

Assington Neighbourhood Plan

Site Assessment

Assington Parish Council

September 2019

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Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	10/07/2019	Draft	UM	Una McGaughrin	Associate
V2	14/08/2019	Draft for Locality	JH	Jonathan Hill	Associate
V3	22/08/2019	Final	UM	Una McGaughrin	Associate
V4	03/09/2019	Issue to APC	JH	Jonathan Hill	Associate

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Abbreviations used in the report

Abbreviation

BDC	Babergh District Council
DEFRA	Department of the Environment, Food and Rural Affairs
Dph	Dwellings per Hectare
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
MSDC	Mid Suffolk District Council
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance (MHCLG)
SHLAA	Strategic Housing Land Availability Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
APC	Assington Parish Council

1. Executive Summary

This report is an independent site assessment for the Assington Neighbourhood Plan on behalf of Assington Parish Council (APC) carried out by AECOM planning consultants. The report is intended to aid APC in its housing site selection process as part of the Neighbourhood Plan.

Eight sites in Assington have been assessed by AECOM for APC to determine their suitability and availability, or otherwise, for allocation in the emerging Neighbourhood Plan to address a housing requirement set by Babergh District Council (BDC). None of the sites have previously been assessed by BDC through technical work to support the emerging Local Plan, specifically the Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017). A desktop assessment, site visits, and information from the Parish Council have informed the assessment of the sites. All of the sites were generated through a call for sites in consultation with APC.

The eight sites that were reviewed by AECOM are summarised below.

Sites Identified in Assington

Site Ref.	Location/description	Site area (ha)	Status in the SHELAA	Current land use
01	Land at Pump Farm	0.7	N/A	Dog walking field
02	Land adjacent to Meadow Way	0.3	N/A	Agriculture
03	Land at the Breakers Yard, Barracks Road	1.9	N/A	Vehicle breaking
04	Land north of Barracks Road	1.2	N/A	Vehicular/storage yard
05	Land adjacent to Water Tower, A134	0.8	N/A	Agriculture
06	Land adjacent to A134 layby	0.8	N/A	Agriculture
07	Land adjacent to A134	0.5	N/A	Agriculture
08	Land adjacent to Dyers Lane	0.6	N/A	Agriculture

APC put forward additional sites that had already received planning permission. As the sites have already received planning permission the principle of development is considered acceptable. The sites have therefore not been included within this assessment.

It is important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach of this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014¹ with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

From a review of all existing information and AECOM's own assessment of sites, a judgement has been made as to whether each site is suitable and available for residential development. Some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period.

A 'traffic light' rating of all the sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and are consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for sites that

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

show 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 whether or not each site is **suitable** and **available**. Sites must also be **achievable** (or viable) to be allocated for development. Section 4.1.1 explains viability and how it applies to site allocations.

The results of AECOM's assessment are summarised below, which include all known potential development sites that have been considered within the Assington Neighbourhood Area. The conclusions are based on our professional experience and judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan.

AECOM's professional opinion, based on the evidence presented in this report, is that of the eight Sites assessed two (01 and 02) are considered suitable for allocation. These sites could provide up to 16 homes.

Two Sites (03 and 04) have been assessed as being within the amber category and have the potential to be moved to the green category. These sites could provide a further 33 homes if they were developed as assessed. These sites contain areas at risk of flooding and would need to be reduced to avoid development on Flood Zones 2 and 3. This has been considered when calculating the sites' capacity.

Sites 05-08 are not considered suitable for allocation given their distance from Assington's local amenities that could result in an unsustainable reliance on car travel. It would also result in allocations which do not comply with paragraph 79 of the NPPF, policies CS2 and CS15 of the adopted Local Plan and policy SP04 of the draft Local Plan².

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

From this shortlist, preferred sites for allocation to meet a defined housing requirement should be selected by APC based on the neighbourhood plan objectives and any locally important criteria and in consultation with Babergh District Council and the local community.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix A** which provide the detailed rationale behind the assessment summarised here.

² Draft policy SP04 implies that development outside settlement boundaries will not be acceptable.

2. Introduction

2.1 Background

This report is an independent site appraisal for the Assington Neighbourhood Plan on behalf of Assington Parish Council (APC) carried out by AECOM planning consultants. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in April 2019.

The Neighbourhood Plan will cover Assington parish which is within the administrative area of Babergh District Council (BDC) (Figure 1). The Neighbourhood Plan is being prepared in the context of the saved policies of the Babergh Local Plan Alteration No.2 (2006)³, the Babergh Core Strategy (2014)⁴ and the emerging Joint Local Plan which is being prepared by BDC and MSDC. The Parish Council has evidence from a residents' questionnaire and an earlier consultation event of support for allocating housing sites and plans to present options for site allocations at a future public consultation event.

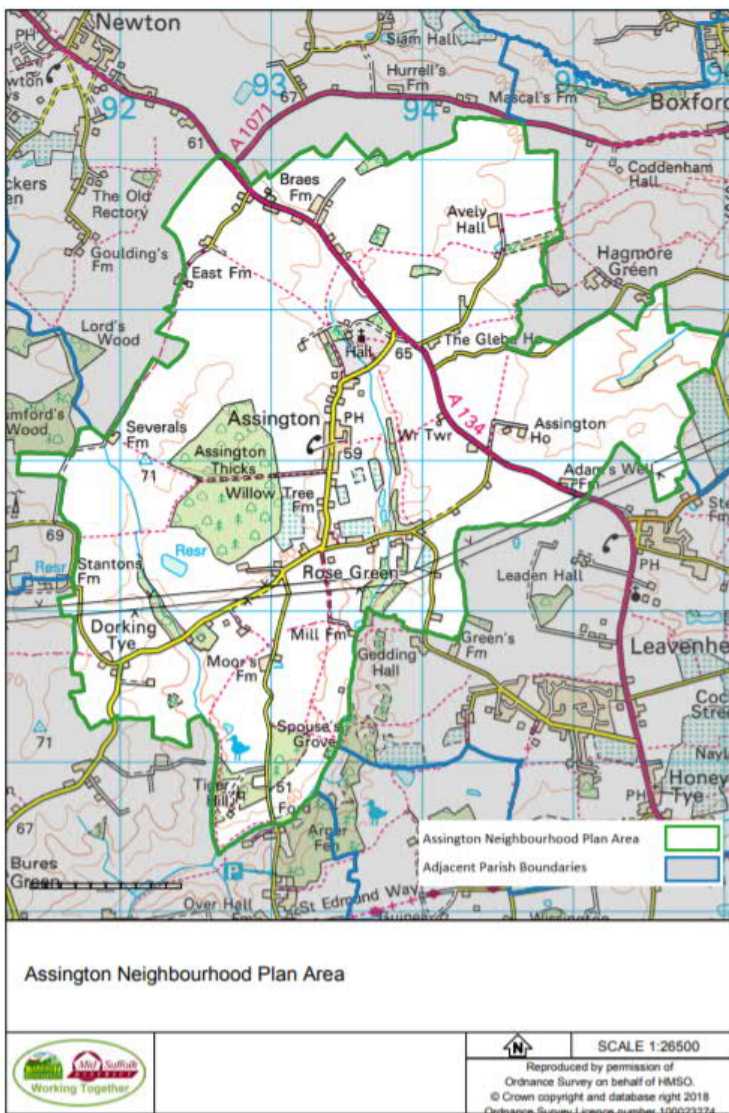


Figure 1: Assington Parish boundary, comprising the Assington Neighbourhood Area (Source: Babergh District Council)

³ Available at: <https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>

⁴ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf>

The Parish Council has undertaken the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the Sites that are available for housing for inclusion in the Neighbourhood Plan.

