significant constraint impacting Site TNP06 is considered to be landscape given its open nature and elevated position, as well as the need to provide a new access to the site.

The next steps for Thorndon Parish Council are to engage with Babergh and Mid Suffolk District Councils regarding the housing requirement figure for the Neighbourhood Development Plan Area and then with Babergh and Mid Suffolk District Councils, and the community, regarding the site allocation options, taking into account the findings of this report.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Thorndon Neighbourhood Development Plan (NDP) on behalf of Thorndon Parish Council (TPC). The work undertaken was agreed with TPC and the Ministry of Housing, Communities and Local Government (MHCLG) in November 2018.
- 1.2 TPC is in the process of preparing a NDP for the Parish of Thorndon which falls within the administrative area of Babergh and Mid Suffolk District Council (BMSDC). The boundary of the Thorndon NDP Area was designated by BMSDC in October 2017¹ and this is illustrated in Figure 1.
- 1.3 Thorndon Parish is situated 3 miles to the south of Eye and 5 miles to the north of Debenham, centred at Ordnance Survey Grid Reference TM126719. Thorndon Parish extends over 1,101Ha² and had an estimated population of 648 in 2011.
- 1.4 Main village services include All Saints Church, to the east of the village; Thorndon CEVPC Primary School, adjacent to the church; The Black Horse Pub, at the heart of the village; the Community Village Store, within the grounds of the pub; the Fen Lodge Farm Shop, across the road from the pub; and the Kerrison Conference Centre, at the western end of Thorndon.
- 1.5 The village has a number of heritage assets, with a total of 35 Listed Buildings³ located within the Thorndon NDP Area, 25 of them situated in the village. No environmental statutory designations of relevance for housing development have been identified. The Thorndon NDP Area lies within regional and local landscape designations, which are covered in more detail within the appended proformas.
- 1.6 The Thorndon NDP is being prepared in the context of the Saved Policies of the adopted Mid Suffolk Local Plan (MSLP) (1998) as well as the Core Strategy and Focussed Review. The aforementioned suite of documents will be replaced by a new Joint Local Plan document for Babergh and Mid Suffolk districts. These documents are commented in further detail in Section 2. *Planning Policy and Evidence Base*.
- 1.7 The adopted Local Plan is important in setting the framework for the development of NDPs, which are required to be in conformity with the strategic policies of the adopted development plan. NDPs add value to the development plan by developing policies and proposals to address local place-based issues. Both the adopted Local Plan and the Thorndon NDP will be material considerations for the determination of applications for development within the Thorndon NDP Area.
- 1.8 The Thorndon NDP must also have regard to the direction of travel of the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP), which will set out the policies governing development, including the amount of growth that needs to be planned for, for the period to 2036.
- 1.9 A key objective of the BMSJLP will be the delivery of sufficient homes for the plan area. A total requirement of 9,951 homes has been established for Mid Suffolk, annualised to 452 dwellings per annum⁴.
- 1.10 The most recent iteration of the emerging BMSJLP sets out four options to deliver the identified housing need⁵. According to the spatial distributions proposed, Hinterland Villages could be allocated between 5% – 15% out of the district's growth, totalling 498-1,493 homes across the Hinterland Villages for the period to 2036 (annualised to 23 – 68 new homes, again to be shared across the Hinterland Villages). Thorndon, which has been proposed to be categorised as a Hinterland Village in the most recent iteration of the

¹ More information on designation process available at: <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/thorndon-neighbourhood-plan/>

² Data obtained from OS Boundary-Line GIS Shapefile. Available at: <https://www.ordnancesurvey.co.uk/opendatadownload/products.html#BDLINE> (Accessed 20/03/2019).

³ Data from MAGIC Map Defra application. Available at: <https://magic.defra.gov.uk/magicmap.aspx> (Accessed 22/03/2019).

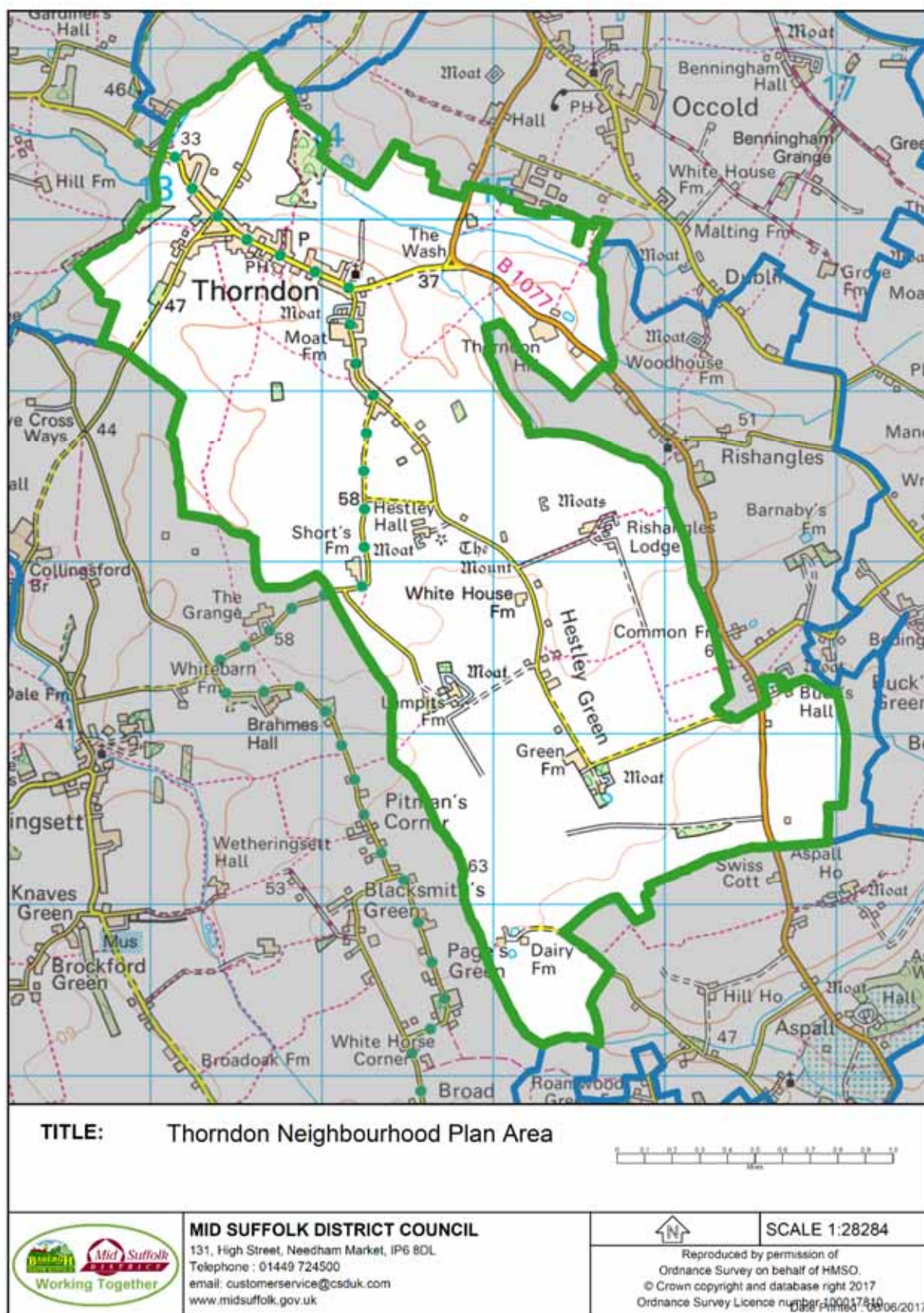
⁴ Ipswich and Waveney Housing Market Areas. Strategic Housing Market Assessment. Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf> (Accessed 11/03/2019)

⁵ Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017). Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg-18-Docs/BMSDC-Joint-Local-Plan-Consultation-Document-August-2017.pdf> (Accessed 11/03/2019)

BMSJLP, can contribute to the delivery of new homes by allocating suitable land for housing development within the Thorndon NDP.

- 1.11 It is the intention of the NDP Steering Group to include robust allocations for housing within the NDP to achieve its objectives. The purpose of the site appraisal is, therefore, to produce a clear assessment of whether the identified sites are appropriate for allocation or designation for the proposed uses in the NDP. In particular, whether they comply with the National Planning Policy Framework (NPPF) and the strategic policies of adopted development plan, as well as the direction of travel of the emerging Local Plan.
- 1.12 TPC has identified eight sites within the NDP Area to be considered for their suitability for housing allocation. In addition, two sites were submitted to the Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA), one of which was considered to be developable in a 6 -10 year period.
- 1.13 In this context, TPC has asked AECOM to undertake an independent and objective review of the proposed sites.

