



HAUGHLEY PARISH NEIGHBOURHOOD PLAN

2016-2036

SUPPORTING DOCUMENT SD2

AECOM SITE ASSESSMENT REPORT

APPENDIX A

Appendix A Completed Site Appraisal Pro-Forms

Site Assessment Proforma - SS0047

General information

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



Context

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

development on this land? What was the outcome?



Suitability

Site Characteristics

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

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance 	<p>Adjacent/nearby to Flood Zone and River</p>	<p>The southern tip and boundary of the site is within Flood Zone 2 and adjacent to Flood Zone 3 in close proximity to the River Gipping.</p> <p>The site is 4.4km from the Gipping Great Wood SSSI</p>

<p>• Flood Zones 2 or 3</p>		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The site abuts an area of mature trees which have potential to contain protected species; An ecological survey and aboricultural assessment of the impact of development on this woodland would be required for a planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Low visual impact</p>	<p>There are views from residential properties on higher ground looking south into the site. A Landscape and Visual Assessment of Haughley finds that views into the site at the southern gateway to the village on Fishpond Way are contained and restricted by mature boundary planting and of a medium sensitivity.</p> <p>The site is adjacent to a Special Landscape Area (SLA), a wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. This area is a very attractive river valley landscape contained or confined by woodland and the surrounding higher land. In the Haughley valley, views are mainly downwards into the valley from the A14 trunk road and are of patches of distant woodland interspersed with fields.</p> <p>The Landscape Character Assessment¹⁰ states that these landscapes have undergone substantial change in the 20th century: the decline in the value of meadows has resulted in some being converted to arable (where drainage was possible) while others were planted with poplar plantations or allowed to revert to woodland or scrub.</p> <p>Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development must minimise visual intrusion on the very sensitive landscape including impact on the skyline.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Grade 2 – very good quality agricultural land</p>

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

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	Northern edge of the site shares a boundary with the Haughley Conservation Area. The site is in close proximity to the Grade II listed building 'The Firs' on Fishponds Way. The site is 900m from Haughley Castle scheduled monument.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	moderately located	<p>The site is on the urban edge of Haughley, and approximately 500m from the village centre. Site is adjacent to bus stops that have a bihourly service to Bury St. Edmund and Stowmarket.</p> <p>The site is 850m to King George V Playing Field and Haughley Crawford's Primary School.</p> <p>The site is 1km from closest cycleway.</p> <p>The nearest train station and primary health care facilities are in Stowmarket.</p> <p>Site is moderately located.</p>

Other key considerations

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

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentling sloping from northeast to southeast.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Water treatment plant west of site. The NP Working Party do not want proposed housing to abut onto the sewage works due to the potential of noise impacting on proposed development. Footpaths and infrastructure required.

3.0. Availability

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

Availability

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

4.0. Summary

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

Conclusions

Please tick a box

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

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

Site Assessment Proforma – SS0149

General information

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



Context

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

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



Suitability

Site Characteristics

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

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) 	Adjacent/nearby to Flood Zone and River	The southern edge of the site is within Flood Zone 2 and Flood Zone 3. The site is 4km from the Gipping Great Wood SSSI

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

		<p>The Landscape Character Assessment also states that the Wooded Valley Meadowland landscapes have undergone substantial change in the 20th century: the decline in the value of meadows has resulted in some being converted to arable (where drainage was possible) while others were planted with poplar plantations or allowed to revert to woodland or scrub.</p> <p>Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development must minimise visual intrusion on the very sensitive landscape include impact on the skyline.</p>
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Some loss	Grade 2 – very good quality agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	The site is 1.25m from Haughley Castle scheduled monument.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	moderately located	<p>Observations and comments</p> <p>The site is on the urban edge of Haughley, and approximately 850m from the village centre. Site is 430m to nearest bus stops which have a bihourly service to Bury St. Edmund and Stowmarket.</p> <p>The site is 1.2km to King George's playing field and Haughley Crawford's Primary School.</p> <p>The site is 1.25km from closest cycleway.</p> <p>The nearest train station and primary health care facilities are in Stowmarket.</p> <p>Site is moderately located.</p>
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Other key considerations

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

Characteristics

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

3.0. Availability

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

Availability

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

4.0. Summary

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

Conclusions

Please tick a box	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (SHELAA 2017):	120
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The Site is on the urban edge and outside the settlement boundary; The southern edge of the site is within Flood Zone 2 and Flood Zone 3; The southern tip of the site is within a Special Landscape Area (SLA), the wooded valley meadowland of the western tributaries of the upper Gipping valley in central Suffolk. The remainder of the southern edge of the site is adjacent to the SLA; The Site is in a moderate location with regards to proximity to school, village centre, playing fields and bus service to Stowmarket and Bury St Edmunds; The site contains views across open countryside that are considered of medium to high sensitivity according to the Landscape and Visual Impact Assessment of Haughley. Development of the site has the potential to have a high impact on the surrounding area due to the open nature of the site. The assessment finds that any substantial changes to the view will require careful consideration, taking into regard the openness and setting of the open countryside and wooded valley; Powerlines traverse the site from north to south; The SHELAA states there would be a townscape impact if whole site is developed. However, partial development concentrated along the western aspect of the site is recommended to reduce impact on existing townscape; The Site is available but contains significant constraints (flood risk, landscape sensitivity, townscape impact, powerlines) that would have to be considered if site is brought forward for allocation. A smaller portion of the site may be suitable for

	allocation but identified constraints would need to be resolved if the site is to be considered for allocation.
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Site Assessment Proforma – SS0270

General information

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



Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site planning history Have there been any previous applications for development on this land? What was the outcome?	None
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Suitability

Site Characteristics

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

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	The site is 4km from the Gipping Great Wood SSSI.

Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The site is enclosed by hedgerow; An ecological survey and aboriginal assessment of the impact of development would be required for a planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium to high landscape sensitivity Medium visual impact	There are views from residential properties into the site and to neighbouring fields. A Landscape and Visual Assessment of Haughley identifies a view west from the top of Station Road towards Haughley village of high sensitivity, based on the open and exposed nature of the view combined with, what is a primary entrance point into the village. The site is visible from this approach to the village due to the undulating form of the landscape character of Haughley. On closer approach to the site the mature hedge planting which lines both sides of the road restricts the openness of this view with occasional roof forms punctuating the horizon. Consideration must be given to any existing trees, hedges, shrubs and other vegetation on the site. Development should minimise visual intrusion from sensitive viewpoints which includes impact on the skyline.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 2 – very good quality agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	Limited or no impact or no requirement for mitigation	The site is 900m from Haughley Castle scheduled monument, and in close proximity to Grade II listed building.

<ul style="list-style-type: none"> Known archaeology Locally listed building 		
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Community facilities and services

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

Other key considerations

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

Characteristics

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

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

3.0. Availability

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

Availability

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

4.0. Summary

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

Conclusions

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

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

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