The purpose of this appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, i.e. that they are suitable, available and achievable.

This assessment is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions⁵ as determined by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

The parish of Assington is within the administrative boundary of Babergh District Council.

The Babergh Core Strategy, adopted in 2014, is the most up to date local plan for the area. BDC with MSDC are working on the emerging Joint Local Plan which was published for Preferred Options Consultation (Reg 18) in July 2019. The 2014 Core Strategy replaced the previous Babergh Local Plan Alteration No.2 (2006), with a number of policies saved in 2009.

The 2014 Core Strategy and saved Babergh Local Plan policies remain the current development plan documents for the Assington Neighbourhood Area until the emerging Joint Local Plan is adopted, expected to be February 2020⁶.

The Core Strategy sets a figure for dwellings to be delivered over the Plan Period (2011-2031) of 5,975, including the provision 2,500 new dwellings above and beyond existing commitments and windfall development. The Core Strategy does not allocate any housing explicitly for Assington. However, it does identify that 1,050 houses will be delivered in Core & Hinterland Village and Assington is identified as a Hinterland Village.

The emerging Joint Local Plan (which is at Preferred Options) is seeking the provision of 9,343 houses within Babergh district between 2018 and 2036, with the Assington Neighbourhood Plan Area given a minimum housing requirement of 38.

Neighbourhood Plans will form part of the development plan for BDC, alongside, but not as a replacement for, the adopted and emerging development plans. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the respective Local Plans to provide clear overall strategic directions for development within the parish of Assington, whilst enabling finer details to be determined through the neighbourhood planning process as appropriate.

Therefore, the policies of the adopted Core Strategy and saved Local Plan policies that currently apply to Assington and are relevant for the purposes of this exercise are as follows:

Core Strategy 2014

- **Policy CS2 ‘Settlement Pattern Policy’** which sets out that the focus of development in the district will be directed to Towns/Urban Areas, Core Villages and Hinterland Village, in which, Assington is identified as a Hinterland Village. In the countryside, outside the towns / urban areas, Core and Hinterland Villages defined above, development will only be permitted in exceptional circumstances subject to a proven justifiable need.
- **Policy CS3 ‘Strategy for Growth and Development’** makes provision for 5,975 dwellings between 2011-2031. The target will be achieved by:
 - Existing commitments as identified in the Core Strategy housing trajectory;
 - Allowing for a windfall⁷ figure of 1,640 dwellings; and

⁵ Available online at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

⁶ Source: Babergh District Council and Mid Suffolk District Council Joint Local Development Scheme, July 2018.

⁷ Windfall - sites which have not been specifically identified as available in the Local Plan process but have become available for development.

- Making provision for 2,500 new dwellings to be built in Sudbury and Great Cornard, Hadleigh, Ipswich Fringe and Core and Hinterland Villages.
- **Policy CS11 ‘Strategy for Development for Core and Hinterland Villages’** states development will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where relevant issues are addressed. The cumulative development within villages and within the functional cluster of villages is a material consideration when assessing these proposals.
- **Policy CS15 ‘Implementing Sustainable Development in Babergh’** states development proposals must respect the local context and character of the different parts of the district, specifically:
 - Respect the landscape, landscape features, streetscape/townscape, heritage assets, important spaces and historic views;
 - Make a positive contribution to the local character, shape and scale of the area;
 - Prioritise the use of brownfield land, ensuring contamination is adequately managed.
- **Policy CS18 ‘Mix and Types of Dwellings’** states residential development will be supported where it meets the needs of the District’s population, particularly the needs of older people, where such a need exists. It should also be at a scale appropriate to the size of the development.
- **Policy CS19 ‘Affordable Homes’** states all residential development should provide 35% affordable housing. A commuted sum may be acceptable in specific circumstances.
- **Policy CS20 ‘Rural Exception Sites’** states BDC will take a flexible approach to the location of rural exception sites and will allow proposals adjacent or well related to the settlement development boundaries of Core and Hinterland Villages.

Saved Local Plan Policies

- **Policy HS28 ‘Infill’** states proposals for infilling or groups of dwellings will be refused where the site is an important visual or environmental feature, the proposals would result in overdevelopment, the layout would result in poor privacy, garden size or public open space and/or the scale, density or form would be out of context with the surrounding area.
- **Policy EM24 ‘Retention of Existing Employment Sites’** states proposals will only be permitted on existing or vacant employment land where the applicant can demonstrate the retention for an appropriate employment use has been fully explored.
- **Policy CR19 ‘Buildings in the Countryside – Residential’** states proposals for the conversion of barns or other redundant or under-used buildings in the countryside for residential/holiday accommodation will only be permitted if a criteria is met including, demonstrating there are no alternative business, community or leisure uses for the building.

Draft Local Plan (Preferred Options)

- **Policy SP01 Housing Needs** states that Babergh will seek to deliver 7,560 additional dwellings (460 per annum) within the Babergh district between 2018 and 2036.
- **Policy SP02 Affordable Housing** states the Local Plan will seek to retain and deliver a 35% minimum requirement for affordable housing on sites of ten or more dwelling or sites greater than 0.5ha. BDC may agree to vary the requirement where viability assessments demonstrate this.
- **Policy SP03 Settlement Hierarchy** states the scale and location of development will depend upon the role of settlements within the settlement hierarchy, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the built and natural environment. The policy states that the focus of development will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans.
- **Policy SP04 – Housing Spatial Distribution** sets out the broad distribution of housing from April 2018 to March 2036. For BDC, the total amount of homes to be provided is 9,343. It is unclear why this differs from the 7,560 quoted in Policy SP01.

The policy recognises that to assist with delivery of the overall district housing requirements, designated Neighbourhood Plan areas will be expected to deliver a minimum number of homes. For Assington, the minimum number of homes to be provided during the plan period is 38. The policy suggests that Neighbourhood Plan documents can seek to exceed the requirements set out within the policy, should the unique characteristics and planning context of the Neighbourhood Plan area enable so.

- **Policy LP01 Hamlets and Clusters of Development in the Countryside** sets out the criteria for assessing residential development that may be outside the boundary of a settlement and that the principle of residential development within settlement boundaries is acceptable.

None of the sites within this assessment were included within the SHELAA (August 2017) which supports the emerging Joint Local Plan.