Figure 1 - Thorndon Neighbourhood Plan boundary



Source: <https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Thorndon-NP-Map.pdf>

Housing Requirement

- 1.14 The BMSJLP is at an early stage of preparation. The most recent iteration of the Plan was published for consultation in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 in 2017. This version does not set out a housing requirement figure for Thorndon.
- 1.15 The most recent iteration of the BMSJLP does, however, classify Thorndon as a Hinterland Village in Mid Suffolk, which could, along with other 58 Hinterland Villages, deliver between 5-15% of Mid Suffolk District's growth, depending on the spatial distribution which is progressed⁶. The Ipswich and Waveney Housing Market Areas (2017)⁷ shows that the objectively assessed housing needs for Mid Suffolk during the Plan period 2014-2036 is 9,951 new dwellings, therefore, the amount of growth that may be expected to be accommodated by the Hinterland Villages is likely to fall in the range of 498 (5%) to 1,493 (15%) dwellings.
- 1.16 TPC, or BMSC, have not confirmed the housing requirement for the NDP Area, though TPC have suggested an estimate of around 20 homes.
- 1.17 Currently, Policy CS1 of the Core Strategy (2008) document of the adopted Local Plan⁸ classifies Thorndon as a Secondary Villages, defined as 'villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only'. The Core Strategy does not allocate housing growth within Secondary Villages for the 2010 – 2025 period, a policy carried forward by the Core Strategy Focused Review (2012)⁹.
- 1.18 As of 26th March 2019, several sites in Thorndon benefit from existing planning permission for housing. In total, 27 new dwellings have been granted planning permission between 2014 and 26th March 2019, as shown in Appendix B, Table 5. An application for 20 dwellings is submitted and currently pending consideration.
- 1.19 Therefore, whilst, at the current time, there is no explicit housing requirement figure for Thorndon, TPC are taking a positive approach to growth and are interested in exploring whether any identified sites may be able to assist with meeting BMSC's identified needs.

⁶ Four different options for the distribution of housing growth have been proposed through the consultation. Hinterland Villages growth range between 5% - 15% of the total district growth. Further information in Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017). Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg-18-Docs/BMSDC-Joint-Local-Plan-Consultation-Document-August-2017.pdf> (Accessed 11/03/2019)

⁷ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf>

⁸ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/Core-Strategy-with-CSFR-label-and-insert-sheet-07-01-13.pdf> (Accessed 25/03/2019)

⁹ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf> (Accessed 25/03/2019)

2. Planning Policy and Evidence Base

2.1 The NDP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and consistent with the direction of travel of the emerging development plan.

2.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant Evidence Base documents and mapping resources. The key relevant documents are outlined as follow:

Policy:

- Revised National Planning Policy Framework (2019)¹⁰
- Adopted Saved Policies of the Mid Suffolk District Local Plan (1998)¹¹
- Adopted First Alteration to the Mid Suffolk Local Plan (2006)¹²
- Adopted Mid Suffolk District Core Strategy Development Plan Document (2008)¹³
- Adopted Mid Suffolk District Council Core Strategy Focused Review (2012)¹⁴

Evidence Base:

- Ipswich and Waveney Housing Market Areas (2017)¹⁵
- BMSDC Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017)¹⁶
- Joint Babergh and Mid Suffolk Landscape Character Assessment (August 2015)¹⁷

Mapping:

- Babergh and Mid Suffolk District Councils Interactive Web Map Layers¹⁸.
- Babergh and Mid Suffolk District Councils Consultation Map¹⁹.
- Suffolk County Council Landscape Typology interactive map²⁰.
- Google Earth Pro, Google Maps and Google Street View.
- Long Term Flood Risk Information (Gov.uk)²¹.
- Flood Map for planning (Gov.uk)²².
- DEFRA Magic Map²³.

¹⁰ Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_w_eb.pdf

¹¹ Available at: <https://localplan.midsuffolk.gov.uk/>

¹² Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/MSDC-Affordable-Altered-H4-Policy.pdf>

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

¹⁴ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/CSFR-adopted-December-2012.pdf>

¹⁵ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf>

¹⁶ Available at : <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

¹⁷ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>

¹⁸ Available at: <http://maps.midsuffolk.gov.uk/>

¹⁹ Available at:

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

²⁰ Available at: http://www.suffolklandscape.org.uk/landscape_map.aspx

²¹ Available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

²² Available at: <https://flood-map-for-planning.service.gov.uk/>

²³ Available at: <https://magic.defra.gov.uk/magicmap.aspx>

Relevant National Policy

2.3 National planning policy is contained in the Revised National Planning Policy Framework (NPPF) (2018) which is supported by the Planning Practice Guidance (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.

National Policy on development of isolated homes in the countryside

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

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

National Policy on development of agricultural land

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

Adopted Local Planning Policy

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

2.6 The Mid Suffolk District Core Strategy and its subsequent focused review form the central element of the adopted Local Plan for Thorndon. Policies of relevance to housing are:

Policy CS 1 Settlement Hierarchy – focus new development (including industrial, employment and housing allocations) in towns and key service centres. Policy CS1 classifies Thorndon as a Secondary Village collectively with other 25 Secondary Villages, for which limited growth is planned. Some provision for meeting local housing needs in primary and secondary villages is made, in particular affordable housing.

Policy CS 2 Development in the Countryside and Countryside Villages – restricts development in the countryside to certain development categories and lists such categories.

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

Policy CS 7 Brown field Target – sets out a target of 50% of dwellings being built on brown field/previously developed land.

Policy CS 8 Provision and Distribution of Housing – provides the spatial distribution and phasing for housing. It allocates 0 homes for Secondary Villages, the category established for Thorndon.

Policy CS 9 Density and Mix – seeks housing development to achieve densities of at least 30 dwellings per hectare. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

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

2.7 The 1998 Local Plan has mostly been superseded by policies from the Core Strategy and Focused Review. However, the Local Plan Alteration (2006) **Policy H4 Proportion of Affordable Housing in New Housing Developments** and **H5 Affordable Housing on Rural Exception Sites is relevant for setting Affordable Housing** requirements in new developments of up to 35% of the total provision of housing on appropriate sites that meet site size thresholds and on rural exception sites. Other policies of relevance to Thorndon are:

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

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

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

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

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

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

Policy H15 Development to reflect local characteristics – establishes the basis for new housing development to be consistent with the pattern and form in the neighbourhood area. Policy H15 also sets out net densities in the range of 25 – 37 dwellings per hectare (dpha) for sites allocated for housing in plans.

Policy CL1 Guiding principle to development in the countryside – states that favourable consideration will be given to development that meets the needs of agriculture, forestry and mineral extraction.

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

Policy CL6 Tree preservation orders – prompts Mid Suffolk District Council (MSDC) to protect green lanes through the use of Tree Preservation Orders (TPO).

Policy CL11 - Retaining high quality agricultural land – promotes the protection of Grade 1, 2 and 3a agricultural land.

Emerging Local Planning Policy

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

- 2.8 The emerging BMSJLP sets out the vision and strategy for development in the District up to 2036. Once adopted, the new Joint Local Plan will replace the existing, adopted, planning policy documents for Mid Suffolk.
- 2.9 As the emerging BMSJLP is still at its early stages at the time of writing, it is advised that TPC keep abreast of future versions to understand how they relate to Thorndon.
- 2.10 The BMSJLP is at an early stage of preparation. The most recent iteration of the Plan was published for consultation in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 in 2017. This version does not set out a housing requirement figure for Thorndon.
- 2.11 The most recent iteration of the BMSJLP does, however, classify Thorndon as a Hinterland Village in Mid Suffolk, which could, along with other 58 Hinterland Villages, deliver between 5-15% of Mid Suffolk District's growth, depending on the spatial distribution which is progressed²⁴. The Ipswich and Waveney Housing Market Areas (2017)²⁵ shows that the objectively assessed housing needs for Mid Suffolk during the Plan period 2014-2036 is 9,951 new dwellings, therefore, the amount of growth that may be expected to be accommodated by the Hinterland Villages is likely to fall in the range of 498 (5%) to 1,493 (15%) dwellings.
- 2.12 A screenshot from the Babergh and Mid Suffolk District Councils Interactive Consultation Map²⁶ indicates the current settlement boundary for the village in green and the proposed settlement boundary in dotted magenta line below, in Figure 2.

Figure 2 – Existing (green line) and Proposed (dotted magenta line) Settlement Boundary of Thorndon



Source: Babergh and Mid Suffolk Joint Local Plan consultation document

²⁴ Four different options for the distribution of housing growth have been proposed through the consultation. Hinterland Villages growth range between 5% - 15% of the total district growth. Further information in Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017). Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg-18-Docs/BMSDC-Joint-Local-Plan-Consultation-Document-August-2017.pdf> (Accessed 11/03/2019)

²⁵ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf>

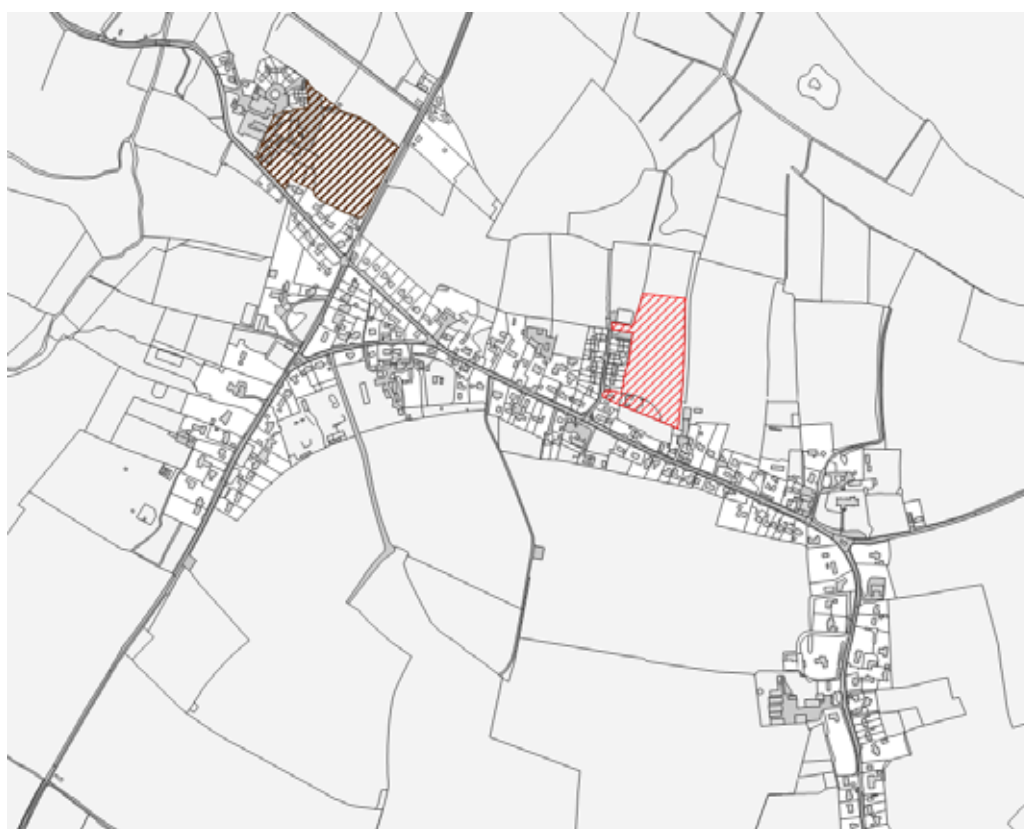
²⁶ **BMSDC Consultation Map:**
<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:629422/y:272339/z:10/b:14/o:1564,o:1576>

Evidence Base Documents

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

- 2.13 Babergh and Mid Suffolk District Council commissioned a Joint SHELAA, published in August 2017. Landowners were invited to submit land they wished to promote for housing or employment development, and the SHELAA assessed whether that land was suitable, available and achievable for development for those uses. The SHELAA considered a total of two sites for housing within Thorndon Parish, as shown in Figure 3 below.
- 2.14 The brown site (SHELAA Ref. SS0453) was discounted and thus assessed not suitable for residential development; and the red site (SHELAA Ref. SS0667) was assessed developable (6 – 10 years) and thus suitable for residential development. Further SHELAA sites are uploaded on an interactive online mapping website²⁷.

Figure 3 - SHELAA sites identified in Thorndon (red indicates potential residential sites; brown indicates unsuitable sites.



Source: Babergh and Mid Suffolk Joint Local Plan Online Mapping service²⁸

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

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

Available at: <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-consultation-document/> (Accessed 22/03/2019)

3. Site Assessment Method

- 3.1 The approach undertaken in this site assessment is based on the Government's PPG (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHELAA as part of a local authority's evidence base for a Local Plan.
- 3.2 The relevant sections are Housing and Economic Land Availability Assessment (updated September 2018)²⁹, Neighbourhood Planning (updated September 2018)³⁰ and the Neighbourhood Planning Site Assessment Toolkit³¹. 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.
- 3.3 Although an NDP is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 3.4 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 3.5 The first task to identify which sites should be considered as part of the assessments. These include:
 - Sites identified by Thorndon Parish Council; and
 - Site identified in the draft SHELAA (2017).

Task 2: Site Pro-Forma

- 3.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planner and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria
- 3.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
 - General Information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield/brownfield); and
 - Planning History
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and

²⁹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³⁰ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

³¹ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
 - Availability
- 3.8 One pro-forma was completed for each site considered through this site assessment and is included in Appendix A.
- 3.9 The pro-formas were completed following a desk top assessment which draws upon a range of sources of information including Google Maps³² and Google Earth³³, Defra's MAGIC map³⁴, Historic England mapping³⁵ and the EA's Flood Map for Planning³⁶. The desktop assessment was corroborated and verified following a site visit which allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the NDP Area.

Task 3: Consolidation of Results

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

³² Available at: <https://www.google.co.uk/maps>

³³ Available at: <https://earth.google.com/web/>

³⁴ Available at: <http://magic.defra.gov.uk/magicmap.aspx>

³⁵ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

³⁶ Available at: <https://flood-map-for-planning.service.gov.uk/>

Indicative Housing Capacity

- 3.13 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in Table 1 below. Policy CS9 of the Core Strategy (2008) sets out a minimum density of 30 dwellings per hectare, though lower densities may be justified in villages to take account of the character and appearance of the existing built environment.
- 3.14 The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Table 1 AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

- 3.15 If landowners/developers have identified a housing figure this has been stated.
- 3.16 Different densities than suggested in this report may be appropriate to apply to the sites in the NDP (resulting in different capacities) given site specific circumstances. As a starting point, it is recommended that number of houses allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering the site-specific characteristic and constraints.
- 3.17 The site capacities, which are based on the gross to net ratios above, stated are for illustrative purposes only.

4. Site Assessment

Identified sites

- 4.1 The sites to be considered through this site appraisal have been identified through:
- BMSC’s draft SHELAA report (2017); and
 - Thorndon Parish Council.
- 4.2 The sites included in the SHELAA report are not assessed again by AECOM as there is no evidence to suggest that the conclusions of the draft SHELAA have been superseded.

Draft SHEELA Sites

- 4.3 The draft Babergh and Mid Suffolk Joint SHELAA Report (August 2017) considered two sites in Thorndon NDP Area. These sites were identified through two rounds of ‘Call for Sites’ in 2014 and 2016 respectively. The sites are illustrated by Figure 4 and presented in Table 2, which shows that one site is potentially suitable for residential development, and one site was discounted due to existing constraints.