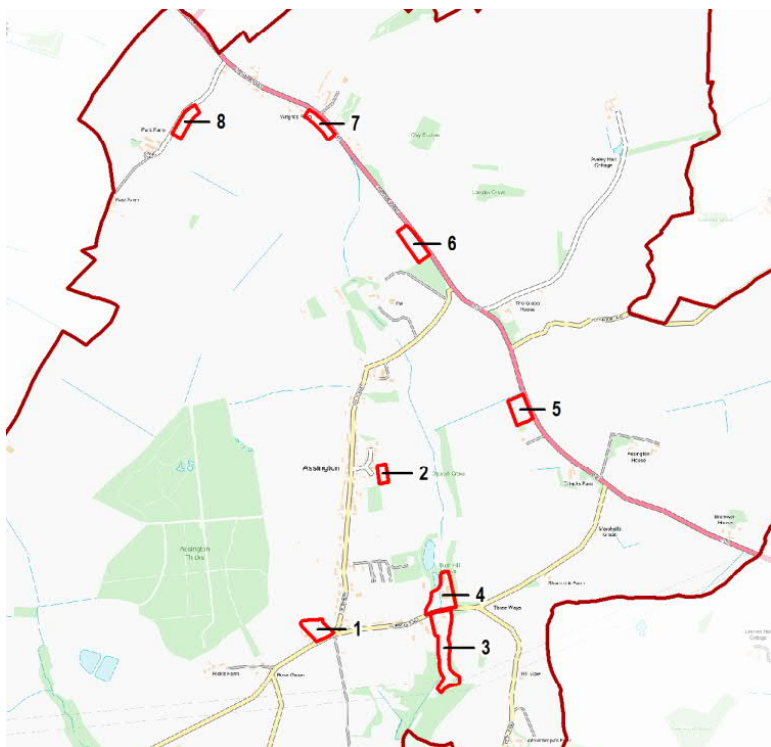
Table 1 provides a summary of the sites included within this assessment and Figure 2 illustrates the location of the sites. The sites were provided by APC as the landowners have indicated through a call for sites that the sites could become available for development during the Plan period.

Table 1: Summary of all Assington Sites included in the site assessment

Site Ref.	Location/description	Site area (ha)	Status in the SHELAA	Current land use
01	Land at Pump Farm	0.7	N/A	Dog walking field
02	Land adjacent to Meadow Way	0.3	N/A	Agriculture
03	Land at the Breakers Yard, Barracks Road	1.9	N/A	Car breaking
04	Land north of Barracks Road	1.2	N/A	Vehicular/ storage yard
05	Land adjacent to Water Tower, A134	0.8	N/A	Agriculture
06	Land adjacent to A134 layby	0.8	N/A	Agriculture
07	Land adjacent to A134	0.5	N/A	Agriculture
08	Land adjacent to Dyers Lane	0.6	N/A	Agriculture

All sites were assessed using a desk top appraisal followed by a site visit.

Figure 2: Map of all sites considered in the site assessment (Source: AECOM, extract from Appendix B)



2.2 Documents reviewed

A number of local and national sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan proposed site allocations. These comprise:

- Babergh Local Plan Alteration No.2, 2006;
- Babergh Core Strategy, 2014.
- Babergh and Mid Suffolk Joint Local Plan Strategic Housing and Economic Land Availability Assessment (SHELAA), August 2017;
- Babergh and Mid Suffolk District Councils Joint Local Plan Preferred Options Consultation (Reg 18) (Council Draft V1, v13/06/2019);
- DEFRA Magic Map⁸;
- Google Earth, Google Maps and Google Street View⁹; and
- Information provided verbally and via e-mail by Assington Parish Council.

⁸ Available at <http://www.magic.gov.uk>

⁹ Available at https://www.google.co.uk/intl/en_uk/earth/ and <https://www.google.co.uk/maps>

3. Methodology for the Site Appraisal

3.1 Introduction

The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and economic land availability assessment (March 2015)¹⁰, Neighbourhood Planning (updated February 2018)¹¹ and the Neighbourhood Planning Site Assessment Toolkit¹². These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).

In this context, the methodology for carrying out the site appraisal is presented below.

3.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, a site appraisal pro-forma was developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

3.3 Task 2: Initial Desk Study

The next task was to conduct an initial desk study for each of the sites. This involved a review of all existing information in order to establish whether all potential sites for development have been included in the assessment, and to make an initial judgement based on published data sources whether the sites are suitable, available and achievable in principle for the use proposed.

3.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Area was undertaken by a member of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to better understand the context and nature of the Neighbourhood Area and each individual site.

3.5 Task 4: Consolidation of results

Following the site visit, the site appraisals were completed.

Indicative housing capacities; that is, the optimal number of new homes that could be provided on each site, for each site considered suitable and available have been calculated on the basis of a

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹² <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

range of densities: 5 dph, 10 dph and 15 dph. These densities were selected with respect to the local evidence base, namely:

- Desktop assessment by AECOM shows that residential development in the Assington context is normally around 0 to 10 dwellings per hectare; and
- Previous recently approved planning applications within Assington have been of a similar density.

Section 4 presents a summary of the findings of the site appraisal.

The completed pro-formas for all sites assessed are provided in **Appendix A**.

4. Summary of Site Appraisals

This section provides a summary of the evaluation of all sites considered through the site appraisal for the Assington Neighbourhood Plan.

The sites have been assessed using the Government's Planning Practice Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development¹³. From a review of all existing information, a judgement has been made as to whether each site is suitable for residential development and appropriate for allocation in the Neighbourhood Plan to meet identified development needs.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Practice Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate for allocation, '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 whether or not each site is **suitable** and **available**. There must also be evidence that sites are **achievable** (or viable) before being allocated in a Neighbourhood Plan. Section 4.1.1 below explains viability and how it can be assessed in a Neighbourhood Plan.

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

From this shortlist, preferred sites for allocation to meet a defined housing requirement should be selected by APC based on the neighbourhood plan objectives and any locally important criteria and in consultation with BDC and the local community.

4.1.1 Viability

This assessment has not considered the viability of sites for the development proposed. The Neighbourhood Plan should be able to demonstrate that the sites considered suitable and available are also financially viable to develop.

As part of the site selection process, it is recommended that APC discusses site viability with BDC. Viability appraisals for individual sites may have already been carried out by landowners or other parties. If not, it may be possible to use the Council's existing viability evidence base to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing viability work with sites proposed by the Neighbourhood Plan 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 their own evidence of viability.

However, valuations produced by a third party are not necessarily definitive or sufficiently independent.

4.1.2 Assessment of Sites

Table 2 on the following pages is a summary of the findings of the site assessment of all known potential development sites that have been considered within the Assington Neighbourhood Area.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix A**.

Figure 3 shows the ratings of the site visually (red, amber or green) (see **Appendix B**).

¹³ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Table 2: Summary of Assessment of all Sites in Assington

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
01	Land at Pump Farm	0.7	N/A	Dog walking field	4-11	<p>The site is located within greenfield land and is outside the existing built up settlement boundary. However, the site is between an existing school and a field which has planning permission for residential development. Development of this site could therefore be seen as infill.</p> <p>The site is located within the Argen Fen SSSI Impact Risk Zone and Stour Valley Special Landscape Area. Any development would need to be sensitively designed, taking into account views from the surrounding landscape. Mitigation could be provided in the form of additional tree planting along the boundary of the site.</p> <p>The site is within close proximity of the Assington Thicks Ancient Woodland, however, the development is not considered to have an unacceptable adverse impact on the woodland.</p> <p>The site is located on Grade 2 agricultural land but currently has planning permission to be used as a dog walking field.</p> <p>The site is located within close proximity to the Grade II listed Cootes Cottage (approximately 15m to the east of the site), mitigation should be possible to ensure no unacceptable adverse impact is recorded on the heritage asset.</p> <p>The site is favourably located in terms of community facilities and services with the Assington Farm Shop within 400m and additional services located along The Street also within walking distance (Assington Village Hall, post office, pub, bus stops).</p> <p>The form of the development in Assington is predominantly ribbon development along The Street and Barracks Road, development of this site if developed fully would not be in keeping with this historic ribbon development, however, it is in keeping with recent planning permissions/development in the village and would result in a more efficient use of land.</p> <p>The site is therefore considered suitable and available for development.</p>	
02	Land adjacent to Meadow Way	0.3	N/A	Agriculture	2-5	<p>The site is located within greenfield land and is outside the existing built up settlement boundary. However, the site is adjacent to an existing development which is adjacent to the built up boundary which is proposed to be included within built up area of Assington as part of the forthcoming Local Plan.</p> <p>The site is located within the Argen Fen SSSI Impact Risk Zone and Stour Valley Special Landscape Area. Any development would need to be sensitively designed, taking into account views from the surrounding landscape. Mitigation could be provided in the form of additional tree planting along the boundary of the site.</p> <p>The site is located within close proximity to a number of listed buildings (Grade II listed K6</p>	

¹⁴ AECOM measurement

¹⁵ Where the site was assessed as not suitable for development within the AECOM assessment, the dwelling yield is given as 'N/A', though it is provided in full for all sites within **Appendix A**. Where the dwelling yield is given as a range, this represents 5, 10 and 15 dph.

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
						<p>Telephone Kiosk, approximately 100m to the west of the site and Grade II listed 21-23 The Street, approximately 120m to the west of the site). However, existing built development and landscaping screens the site from the existing listed buildings.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>The site is favourably located in terms of community facilities and services as the site is within 400m of key services including the village pub (Shoulder of Mutton) and bus stops. It is also within close proximity of the Assington Farm Shop, Village Hall and post office.</p> <p>Development of the site would be in keeping with the form of development within this part of the village (cul-de-sacs) with access from Vicary Estate, Meadow Way.</p> <p>The site is therefore considered suitable and available for development.</p>	
03	Land at the Breakers Yard, Barracks Road	1.9	N/A	Car breaking	6-18 ¹⁶	<p>The site is located on brownfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and part of the site is located within Flood Zones 2 and 3. The site is also at medium/high risk from surface water flooding. Technical flood work would need to be undertaken to determine the site's suitability/capacity for development given this constraint. As a result of this, the development capacity of the site has been reduced as it is estimated that 40% of the site is within Flood Zones 2 and 3.</p> <p>The site is located within the Stour Valley Special Landscape Area and is relatively well screened due to existing vegetation (predominantly trees) along its boundary. The southern part of the site may also be within a view which residents have indicated they would like protected (1-5 people selected the view).</p> <p>The site is located within proximity of the Grade II listed Partridge Row (approximately 150m to the west) and Shamrock Farm (approximately 410m to the east) but development of the site is not expected to have an impact on the listed buildings due to the existing vegetation and built development screening the site from the assets.</p> <p>The site is located on Grades 2 and 3 agricultural land but is not currently in use for agriculture. The site is moderately located in terms of community facilities and services as the site is within 800m of key services including the Assington Village Hall, post office, Assington Farm Shop and bus stops.</p> <p>The site is currently used as a vehicle breakers yard and there is a risk that pollutants may have seeped into the ground during processes undertaken at the site. A desk-based ground investigation would need to be undertaken to determine if an intrusive ground investigation would be required to support development. Remediation may be required subject to the findings of the desk-based assessment/intrusive investigation. The results of these investigations may impact on the viability of the development.</p>	

¹⁶ Based on 60% of the site being available for development considering approx. 40% of the site is within Flood Zones 2 and 3.

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
						<p>If the whole site is to be developed it would result in a long, narrow cul-de-sac development that would extend south of Barracks Road. This would conflict with the ribbon development currently along Barracks Road. This could however be mitigated if a smaller part of the site is brought forward for development (i.e. immediately adjacent to Barracks Road). If the landowner does consider a smaller portion of the site for residential development, the wider use of the vehicle breakers yard would need to be carefully considered given the potential adverse noise impacts on any future occupiers.</p> <p>Given the above, it is considered that the site has significant constraints.</p>	
04	Land north of Barracks Road	1.2	N/A	Vehicular/ storage yard	5-15 ¹⁷	<p>The site is located on brownfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and is located within Flood Zones 2 and 3 as a small watercourse runs through the site. Parts of the site are also at medium/high risk from surface water flooding. Technical flood work would need to be undertaken to determine the site's suitability/capacity for development given this constraint. As a result of this, the development capacity of the site has been reduced as it is estimated that 20% of the site is within Flood Zones 2 and 3.</p> <p>The site could hold some ecological value as a watercourse runs through it and a number of trees are located within the site. Ecological surveys should be undertaken to determine the ecological value of the site and whether any protected species are using the habitat.</p> <p>The site is located within the Stour Valley Special Landscape Area and is relatively well screened due to existing vegetation (predominantly trees) along its boundary. Glimpsed views of the site are however possible from the footpath which is to the east of the site and is at a higher elevation than the site.</p> <p>The site is located within Grades 2 and 3 agricultural land but is not currently in use for agriculture.</p> <p>The site is located within proximity of the Grade II listed Partridge Row (approximately 140m to the west) and Shamrock Farm (approximately 380m to the east) but development of the site is not expected to have an impact on the listed buildings due to the existing vegetation and built development screening the site from the assets.</p> <p>The site is moderately located in terms of community facilities and services as the site is within 800m of key services including the Assington Village Hall, post office, Assington Farm Shop and bus stops.</p> <p>The site is currently used as a yard (including for vehicle storage) and there is a risk that pollutants may have seeped into the ground during processes undertaken at the site. A desk-based ground investigation would need to be undertaken to determine if an intrusive ground investigation would be required to support the development. Remediation may be required</p>	

¹⁷ Based on 80% of the site being available for development considering approx. 20% of the site is within Flood Zones 2 and 3