Table 2 - Sites Identified in the draft SHELAA (2017)

Site Ref.	Site Address	Area (Ha)	Capacity (dwellings)	SHELAA status and availability	Planning Applications
SS0667	Land east of Fen View	1.20	5	Developable 6-15 years. Site is potentially suitable for residential development, taking identified constraints into consideration.	None recent or relevant.
SS0453	Land north of Stoke Road and west of Clint Road	-	-	Discounted as part of the site is within a Visually Important Open Space and playing field.	-

Sites identified by Thorndon Parish Council

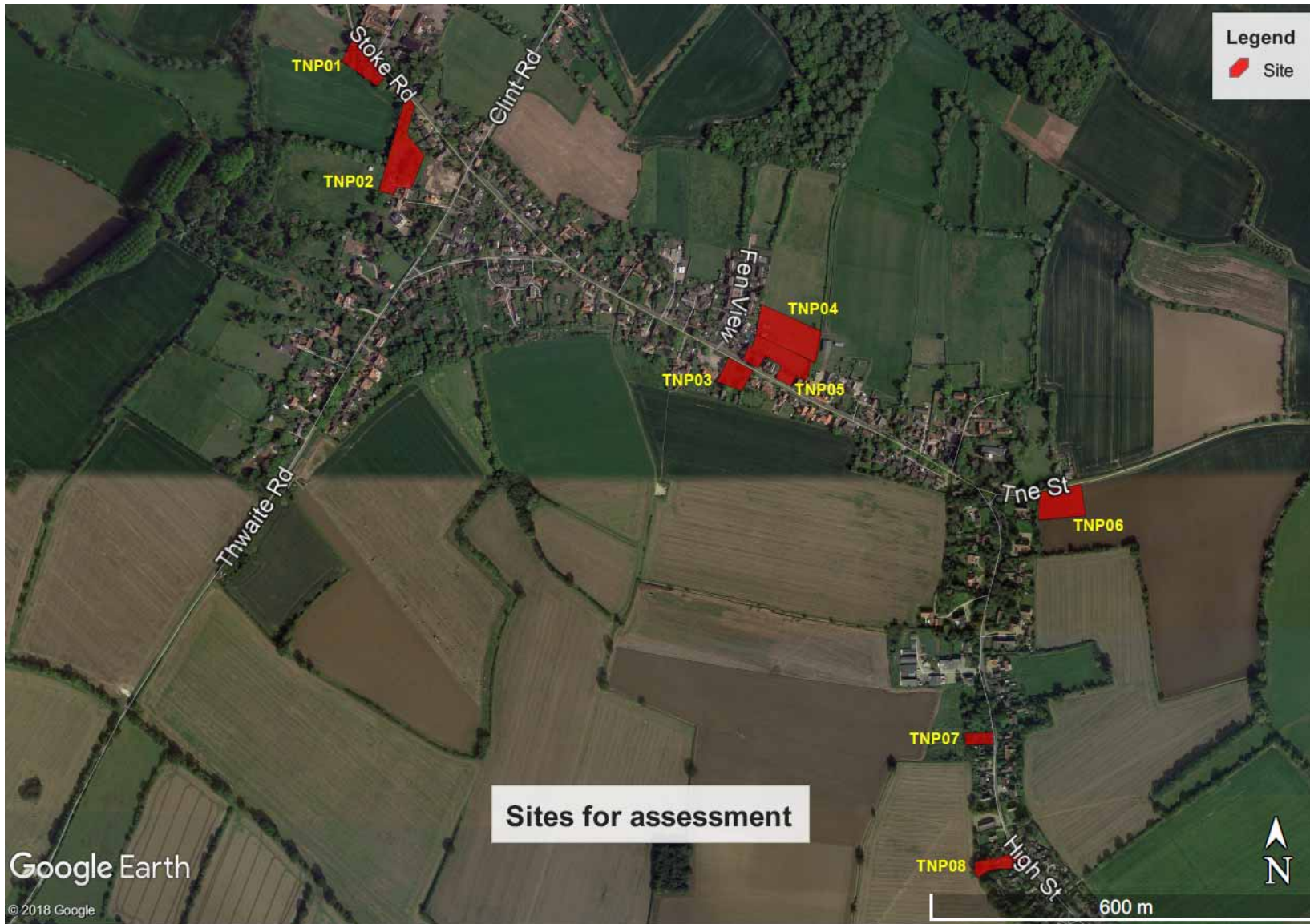
- 4.4 Thorndon Parish Council has identified sites for consideration for allocation for housing, which are presented below in Table 3 and illustrated by Figure 4.
- 4.5 One of the sites, TNP04, has been assessed through the Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (2017) which concluded it is “potentially suitable for residential development, taking identified constraints into consideration”, with an indicative timeframe of 6-15 years. This site has not been reassessed, as there is no evidence that supersedes the existing work. The remaining seven sites have been assessed for their suitability and availability.
- 4.6 Figure 4 identifies the sites³⁷ identified by Thorndon Parish Council. The sites taken forward for assessment are shown in detail within their respective pro-forma in Appendix A.

³⁷ Please note redline site boundaries are indicative.

Table 3 - Sites identified by Thorndon Parish Council

Site Ref.	Site Source.	Site Name / Address	SHELAA	Site Area (Ha)	Planning Applications
TNP01	Thorndon Parish Council	Land South of Stoke Road	N/A	0.25	None recent or relevant.
TNP02	Thorndon Parish Council	Land Rear of Thwaite Road	N/A	0.56	2004. Conversion of barn into a dwelling & erection of a bungalow. erection of a detached garage block & alterations to existing vehicular access (Ref. 0854/04); 2010. Erection of detached bungalow (revised design to that approved under previous permission 854/04) (Ref. 3116/09); 2014. Change of use and works (including extension) to convert barn into a dwelling house; Change of use of land to serve as driveway with access off Stoke Road (revised design to that previously approved under implemented planning permission 0854/04) (Ref. 3343/13).
TNP03	Thorndon Parish Council	Land South of The Street	N/A	0.16	2002. Erection of two dwellings with layout of new vehicular access (previously permitted under OL/59/97) (Ref. 0079/02/OL); 2005. Erection of two dwellings with layout of new vehicular access (previously permitted under Outline Planning Permission OL/79/02) (Ref. 0079/02/OL)
TNP04	Thorndon Parish Council	Land East of Fen View	SS0667 (TNP04 is part of the SHELAA site)	0.46	None recent or relevant.
TNP05	Thorndon Parish Council	Land North of The Street	N/A	0.37	None recent or relevant.
TNP06	Thorndon Parish Council	Land South of The Street and West of High Street	N/A	0.31	None recent or relevant.
TNP07	Thorndon Parish Council	Land West of High Street	N/A	0.14	None recent or relevant.
TNP08	Thorndon Parish Council	Land West of High Street	N/A	0.14	2002. Erection of detached dwelling with garage and construction of new vehicular access (reserved matters pursuant to outline planning permission no. OL/87/99) (Ref. 0767/02)

Figure 4 – Sites taken forward for assessment



Summary of Site Appraisals

- 4.7 Sites identified in the section above have been assessed to consider whether they would be appropriate for allocation for housing in the Thorndon NDP.
- 4.8 Table 4 sets out a summary of the site assessments. This includes an indicative site capacity and the pro-forma conclusions.
- 4.9 The final column is a 'traffic light' rating for each site, indicating whether the site appropriate for allocation. Red indicates the site is not appropriate for allocation within the Thorndon NDP. Amber indicates that the site is potentially suitable for allocation within the NDP subject to the mitigation of constraints. Green indicates site is appropriate for allocation within the NDP. The summary should be read alongside the completed pro-formas presented in Appendix A.
- 4.10 The sites are illustrated on Figure 5, which shows that of the eight sites, three sites (TPN02, TPN03 and TPN05) are considered to be appropriate for housing allocation with minor or no constraints (green ratings), four sites (TPN01, TPN06 ,TPN07 and TPN08) are considered to present minor and / or major constraints and are, therefore, potentially suitable subject to the mitigation of constraints, and TNP04 was assessed as developable (6 – 10 years) by the SHELAA 2017.
- 4.11 The most suitable sites, rated green, have been estimated to have a capacity of 27 new dwellings. However, this capacity is indicative and subject to conversation, and design development, with the landowner and the Local Planning Authority, as well as site specific characteristics.

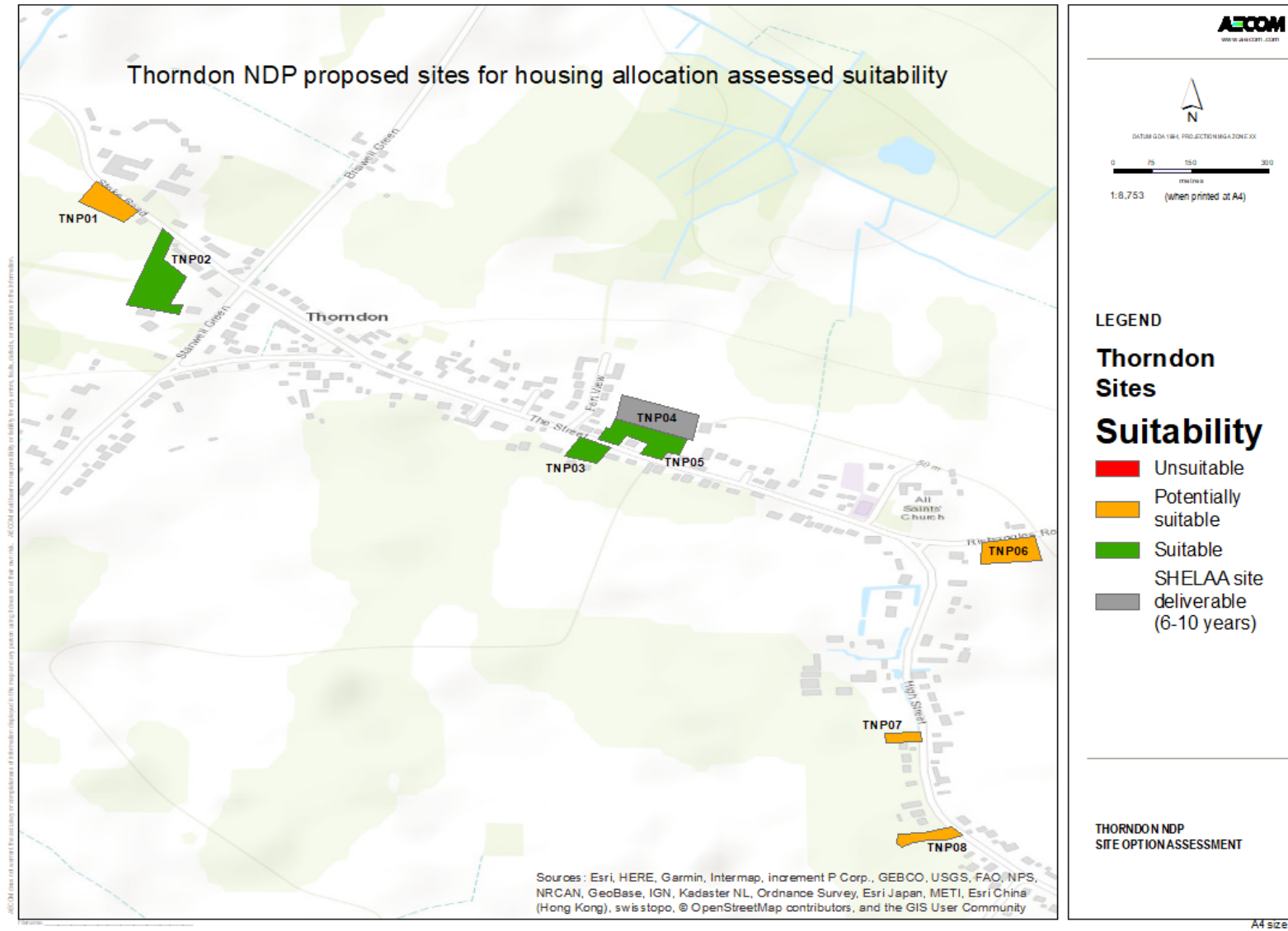
Table 4 - Site Assessment Summary (further details in pro-formas in Appendix A)

Site Ref.	Site Address	Site Source	Site Type	Site Area (Ha)	Indicative Capacity ³⁸	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
TNP01	Land South of Stoke Road	Thorndon Council	Parish Greenfield	0.25	7	<ul style="list-style-type: none"> Greenfield site, adjacent to both current and proposed Settlement Boundary; No existing access, though provision of access likely to be possible; No on-site or adjacent statutory designations identified, though the site has potential for biodiversity and is covered by unprotected trees; Medium landscape sensitivity and adjacent to a Special Landscape Area; Reasonably located and connected to the services provided in the village. 	Yellow
TNP02	Land Rear of Thwaite Road	Thorndon Council	Parish Brownfield	0.49	12	<ul style="list-style-type: none"> Brownfield site, partially within Settlement Boundary; Existing access which would need to be upgraded, likely to be achievable; No on-site or adjacent statutory designations identified; Low landscape sensitivity; Reasonably located and connected to the services provided in the village. 	Green
TNP03	Land South of The Street	Thorndon Council	Parish Greenfield	0.16	5	<ul style="list-style-type: none"> Greenfield site within Settlement Boundary; Existing informal access which would need to be upgraded, likely to be achievable; No on-site or adjacent statutory designations identified; Low landscape sensitivity; Well located and connected to the services provided in the village. 	Green
TNP04	land east of Fen View	TNP04 has been assessed in the SHELAA (site Ref. SS0667) which concludes that the site is developable in a 6 – 10-year period. There is no evidence to suggest that this conclusion is no longer relevant/accurate.					
TNP05	Land North of The Street	Thorndon Council	Parish Greenfield	0.37	10	<ul style="list-style-type: none"> Greenfield site within Settlement Boundary; No existing access, though provision of access likely to be possible; No on-site or adjacent statutory designations identified; Low landscape sensitivity, though high potential visual impact due to the open landscape and views towards the north; Heritage asset near to site, potential to mitigate impacts; Well located and connected to the services provided in the village. 	Green

³⁸ Based on AECOM ratios (see Indicative Housing Capacity in section 3) and areas measured taken from Google Earth polygons.

TNP06	Land South of The Street and West of High Street	Thorndon Parish Council	Greenfield	0.31	9	<ul style="list-style-type: none"> • Greenfield site adjacent to Settlement Boundary; • No existing access, though provision of access likely to be possible; • No on-site or adjacent statutory designations identified; • Loss of potential high-quality agricultural land, though at small scale; • Medium landscape sensitivity, though high potential visual impact due to the open landscape and views towards the east; • Well located and connected to the services provided in the village.
TNP07	Land West of High Street and to the south of Moat Farm IP23 7LX	Thorndon Parish Council	Greenfield	0.07	2	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • No existing access, though provision of access likely to be possible; • No on-site or adjacent statutory designations identified; • Medium landscape sensitivity, though little potential for visual impact due to the enclosed character of the Site; • Potential for adverse impact on habitats suitable for species of biodiversity importance; • Reasonably located and connected to the services provided in the village.
TNP08	Land West of High Street	Thorndon Parish Council	Greenfield	0.14	4	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • Existing informal access, potential to provide suitable access; • No on-site or adjacent statutory designations identified; • Medium landscape sensitivity; • Potential for adverse impact on habitats suitable for species of biodiversity importance, notably the two ponds; • Potential impact on the setting of nearby adjacent heritage assets, mitigation possible; • Poorly located and connected to the services provided in the village.

Figure 5 – Assessed sites suitability



A4 size

5. Conclusions

Site Assessment Conclusions and Housing Requirement

- 5.1 Eight sites were identified by TPC to be assessed for their suitability for allocation for housing within the Thorndon NDP.
- 5.2 One site, TNP04, has been assessed through the Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (2017) which concluded it is “potentially suitable for residential development, taking identified constraints into consideration”, with an indicative timeframe of 6-15 years. This site has not been reassessed, as there is no evidence that supersedes the existing work. The remaining seven sites have been assessed for their suitability and availability.
- 5.3 Three sites (TNP02, TNP03 and TNP05) are considered suitable for allocation for housing within the NDP and have a combined indicative capacity of 27 houses; four sites (TNP01, TNP06, TNP07 and TNP08) are considered to be potentially suitable for allocation for housing, subject to the mitigation of constraints, and have a combined indicative capacity of 22 houses.
- 5.4 Site TNP01 is considered to be the most constrained site given the presence of trees and vegetation across its entirety and its proximity to a Special Landscape Area.
- 5.5 The most significant constraint impacting Site TNP06 is considered to be landscape given its open nature and elevated position, as well as the need to provide a new access to the site.