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
						<p>subject to the findings of the desk-based assessment/intrusive investigation. The results of these investigations may impact on the viability of the development.</p> <p>If the whole site is to be developed it would result in a large cul-de-sac development that would extend north of Barracks Road. This would conflict with the ribbon development currently along Barracks Road. This could however be mitigated if a smaller part of the site is brought forward for development (i.e. immediately adjacent to Barracks Road).</p> <p>Given the above, it is considered that the site has significant constraints.</p>	
05	Land adjacent to Water Tower, A134	0.8	N/A	Agriculture	-	<p>The site is located on greenfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and Grade 2 agricultural land. The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is adjacent to existing built development along the A134 and development at this site would mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development.</p> <p>Boundary planting would be required to ensure the built development is screened in views from the surrounding area.</p> <p>The site is not located in nor is it located within close proximity to Flood Zones 2 or 3 or an area at risk from surface water flooding.</p> <p>The site is located within approximately 340m of two Grade II listed buildings (Diljack's Farmhouse and The Glebe House), with the closest being approximately 260m to the south of the site. The development of the site is not expected to have an unacceptable adverse impact on these heritage assets.</p> <p>The site does not contain any Public Rights of Way, footpaths or cycleways. There is however a footpath along the southern boundary of the site which leads to Assington village centre.</p> <p>The site is poorly located in terms of community facilities and services as the site is located on the A134, outside of Assington village. It is located approximately 750m from the village centre on foot via a footpath. It is located approximately 1.5km from the village centre via the road network and it is considered that this will be the preferred mode of transport as the footpath is rural in nature.</p> <p>Development of the site would result in non-compliance with NPPF paragraph 79 which states the development of isolated homes in the countryside should be avoided unless one or more of the following circumstances apply:</p> <ul style="list-style-type: none"> • there is an essential need for a rural worker; • the development would represent the optimal viable use of a heritage asset or would secure the future of a heritage asset; • the development would involve the subdivision of an existing dwelling; or 	

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
						<ul style="list-style-type: none"> the design is of exceptionally quality. <p>The allocation of this site would not meet this criteria, or adopted policies CS2 and CS15 and draft policy SP04.</p> <p>The site is therefore not considered to be in a sustainable location and is not considered suitable for allocation.</p>	
06	Land adjacent to A134 layby	0.8	N/A	Agriculture	-	<p>The site is located on greenfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and Grade 2 agricultural land. The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. A small area of the site is however at low risk from surface water flooding.</p> <p>The site is not located within a Special Landscape Area and is not adjacent to any existing built development along the A134. Development at this site would however mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development. Boundary planting would be required to ensure the built development is screened from views in the surrounding area.</p> <p>The site is located within proximity of the Grade II listed Home Farmhouse (approximately 340m to the north), Grade I listed Church of St Edmund (approximately 190m to the south) and the Grade II listed Stables and Coach House to former Assington Hall (approximately 220m to the east). Development of the site is not expected to have a significant impact on the listed buildings (if any impact) due to the existing vegetation and built development screening the site from the assets.</p> <p>The site is poorly located in terms of community facilities and services as it is located along the A134 approximately 1km from Assington village centre. Furthermore given the site's location it is likely that vehicles will be required to access the community facilities and services.</p> <p>Development of the site would result in non-compliance with NPPF paragraph 79 which states the development of isolated homes in the countryside should be avoided unless one or more the following circumstances apply:</p> <ul style="list-style-type: none"> there is an essential need for a rural worker; the development would represent the optimal viable use of a heritage asset or would secure the future of a heritage asset; the development would involve the subdivision of an existing dwelling; or the design is of exceptionally quality. <p>The allocation of this site would not meet this criteria, or adopted policies CS2 and CS15 and draft policy SP04.</p> <p>The site is therefore not considered to be in a sustainable location and is not considered suitable for allocation.</p>	

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
07	Land adjacent to A134	0.5	N/A	Agriculture	-	<p>The site is located on greenfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and Grade 2 agricultural land. The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. The site is not at risk from surface water flooding. However, the land immediately to the north of the site is at high risk from surface water flooding (notably the A134).</p> <p>The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is adjacent to existing built development along the A134 and development at this site would mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development.</p> <p>Boundary planting would be required to ensure the built development is screened from views in the surrounding area.</p> <p>The site is located within close proximity of the Grade II listed Home Farmhouse (approximately 140m to the east) and the Grade II listed Old Farmhouse (approximately 190m to the west). Development of the site is not expected to have an impact on the listed buildings due to the existing vegetation and built development screening the site from the assets.</p> <p>The site is poorly located in terms of community facilities and services as it is located along the A134 approximately 1.5km from Assington village centre. Furthermore given the site's location it is likely that vehicles will be required to access the community facilities and services.</p> <p>Development of the site would result in non-compliance with NPPF paragraph 79 which states the development of isolated homes in the countryside should be avoided unless one or more the following circumstances apply: there is an essential need for a rural worker;</p> <ul style="list-style-type: none"> • the development would represent the optimal viable use of a heritage asset or would secure the future of a heritage asset; • the development would involve the subdivision of an existing dwelling; or • the design is of exceptionally quality. <p>The allocation of this site would not meet this criteria, or adopted policies CS2 and CS15 and draft policy SP04.</p> <p>The site is therefore not considered to be in a sustainable location and is not considered suitable for allocation.</p>	
08	Land adjacent to Dyers Lane	0.6	N/A	Agriculture	-	<p>The site is located on greenfield land and is outside the existing built up settlement boundary. The site is located within the Argen Fen SSSI Impact Risk Zone and Grade 2 agricultural land. The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is not adjacent to any existing built development along the A134 and development of the site is</p>	

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
						<p>likely to have an adverse impact on the landscape as it will be seen as relatively isolated taking into account the existing rural built development which is found in the site's locality.</p> <p>The site is located within close proximity of the Grade II Park Farmhouse (approximately 80m to the south), Grade II 81 Dyers Lane (approximately 70m to the north), Grade II Farend (approximately 200m to the north), Grade II Willow Farmhouse (approximately 270m to the north) and Grade II The Old Farmhouse (approximately 265m to the east). Some impact may occur but it is considered that mitigation is possible through careful design.</p> <p>The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. The site is also not at risk from surface water flooding.</p> <p>The site is poorly located in terms of community facilities and services as it is located along the A134 approximately 2.5km from Assington village centre. Furthermore given the site's location it is likely that vehicles will be required to access the community facilities and services.</p> <p>Development of the site would result in non-compliance with NPPF paragraph 79 which states the development of isolated homes in the countryside should be avoided unless one or more the following circumstances apply:</p> <ul style="list-style-type: none"> • there is an essential need for a rural worker; • the development would represent the optimal viable use of a heritage asset or would secure the future of a heritage asset; • the development would involve the subdivision of an existing dwelling; or • the design is of exceptionally quality. <p>The allocation of this site would not meet this criteria, or adopted policies CS2 and CS15 and draft policy SP04.</p> <p>The site is therefore not considered to be in a sustainable location and it not considered suitable for allocation.</p>	

See **Appendix A** for further details

4.1.3 Next steps

This report has shown the sites which are suitable and available to allocate in the Neighbourhood Plan (subject to considerations of viability and detailed design), alongside those sites which are potentially appropriate but have issues that need to be resolved.

Some of the sites in the amber category may need further advice or assessment not possible to address through this high level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at BDC (e.g. drainage) and Suffolk County Council (e.g. highways, minerals, education, waste, infrastructure) to allow them to be moved into either the green or red categories.

Once the pool of sites in the green category has been finalised, this provides a shortlist from which the proposed allocations can be selected. These should be the sites that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the Plan.

AECOM's professional opinion, based on the evidence presented in this report, is that of the eight Sites assessed two (01 and 02) are considered suitable for allocation. These sites could provide up to 16 homes.

Two Sites (03 and 04) have been assessed as being within the amber category and have the potential to be moved to the green category. These sites could provide a further 33 homes if they were developed as assessed. These sites contain areas at risk of flooding and would need to be reduced to avoid development on Flood Zones 2 and 3. This has been considered when calculating the sites' capacity.


Sites 05-08 are not considered suitable for allocation given their distance from Assington's local amenities that could result in an unsustainable reliance on car travel. It would also result in allocations which do not comply with paragraph 79 of the NPPF, policies CS2 and CS15 of the adopted Local Plan and policy SP04 of the draft Local Plan¹⁸.

¹⁸ Draft policy SP04 implies that development outside settlement boundaries will not be acceptable.

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Pro-forma

General information

Site Reference / name	01		
Site Address (or brief description of broad location)	Land at Pump Farm		
Current use	Dog walking field (sui generis)		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.7		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Planning Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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 development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/12/00969: Change of use of agricultural land to the keeping of horses and the erection of 3 no. stables, 2 no. hay stores, 1 no. sea container and 2.6m high fencing (retention of). Erection of a tea shed (following removal of existing caravan) – Approved October 2012 B/16/01204: Change of use to an enclosed dog walking and exercise area as amended by email dated 1 November 2016 from Applicant showing proposed additional fencing works – Approved November 2016 			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Outside <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> Ancient Woodland 	Adjacent/nearby	The site is within close proximity to Assington Thicks Ancient Woodland.
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	No	The site is not located in nor is it located within close proximity to Flood Zones 2 or 3 or at risk from surface water flooding.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Adjacent/nearby	The site is not considered to hold significant ecological value. Bats and birds may use the perimeter of the site as it is lined by hedgerow and trees.
<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>	Medium sensitivity to development	The site is located within the Stour Valley Special Landscape Area. Any development would need to be sensitively designed, taking into account views from the surrounding landscape. Mitigation could be provided in the form of additional tree planting along the boundary of the site.
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	The site is located within Grade 2 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 	Some impact, and/or mitigation possible	The site is located within close proximity to the Grade II listed Cootes Cottage (approximately 15m to the east of the site).

<ul style="list-style-type: none"> Locally listed building 		
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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>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is located within 400m of the Assington Farm Shop, with additional services located along The Street, including the post office, bus stops, pub and Assington Village Hall.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
<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	<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"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat

Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes. If the whole site was developed it would change the character of this part of Village as it would not be consistent with the existing ribbon development within the village. That said, cul-de-sac developments have recently been approved indicating that BDC considers this form of development as acceptable within the village.
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	4 7 11
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is located well in terms of community facilities. Although it is located outside of the existing built up area it is adjacent to an existing school to the west and a site

which has planning permission to the east and development would not look out of place at the site.

- Boundary planting should be secured to ensure the impact on the Stour Valley Special Landscape Area is minimised.
 - The site is located within close proximity of the Grade II listed Cootes Cottage but mitigation of any impact is considered possible.
-

Site Assessment Pro-forma

General information

Site Reference / name	02		
Site Address (or brief description of broad location)	Land adjacent to Meadow Way		
Current use	Agriculture		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.3		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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>	The site has no planning history.			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	No	<p>The site is located approximately 200m to the west of Flood Zones 2 and 3. It's acknowledged that the topography of the land between site and Flood Zones drains towards the Flood Zones.</p> <p>The site is not at risk from surface water flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Adjacent/nearby	The site is not considered to hold significant ecological value. Bats and birds may use the perimeter of the site as it is lined by hedgerow and trees.
<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>	Medium sensitivity to development	<p>The site is located within the Stour Valley Special Landscape Area and the development would be visible from a footpath which is adjacent to the site. Any development would need to be sensitively designed, taking into account views from the surrounding landscape. Mitigation could be provided in the form of additional tree planting along the boundary of the site.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	The site is located within Grade 2 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?	Limited or no impact or no requirement for mitigation	The site is located within close proximity to a number of listed buildings (Grade II listed K6 Telephone Kiosk, approximately

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		100m to the west of the site and Grade II listed 21-23 The Street, approximately 120m to the west of the site). However, existing built development and landscaping screens the site from the existing listed buildings.
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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>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is located within close proximity to the village pub (Shoulder of Mutton) and bus stops. It is also located within proximity of the Assington Farm Shop, Village Hall and post office.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	The site contains no Tree Preservation Orders.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
<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	<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"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ 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
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	2 3 5

Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none">• The site is located well in terms of community facilities.• Although it is located outside of the existing built up area it is adjacent to a site which has been developed.• Boundary planting should be secured to ensure the impact on the Stour Valley Special Landscape Area is minimised.• The site is not located within any other constraints.
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Site Assessment Pro-forma

General information

Site Reference / name	03		
Site Address (or brief description of broad location)	Land at the Breakers Yard, Barracks Road		
Current use	Car breaking (Use Class B2/B8)		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	1.9		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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"> • B/87/00210: Erection of Single Storey Rear Extension – Approved April 1987 • B/89/00184: Retention of 6ft high chain link security fence and double gates as amplified by applicants letter received 05/06/89 – Approved June 1989 • B/89/00676: Retention of storage buildings – Approved June 1989 • B/04/01024: Retention of workshop and erection of de-pollution bay – Approved August 2004 			

	<ul style="list-style-type: none"> B/05/00898: Retention of existing covered car sales area. As amplified by Flood Risk Assessment dated 13/06/2006 – Withdrawn February 2007 B/17/01119: Erection of decontamination building (retention of) - Approved July 2017
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Suitability

<i>Suitability</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.