Viability

- 5.6 As part of the site selection process, it is recommended that TPC discusses site viability with BMSDC. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an “Affordable Housing Viability Assessment” or “Whole Plan Viability Study”) to test the viability of sites proposed for allocation in the NDP. This can be done by ‘matching’ site typologies used in existing reports, with sites proposed by the TPC to give an indication of whether a site is viable for development and, therefore, likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Next Steps

- 5.7 The next steps for TPC are to engage with BMSDC regarding the housing requirement figure for the NDP Area and then with BMSDC and the community regarding the site allocation options, taking into account the findings of this report.
- 5.8 The site selection process should be based on the following:
 - The findings of this site assessment;
 - Discussions with BMSDC;
 - Local criteria that can be applied to differentiate between suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
 - The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

Appendix A – Sites Pro-formas

Appendix A Completed Site Appraisal Pro-Formas

TNP01 Assessment Proforma

<i>General information</i>	
Site Reference / name	TNP01
Site Address (or brief description of broad location)	Land South of Stoke Road
Current use	Lightly wooded
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.25
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

<i>Context</i>				
<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	No planning applications since 1 st January 2000 on the Site			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Currently there is no access to the site. However, it adjoins Stoke Road which is a single-carriageway minor road that connects Thorndon with the A140. It is considered likely that a suitable access could be provided to the site for the intended use. No footway linking TNP01 with the village centre available</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p>No allocated use in the adopted or emerging Local Plans.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	<p>No environmental designations identified.</p> <p>However, TNP01 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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>	Medium sensitivity to development	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP01 lies within the limits of Landscape Typology 17 – <i>Rolling Valley Claylands</i> as identified in the Suffolk Landscape Character Assessment.</p> <p>The key characteristics of this Landscape Typology are:</p>

<p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>		<ul style="list-style-type: none"> • Gently sloping valleys on medium clay soils • Occasional notable steeper slopes • Fields often smaller than on surrounding plateaux • Localised influence of landscape parks • Focus of settlement • Few large greens or commons • Ancient woodland on the upper fringes of the valley sides <p>Development within this landscape area may have a significant effect on the landscape.</p> <p>Additionally, TNP01 adjoins a Special Landscape Area, which is locally designated because of its landscape sensitivity and scenic value.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Site is not agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no heritage assets within 100m of the site.</p>

<p>What is the distance to the following?</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>Reasonably located and connected to services:</p> <ul style="list-style-type: none"> • The village centre, considered to be the middle section of The Street, is located around 700m from TNP01. Services include Thorndon Community Shop, The Black Horse pub, a playground green open space, and bus stops connecting to surrounding towns such as Eye and Ipswich. • Thorndon CEVPC Primary School and All Saints Church, located to the east of the village, are around 1,000m from TNP01.
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Other key considerations

<p>Are there any known Tree Preservation Orders on the site?</p>	<p>None</p>	<p>None, though the site accommodates a number of trees of varying age and there is a TPO for a section of Stoke Road northeast of TNP01</p>
<p>Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</p>	<p>Medium potential loss</p>	<p>TNP01 is currently occupied by woodland of certain maturity as reflected by their developed canopy. These features present potential for roosting bats and likely veteran/ancient trees. Trees can provide shelter for species of birds and bats. In addition, maps show a drainage area adjoining to the north boundary of TNP01, which can function as habitat for protected species such as great crested newt and other reptiles. However, these trees have not been protected by a TPO and the area they occupy does not hold a designation of nature protection. It is recommended that ecological surveys are undertaken due to the potential of TNP01 to harbour habitats and species of ecological importance. It is also recommended that the potential for ponds be surveyed. Site visit confirmed the presence of developed trees, nesting birds and bounding drainage area with potential for reptile. Ecological surveys highly likely to be required.</p>
<p>Public Right of Way</p>	<p>No</p>	<p>Public Right of Way or open access land (CRoW Act 2000) affected.</p>
<p>Existing social or community value (provide details)</p>	<p>No</p>	<p>No</p>

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or near hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP01 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

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

Summary

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')		<input checked="" type="checkbox"/>
This site has minor constraints		<input checked="" type="checkbox"/>
The site has significant constraints		<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')		<input type="checkbox"/>
Potential development capacity	7	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site, adjacent to both current and proposed Settlement Boundary; • No existing access, though provision of access likely to be possible; • No on-site or adjacent statutory environmental designations identified, though the site has potential for biodiversity and is covered by unprotected trees; • Medium landscape sensitivity, though adjacent to a Landscape Sensitive Area; • Reasonably located and connected to the services provided in the village. 	

TNP02 Assessment Proforma

General information

Site Reference / name	TNP02
Site Address (or brief description of broad location)	Land Rear of Thwaite Road
Current use	Residential dwelling and domestic curtilage
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.56
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input checked="" type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<ul style="list-style-type: none"> • 1080/99. Granted Dec 1999. Conversion of barn into a dwelling and erection of a bungalow. erection of a detached garage block and alterations to existing vehicular access (renewal of previous planning permission 1080/99). • 0854/04, Granted Sept. 2004. Conversion of barn into a dwelling & erection of a bungalow. erection of a detached garage block & alterations to existing vehicular access. • 3116/09. Granted January 2010. Erection of detached bungalow (revised design to that approved under previous permission 854/04). • 3343/13. Granted April 2014. Change of use and works (including extension) to convert barn into a dwelling house; Change of use of land to serve as driveway with access off Stoke Road (revised design to that previously approved under implemented planning permission 0854/04). 			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>There is an existing access to the site from Stoke Road; this would need to be upgraded for the intended use which is likely to be achievable. Stoke Road is a single-carriageway minor road that connects Thorndon with the A140.</p> <p>No footway linking TNP02 with the village centre.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p>No allocated use in the adopted or emerging Local Plans.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	<p>No environmental designations identified.</p> <p>However, TNP02 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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</p>	Low sensitivity to development	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP02 lies within Suffolk Landscape typology 17 – <i>Rolling Valley Claylands</i>.</p> <p>The key characteristics of this Landscape Typology are:</p> <ul style="list-style-type: none"> • Moderate slopes

<p>development. The site is capable of accommodating minimal change.</p>		<ul style="list-style-type: none"> • Small and natural field sizes with long-established hedges • Fragmented woodland <p>Development within this Landscape Typology is likely to have a significant impact on both the character and visual amenity of valley floor and valley side.</p> <p>TNP02 is surrounded by residential plots and enclosed by vegetated edges, thus a significant impact on the landscape is unlikely.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Not agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no heritage assets within 100m of the site.</p>

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>Reasonably located and connected to services:</p> <ul style="list-style-type: none"> • The village centre, considered to be the middle section of The Street, is located around 600m from TNP02. Services include Thorndon Community Shop, The Black Horse pub, a playground green open space, and bus stops connecting to surrounding towns such as Eye or Ipswich. • Thorndon CEVPC Primary School and All Saints Church located to the east of the village, around 1,000m from TNP01.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	Unknown. TNP02 contains a mix of meadows/grassland, hedgerow, trees and buildings. These features bear potential for species rich hedgerows, roosting bats within buildings and trees, breeding birds, veteran/ancient trees. It is recommended that ecological surveys are undertaken due to the potential of TNP02 to harbour habitats and species of ecological importance.
Public Right of Way	No	Public Right of Way or open access land (CRoW Act 2000) affected.
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP02 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

Availability

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

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none">• Brownfield site, partially within Settlement Boundary;• Existing access which would need to be upgraded, likely to be achievable;• No on-site or adjacent statutory designations identified;• Low landscape sensitivity;• Reasonably located and connected to the services provided in the village.

TNP03 Assessment Proforma

General information

Site Reference / name	TNP03
Site Address (or brief description of broad location)	Land South of The Street. Land east and adjacent to the Black Horse pub
Current use	No current specific use identified. The site is occupied by scrubby vegetation, as well as hedgerows at boundary
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.16
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
<p>Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<ul style="list-style-type: none"> 1518/05. Granted Sep 2005. Erection of two dwellings with layout of new vehicular access (previously permitted under Outline Planning Permission OL/79/02). 0079/02/OL. Granted Aug 2002. Erection of two dwellings with layout of new vehicular access (previously permitted under OL/59/97) 			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	There is an existing informal access to the site which would need to be upgraded for the intended use. It is likely that a suitable access could be provided to the site from The Street which is a single-carriageway minor road that connects Thorndon with the A140.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	No allocated use in the adopted or emerging Local Plans.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	<p>No designations identified.</p> <p>However, TNP03 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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</p>	Low sensitivity to development	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP03 lies on the limits of Suffolk Character Typology 10 – Plateau Claylands and 17 – Rolling Valley Claylands.</p> <p>TNP03 lies within the settlement boundary and is enclosed by adjacent built plots and hedgerows.</p>

development. The site is capable of accommodating minimal change.		Therefore, is it considered to have low sensitivity to change.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	No loss	Not agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	No heritage assets adjacent to the site although 13 Grade II Listed Buildings and one Grade II* Listed Building are within 500m of TNP03.