<ul style="list-style-type: none"> • Local Nature Reserve 	<p>No</p>	<p>The site is not located in nor is it located within close proximity to a Local Nature Reserve.</p>
<ul style="list-style-type: none"> • Site of Geological Importance 	<p>No</p>	<p>The site is not located in nor is it located within close proximity to a Site of Geological Importance.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 and risk from surface water flooding 	<p>Yes</p>	<p>Part of the site (approximately 40%) is located within Flood Zones 2 and 3 and is at medium/high risk from surface water flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Adjacent/nearby</p>	<p>The site is not considered to hold significant ecological value. Bats and birds may use the perimeter of the site as it is lined by hedgerow and trees.</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>Low sensitivity to development</p>	<p>The site is located within the Stour Valley Special Landscape Area. The site is relatively well screened due to existing vegetation (predominantly trees) along its boundary.</p> <p>The southern part of the site is also within a view which residents have indicated they would like protected (1-5 people selected the view).</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>The site is located within Grades 2 and 3 agricultural land but is not currently in use for agriculture.</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>The site is located within proximity of the Grade II listed Partridge Row (approximately 150m to the west) and Shamrock Farm (approximately 410m to the east) but development of the site is not expected to have an impact on the listed buildings due to the existing vegetation and built development screening the site from the assets.</p>

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>	<p>Moderately located</p>	<p>The site is located within 800m of the Assington Village Hall, post office, Assington Farm Shop and bus stops.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is currently used as a vehicle breakers yard and there is a risk that pollutants may have seeped into the

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

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes. If the whole site was developed it would result in a development that would extend significantly south of Barracks Road, when the existing character of Assington is ribbon development along the key roads of The Street and Barracks Road. Development of the whole site would likely result in eroding the rural character of Barracks Road.
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 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 (5, 10, 15 dph):	10	19	29
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is located outside of the existing settlement boundary. • The southern part of the site is within a view which residents have indicated they would like protected (1-5 people selected the view). • Part of the site is located within Flood Zones 2 and 3 and is at medium/high risk from surface water flooding. As a result of this, the development capacity of the site has been reduced as it is estimated that 40% of the site is within Flood Zones 2 and 3. Further flood risk evidence is required to confirm the exact extent of flooding within the site and the viability of delivering a residential use in this context. • The site is currently used as a vehicle breakers yard and there is a risk that pollutants may have seeped into the ground during processes undertaken at the site. A desk-based ground investigation would need to be undertaken to determine if an intrusive ground investigation would be required to support development. Remediation may be required subject to the findings of the desk-based assessment/intrusive investigation. • The effects of noise on future occupiers would need to be considered if only part of the site was brought forward for development with the remaining site remaining as a vehicle breakers yard. • If the whole of the site were to be developed it would likely alter the existing character of the village and Barracks Road which is very rural in nature. 		

Site Assessment Pro-forma

General information

Site Reference / name	04		
Site Address (or brief description of broad location)	Land north of Barracks Road		
Current use	Vehicular/ storage yard (Use Class B8)		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	1.2		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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>	The site has no planning history.			

Suitability

<i>Suitability</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:		The site is not within the Green Belt.
<ul style="list-style-type: none"> • Green Belt 	No	
<ul style="list-style-type: none"> • Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> • National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> • Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> • Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	Yes	A watercourse runs through the site and the site is within Flood Zones 2 and 3. Parts of the site are also at medium/high risk from surface water flooding.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Yes	A small watercourse runs through the site and may hold some ecological value. The site also contains a number of trees (they also line the boundary of the site) which could be used by bats and birds.
<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>	Low sensitivity to development	The site is located within the Stour Valley Special Landscape Area. The site is relatively well screened due to existing vegetation (predominantly trees) along its boundary. Glimpsed views of the site are however possible from the footpath which is to the east of the site and is at a higher elevation than the site.
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	The site is located within Grades 2 and 3 agricultural land but is not currently in use for agriculture.

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 	Limited or no impact or no requirement for mitigation	The site is located within proximity of the Grade II listed Partridge Row (approximately 140m to the west) and Shamrock Farm (approximately 380m to the east) but development of the site is

<ul style="list-style-type: none"> Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 		not expected to have an impact on the listed buildings due to the existing vegetation and built development screening the site from the assets.
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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 located within 800m of the Assington Village Hall, post office, Assington Farm Shop and bus stops.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is currently used as a yard and there is a risk that pollutants may have seeped into the ground during the processes undertaken at the site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
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Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes. If the whole site was developed it would result in a development that would extend north of Barracks Road, when the existing character of Assington is ribbon development along the key roads of The Street and Barracks Road. Development of the whole site would likely result in eroding the rural character of Barracks Road.
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 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 (5, 10, 15 dph):	6	12	18

Key evidence (3-4 bullet points) for decision to accept or discount site.

- The site is located outside of the existing settlement boundary.
 - The majority of the site is located within Flood Zones 2 and 3 and is at medium/high risk from surface water flooding. As a result of this, the development capacity of the site has been reduced as it is estimated that 20% of the site is within Flood Zones 2 and 3. Further flood risk evidence is required to confirm the exact extent of flooding within the site and the viability of delivering a residential use in this context.
 - The site is currently used as a yard (including for vehicle storage) and there is a risk that pollutants may have seeped into the ground during processes undertaken at the site. A desk-based ground investigation would need to be undertaken to determine if an intrusive ground investigation would be required to support the development. Remediation may be required subject to the findings of the desk-based assessment/intrusive investigation.
 - If the whole of the site were to be developed it would likely alter the existing character of the village and Barracks Road which is very rural in nature.
 - The site contains a watercourse and a number of trees. Ecological surveys should be undertaken to determine the ecological value of the site and whether any protected species are using the habitat.
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Site Assessment Pro-forma

General information

Site Reference / name	05		
Site Address (or brief description of broad location)	Land adjacent to Water Tower, A134		
Current use	Agriculture		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.8		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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>	The site has no planning history.			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site, but will need to take into account the speed limit of the road.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> • Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> • National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> • Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> • Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	No	The site is not located in nor is it located within close proximity to Flood Zones 2 or 3 or an area at risk from surface water flooding.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Adjacent/nearby	The site is not considered to hold significant ecological value. Bats and birds may use the perimeter of the site as it is lined by hedgerow and trees.
<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>	Low sensitivity to development	The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is adjacent to existing built development along the A134 and development at this site would mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development. Boundary planting would be required to ensure the built development is screened from views in the surrounding area.
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	The site is located within Grade 2 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 	Limited or no impact or no requirement for mitigation	The site is located within approximately 340m of two Grade II listed buildings (Diljack's Farmhouse and The Glebe House), with the closest being approximately 260m to the south of the site. The development of the site is not expected to have an unacceptable adverse impact on these heritage assets.

<ul style="list-style-type: none"> Locally listed building 		
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>	Poorly located	<p>Observations and comments</p> <p>The site is located on the A134, outside of Assington village. It is located approximately 750m from the village centre on foot via a footpath. It is located approximately 1.5km from the village centre via the road network and it is considered that this will be the preferred mode of transport as the footpath is rural in nature.</p>

Other key considerations			
Are there any Tree Preservation Orders on the site?	None	The site contains no Tree Preservation Orders.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways. There is however a footpath along the southern boundary of the site which leads to Assington village centre.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<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"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ 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
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	4 8 12
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is located outside of the existing settlement boundary. The site is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is located on the busy A134 which could hinder development.