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>Well located in relation to the services provided in the village.</p> <p>TNP03 is located in the middle section of The Street, considered to be the village centre.</p> <p>Adjacent to the Site are Thorndon Community Shop, The Black Horse Pub and the bus stops connecting to surrounding major towns such as Eye or Ipswich.</p> <p>Thorndon CEVPC Primary School and All Saints Church located are approximately 400m to the east of TNP03.</p>
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium-low potential	<p>Unknown. Hedgerows, trees and mostly grasslands present on TNP03, with potential to support grass rare species, birds and bats on trees, and hedgerows species.</p> <p>Water drainage bounding the Site by its southern side, with potential for reptiles.</p> <p>Ecological surveys highly likely required due to the potential of TNP03 to harbour habitats and species of ecological importance.</p>

Public Right of Way	Yes	Footpath W-518 006/0 crosses/runs adjacent to TNP03.
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or near hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP03 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

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

Availability

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

Summary

Conclusions	
	Please tick a box
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	5
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • Existing informal access; • No on-site or adjacent statutory designations identified; • Low landscape sensitivity; • Well located and connected to the services provided in the village.

TNP05 Assessment Proforma

General information

Site Reference / name	TNP05
Site Address (or brief description of broad location)	Land North of The Street and surrounding 37, The Street, IP23 7JR
Current use	Domestic curtilage
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.37
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<ul style="list-style-type: none"> 0554/98. Granted Aug 1998. Erection of a cart lodge for storage of machinery. 0767/92. Granted November 1992. Erection of stable and straw barn. 			



Suitability

Suitability				
	Within	Adjacent	Outside	Unknown
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Currently there is no access to the site. However, it adjoins Stoke Road which is a single-carriageway minor road that connects Thorndon with the A140. It is considered likely that a suitable access could be provided to the site for the intended use.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No allocated use in the adopted or emerging Local Plans.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>No designations identified.</p> <p>However, TNP05 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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 is capable of accommodating minimal change.</p>	<p>Low sensitivity to development</p>	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP05 lies on the boundaries of Suffolk Character Typology 10 – Plateau Claylands and 17 – Rolling Valley Claylands.</p> <p>The overall appearance of Landscape Typology Character Typology 10 – Plateau Claylands is of wide open views with small clusters of hedges, trees and houses.</p> <p>The key characteristics of Landscape Typology 17 – Rolling Valley Claylands are:</p> <ul style="list-style-type: none"> • Gently sloping valleys on medium clay soils • Occasional notable steeper slopes • Fields often smaller than on surrounding plateaux • Localised influence of landscape parks • Focus of settlement • Few large greens or commons • Ancient woodland on the upper fringes of the valley sides <p>TNP05 is located adjacent to the settlement boundary and is considered to be of low sensitivity to development.</p>
<p>Agricultural Land</p>	<p>No loss</p>	<p>Not agricultural land</p>

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

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Grade II listed "Post Mill Roundhouse, 70 Metres North West Of The Shieling" is located within 30 metres of the site.</p> <p>Other heritage assets are located nearby but are unlikely to be impacted if this site were developed.</p>

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>Well located in relation to the services provided in the village.</p> <p>TNP05 is located in the middle section of The Street, considered to be the village centre.</p> <p>Adjacent to the Site are Thorndon Community Shop, The Black Horse Pub and the bus stops connecting to surrounding major towns such as Eye or Ipswich.</p> <p>Thorndon CEVPC Primary School and All Saints Church located are 400m to the east of TNP05.</p>
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	<p>Unknown. Most of TNP05 is mostly covered by grass, some hedgerows and few individual trees. It is recommended that ecological surveys are undertaken due to the potential of TNP05 to harbour habitats and species of ecological importance</p> <p>It is also recommended that the potential for ponds be surveyed, though no sign of permanent or ephemeral water bodies detected.</p>
Public Right of Way	No	No Public Right of Way or open access land (CRoW Act 2000) affected, though footpath W-518 005/0 runs is fairly close to TNP05

Existing social or community value (provide details)	No	No
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<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or near hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP05 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

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

Summary

Conclusions

Please tick a box

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

Potential development capacity	10
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • No existing access, though provision of access likely to be possible; • No on-site or adjacent statutory designations identified; • Low landscape sensitivity, though high potential visual impact due to the open landscape and views towards the north; • Heritage asset near to site, potential to mitigate impacts; • Well located and connected to the services provided in the village.

TNP06 Assessment Proforma

General information

Site Reference / name	TNP06
Site Address (or brief description of broad location)	Land South of The Street and adjacent of the east of Manor Farm House
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.31
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No planning applications since 1 st January 2000 on the Site			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	Currently there is no access to the site. However, it adjoins Rishangles Road which is a single-carriageway minor road. It is considered likely that a suitable access could be provided to the site for the intended use.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	No allocated use in the adopted or emerging Local Plans.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	<p>No designations identified. However, TNP05 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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>	Medium sensitivity to development	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP06 lies within Suffolk Landscape Typology 10 – Plateau Claylands. The overall appearance of this Typology is of wide open views with small clusters of hedges, trees and houses.</p> <p>According to the Joint Babergh and Mid Suffolk Landscape Guidance development this landscape typology can absorb development better than the other typologies present in Thorndon (17 and 31).</p>

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.		TNP06 is adjacent to the settlement boundary, it is completely open to the east and south. As such the site is considered to be of medium sensitivity to development.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Loss of agricultural land	Grade 3 of the Provisional Agricultural Land Classification.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Grade II listed buildings Manor Farmhouse and “Barn 60 Metres South Of Manor Farmhouse” are adjacent to the site.</p> <p>Minimising impact on the setting of the listed buildings for development on TNP07 will be important.</p>

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>Well located and connected to services:</p> <ul style="list-style-type: none"> • The village centre, considered to be the middle section of The Street, is located around 500m to the west of TNP06. Services include Thorndon Community Shop, The Black Horse pub, a playground green open space, and bus stops connecting to surrounding towns such as Eye or Ipswich. The site is less than 400m east of the village centre. • Thorndon CEVPC Primary School and All Saints Church are approximately 160m east of the site.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	Unknown. TNP06 presents two features of potential ecological importance: arable land and hedgerows. Biodiversity potential in relation to species-rich hedgerows and rare arable-land plants. Nevertheless, this would need to be confirmed by surveys, which are recommended for all assessed sites. It is recommended that ecological surveys are undertaken due to the potential of TNP06 to harbour habitats and species of ecological importance. It is also recommended that the potential for ponds be surveyed.
Public Right of Way	No	No Public Right of Way or open access land (CRoW Act 2000) affected.
Existing social or community value (provide details)	No	No

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or near hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP06 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

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

Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	9
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site adjacent to Settlement Boundary; • No existing access, though provision of access like to be achievable; • No on-site or adjacent statutory designations identified; • Loss of agricultural land, though at small scale; • Medium landscape sensitivity, though high potential visual impact due to the open landscape and views towards the east; • Well located and connected to the services provided in the village.

TNP07 Assessment Proforma

General information

Site Reference / name	TNP07
Site Address (or brief description of broad location)	Land West of High Street and to the south of Moat Farm IP23 7LX
Current use	Domestic curtilage
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.14
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	0648/88/OL. Granted March 1989. Erection of two, two-storey dwellings.			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	Currently there is no access to the site. However, it adjoins High Street which is a single-carriageway minor road. It is considered likely that a suitable access could be provided to the site for the intended use.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	No allocated use in the adopted or emerging Local Plans.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	<p>No designations identified.</p> <p>However, TNP07 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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</p>	Low sensitivity to development	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP07 lies within the limits of Landscape Typology 10 – <i>Plateau Claylands</i> as identified in the Suffolk Landscape Character Assessment.</p> <p>The overall appearance of this Typology is of wide open views</p>

<p>development. The site is capable of accommodating minimal change.</p>		<p>with small clusters of hedges, trees and houses.</p> <p>According to the Joint Babergh and Mid Suffolk Landscape Guidance development this landscape typology can absorb development better than the other typologies present in Thorndon (17 and 31).</p> <p>TNP07 is within the settlement boundary and is sandwiched between residential development to the north and south.</p> <p>As such it is considered to have a low sensitivity to development.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Not agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Grade II listed High Street and Downlands are located opposite the site.</p> <p>Minimising impact on the setting of the listed buildings for development on TNP07 will be important.</p>

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <ul style="list-style-type: none"> • Town / local centre / shop • Bus Stop • Primary School • Secondary School • Open Space / recreation facilities • GP / Hospital / Pharmacy • Cycle route • Footpath • Key employment site (if applicable) 	<p>The Site is reasonably located and connected to the village services.</p> <ul style="list-style-type: none"> • The village centre, considered to be the middle section of The Street, is located around 1,000m from TNP07. Services include Thorndon Community Shop, The Black Horse pub, a playground green open space, and bus stops connecting to surrounding towns such as Eye or Ipswich. • Thorndon CEVPC Primary School and All Saints Church, as well as the bus stop associated with these facilities is located around 400m to the north of the Site.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	Unknown. Woodlands, grasslands, and potential hedgerows present on TNP07. These have potential for rare plant species, breeding birds and bats. It is recommended that ecological surveys are undertaken due to the potential of TNP07 to harbour habitats and species of ecological importance. Water bodies associated to drainage alongside the western boundary was detected on-site, thus there is potential for reptile, amphibian and other aquatic species to be present
Public Right of Way	No	No Public Right of Way or open access land (CRoW Act 2000) affected.
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNP07 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

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

Summary

Conclusions	
	Please tick a box
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	2
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • No existing access, though provision of access likely to be achievable; • No on-site or adjacent statutory designations identified; • Low landscape sensitivity; • Reasonably to poorly located and connected to the services provided in the village.

TNP08 Assessment Proforma

General information

Site Reference / name	TNP08
Site Address (or brief description of broad location)	Land West of High Street and adjacent The Bungalow
Current use	No specific use identified. Land covered by trees and scrubby vegetation / grasslands mostly.
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.14
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Identified by Thorndon Parish Council

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> 0087/99/OL. Granted November 1999. Erection of detached dwelling with garage and construction of new vehicular access. 0767/02. Granted November 2002. Erection of detached dwelling with garage and construction of new vehicular access (reserved matters pursuant to outline planning permission no. OL/87/99). 			



Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>There is an existing informal access to the site which would need to be upgraded for the intended use. It is likely that a suitable access could be provided to the site from High Street which is a single-carriageway minor road.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	<p>No allocated use in the adopted or emerging Local Plans.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>No designations identified.</p> <p>However, TNP08 lies within an SSSI Impact Risk Zone, but residential developments do not trigger the requirement for consultation with Natural England.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</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 is capable of accommodating minimal change.</p>	<p>Medium sensitivity to development</p>	<p>The whole of Babergh's and Mid Suffolk's landscape is sensitive to change. The Suffolk Landscape Character Assessment covers the whole of the District.</p> <p>TNP08 lies within the limits of Landscape Typology 10 – <i>Plateau Claylands</i> as identified in the Suffolk Landscape Character Assessment.</p> <p>The overall appearance of this Typology is of wide open views with small clusters of hedges, trees and houses.</p> <p>According to the Joint Babergh and Mid Suffolk Landscape Guidance development this landscape typology can absorb development better than the other typologies present in Thorndon (17 and 31).</p> <p>TNP08 is within the settlement boundary and is sandwiched between residential development to the north and south.</p> <p>As such it is considered to have a low sensitivity to development.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Not agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>Grade II listed 23, High Street is located approximately 30 metres south of the site.</p> <p>Minimising impact on the setting of the listed building for development on TNP08 will be important.</p>

<p>What is the distance to the following facilities (measured from the edge of the site)</p> <p>Town / local centre / shop</p> <p>Bus Stop</p> <p>Primary School</p> <p>Secondary School</p> <p>Open Space / recreation facilities</p> <p>GP / Hospital / Pharmacy</p> <p>Cycle route</p> <p>Footpath</p> <p>Key employment site (if applicable)</p>	<p>The Site is poorly located and connected to the village services.</p> <ul style="list-style-type: none"> • The village centre, considered to be the middle section of The Street, is located approximately 1,200m north and west of TNP07. Services include Thorndon Community Shop, The Black Horse pub, a playground green open space, and bus stops connecting to surrounding towns such as Eye or Ipswich. • Thorndon CEVPC Primary School and All Saints Church, as well as the bus stop associated to these facilities is located around 500m to the north of the Site.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown	<p>Unknown. Woodlands, grasslands and hedgerows (likely but not visible from aerial pictures) present on TNP08. These have potential for rare plant species, breeding birds and bats. Woodlands are likely veteran/ancient according to their developed canopy. Also, TNP08 vegetation is quite developed creating an enclosed habitat with potential to support reptile species. It is recommended that ecological surveys are undertaken due to the potential of TNP08 to harbour habitats and species of ecological importance.</p> <p>Two ponds were detected on-site, which can be habitat for species of importance for biodiversity such as reptiles and amphibians.</p>
Public Right of Way	Yes	Yes. Footpath W-518 006/0 crosses/runs adjacent to TNP08.
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gas, oil or line from the national transmission grid crossing TNPO8 or adjacent areas. No data nor maps of water network publicly available. No hazardous installations identified.

Characteristics

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

Availability

Availability

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

Summary

Conclusions

Please tick a box

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

Potential development capacity	4
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Greenfield site within Settlement Boundary; • Existing informal access, potential to provide suitable access; • No on-site or adjacent statutory designations identified; • Medium landscape sensitivity; • Potential for adverse impact on habitats suitable for species of biodiversity importance, notably the two ponds; • Potential impact on the setting of nearby adjacent heritage assets, mitigation possible; • Poorly located and connected to the services provided in the village.

Appendix B – Approved Planning Permissions and Planning Applications Pending Consideration for the erection of dwellings from 2014 in Thorndon (as of 26th March 2019)

Note: This list indicates the approximate figure of expected housing delivery in Thorndon and is compiled by Babergh and Mid Suffolk Map Searching planning applications³⁹. It might not therefore consist of a full planning record of all planning applications submitted. A full list could be requested from the BMSDC.

Table 5 - Granted and Awaiting Decision Planning Applications in Thorndon from 2014 up to 26th March 2019

Application	Location	Proposal	Decision	No. of dwellings
DC/17/05861	Land Adjacent To 17 Hall Road Thorndon Suffolk	Full Planning Application for the erection of 2 No Dwellings, garages and vehicular access.	Granted (Feb 2018)	2
3079/15	Land Adjacent to Mill Road Laxfield Suffolk	Erection of 2 no. new two-storey semidetached dwellings, and 1 no. new two-storey detached dwelling, with associated gardens, garages and vehicular accesses.	Granted (Sep 2016)	3
0187/16	Land at Thwaite Road Thorndon Suffolk	Outline application for erection of detached dwelling and garage and construction of vehicular access	Granted Mar 2016)	1
3368/15	Land West of Thwaite Road Thorndon Suffolk	Outline application for erection of detached dwelling and garage. Construction of new vehicular access.	Granted (Nov 2015)	1
3363/15	Land Thwaite Road Thorndon Suffolk	Outline application for erection of detached dwelling and garage. Construction of new vehicular access	Granted (Nov 2015)	1
2425/16	Land South of Whistle Thwaite Road Thorndon Eye Suffolk IP23 7JJ	Application for Outline Planning Permission - Erection of 2 no. detached dwellings with garages and construction of 2 no. vehicular accesses.	Granted (Sep 2016)	2
0531/15	Land at The Maples Thwaite Road Thorndon Eye IP23 7JJ	Erection of a detached two-storey dwelling.	Granted (May 2015)	1
4133/16	Land Adjacent the Maples Thwaite Road Thorndon Suffolk	Erection of a detached two storey dwelling utilising existing vehicular access.	Dec 2016	2
3642/14	Foundry House Stanwell Green Thorndon IP23 7JH	Erection of 4 No. new dwellings & associated garaging. Demolition of garage outbuilding. Provision of new vehicle access from highway and removal of existing access. Erection of	Mar 2015	4

³⁹ Available at: <https://planning.baberghmidsuffolk.gov.uk/online-applications/search.do?action=simple> (Accessed 26/03/2019)

2 storey extension to Foundry House (existing dwelling) all at Foundry House, Stanwell Green, IP23 7JH

DC/17/05894	Land at Stoke Road Thorndon Suffolk	Planning Application. Erection of 1No dwelling with garage.	Feb 2019	1
DC/17/05198	Land Opposite Clint Cottage Clint Road Thorndon Eye Suffolk IP23 7JF	Planning Application. Erection of new dwelling and improved vehicular access following removal of barn.	Dec 2017	1
3701/15	Kerrison Conference and Training Centre Stoke Ash Road Thorndon IP23 7JG	Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7No new houses.	Granted (Apr 2016)	7
DC/18/04432	Land Adjacent 13 Kerrison Cottages Stoke Road Thorndon Eye Suffolk IP23 7JG	Outline Planning Application (Access to be considered) - Erection of 1no. dwelling and creation of vehicular access.	Granted (Aug 2018)	1
DC/19/01310	Land Adj to the Principal's House Stoke Road Thorndon Eye Suffolk IP23 7JG	Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings).	Awaiting Decision	20

Granted:27

Awaiting Decision: 20

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