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| | <ul style="list-style-type: none">• Although the site is located within 800m of local amenities it is not considered to be a sustainable location as it is likely that most trips to the local amenities would be via a vehicle. |
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Site Assessment Pro-forma

General information

Site Reference / name	06		
Site Address (or brief description of broad location)	Land adjacent to A134 layby		
Current use	Agriculture		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.8		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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>	The site has no planning history.			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site, but will need to take into account the speed limit of the road.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> • Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> • National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> • Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> • Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	Yes	The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. A small area of the site is however at low risk from surface water flooding.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Adjacent/nearby	The site is not considered to hold significant ecological value. Bats and birds may use the woodland to the south of the site.
<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>	Medium sensitivity to development	<p>The site is not located within a Special Landscape Area and is not adjacent to any existing built development along the A134. Development at this site would however mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development.</p> <p>Boundary planting would be required to ensure the built development is screened from views in the surrounding area.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	The site is located within Grade 2 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 	Limited or no impact or no requirement for mitigation	<p>The site is located within proximity of the Grade II Home Farmhouse (approximately 340m to the north), Grade I listed Church of St Edmund (approximately 190m to the south) and the Grade II listed Stables and Coach House to former Assington Hall (approximately 220m to the east). Development of the site is not expected</p>

<ul style="list-style-type: none"> Locally listed building 		to have a significant impact on the listed buildings (if any impact) due to the existing vegetation and built development screening the site from the assets.
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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>	Poorly located	<p>Observations and comments</p> <p>The site is located approximately 1km from Assington village centre along the A134. Furthermore given the site's location it is likely that vehicles will be required to access the community facilities and services.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<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"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography:	Flat

Flat/ gentle slope/ steep gradient	
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?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	4 8 12
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is located outside of the existing settlement boundary. The site is located on the busy A134 which could hinder development.

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| | <ul style="list-style-type: none">• The site is considered to be poorly located in relation to local amenities which is not considered to be sustainable. |
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Site Assessment Pro-forma

General information

Site Reference / name	07		
Site Address (or brief description of broad location)	Land adjacent to A134		
Current use	Agriculture		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.5		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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 development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no planning history.			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site, but will need to take into account the speed limit of the road.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	Adjacent/nearby	The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. The site is not at risk from surface water flooding. However, the land immediately to the north of the site is at high risk from surface water flooding (notably the A134).
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	No	The site is not considered to hold significant ecological value.
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.	Low sensitivity to development	The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is adjacent to existing built development along the A134 and development at this site would mirror development up and down this particular stretch of the A134 which is pepper potted with sporadic built development. Boundary planting would be required to ensure the built development is screened from views in the surrounding area.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	The site is located within Grade 2 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 	Limited or no impact or no requirement for mitigation	The site is located within close proximity of the Grade II listed Home Farmhouse (approximately 140m to the east) and the Grade II listed Old Farmhouse (approximately 190m to the west). Development of the site is not expected to have an impact on the listed buildings

<ul style="list-style-type: none"> Listed building Known archaeology Locally listed building 		due to the existing vegetation and built development screening the site from the assets.
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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>	Poorly located	<p>Observations and comments</p> <p>The site is located along the A134 approximately 1.5km from Assington village centre. Furthermore given the site's locations it is likely that vehicles will be required to access the community facilities and services.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<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"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ 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
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	2.5 5 8
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is located outside of the existing settlement boundary. The site is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is located on the busy A134 which could hinder development.

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| | <ul style="list-style-type: none">• The site is considered to be poorly located in relation to local amenities which is not considered to be sustainable. |
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Site Assessment Pro-forma

General information

Site Reference / name	08		
Site Address (or brief description of broad location)	Land adjacent to Dyers Lane		
Current use	Agriculture		
Proposed use (in Neighbourhood Plan)	Residential		
Gross area (Ha) Total area of the site in hectares	0.6		
SHELAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Neighbourhood Plan Group		
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner Residential		

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>	The site has no planning history.			

Suitability

<i>Suitability</i>				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes, a suitable access could be provided to serve the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No, the site is not currently allocated for a particular use.			

<i>Environmental Considerations</i>		
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 	No	The site is not within the Green Belt.
<ul style="list-style-type: none"> Ancient Woodland 	No	The site is not located in nor is it located within close proximity to Ancient Woodland.
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	No	The site is not located in nor is it located within close proximity to an AONB.
<ul style="list-style-type: none"> National Park 	No	The site is not located in nor is it located within close proximity to a National Park.
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	No	The site is not located in nor is it located within close proximity to a European nature site.
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	Yes	The site is located within the Argen Fen SSSI Impact Risk Zone.
<ul style="list-style-type: none"> Local Nature Reserve 	No	The site is not located in nor is it located within close proximity to a Local Nature Reserve.
<ul style="list-style-type: none"> Site of Geological Importance 	No	The site is not located in nor is it located within close

		proximity to a Site of Geological Importance.
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	No	The site is not located in nor is it located within close proximity to Flood Zones 2 or 3. The site is also not at risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	No	The site is not considered to hold significant ecological value.
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 sensitivity to development	The site is not located within a Special Landscape Area, however, it is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is not adjacent to any existing built development along the A134 and development of this site would appear out of character as it is along a quite rural lane that leads to farms. Boundary planting would be required to ensure the built development is screened from views in the surrounding area.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	The site is located within Grade 2 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 Known archaeology Locally listed building 	Some impact, and/or mitigation possible	The site is located within close proximity of the Grade II Park Farmhouse (approximately 80m to the south), Grade II 81 Dyers Lane (approximately 70m to the north), Grade II Farend (approximately 200m to the north), Grade II Willow Farmhouse (approximately 270m to the north) and Grade II The Old Farmhouse (approximately 265m to the east).

		Some impact may occur but it is considered mitigation is possible through careful design.
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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>	Poorly located	<p>Observations and comments</p> <p>The site is located approximately 2.5km from Assington village centre. Furthermore given the site's location it is likely that vehicles will be required to access the community facilities and services.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders onsite.	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The development of the site is unlikely to lead to the loss of key biodiversity habitats.	
Public Right of Way/footpath/cycleway	No	The site does not contain any Public Rights of Way, footpaths or cycleways.	
Existing social or community value (provide details)	No	The site does not hold any existing social or community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<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"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ gentle slope/ steep gradient</p>	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
Any other comments?	

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"/>	The site was put forward as part of call for sites.
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"/>	There are no <u>known</u> issues.
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (5, 10, 15 dph):	3 6 9
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is located outside of the existing settlement boundary. The site is in a location which has been chosen by residents that they would like protected (1-5 people selected the view). The site is considered to be poorly located in relation to local amenities which is not considered to be sustainable.

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- | | |
|--|--|
| | <ul style="list-style-type: none">• The development of the site is likely to have an adverse impact on the landscape as it will be seen as relatively isolated taking into account the existing rural built development which is found in the site's locality. |
|--|--|
-

Appendix B Plans of Assessed Sites

LEGEND

- Site
- Assington Boundary
- Surrounding Parish

- 1 - Land at Pump Farm
- 2 - Land adjacent to Meadow Way
- 3 - Land at the Breakers Yard, Barracks Road
- 4 - Land north of Barracks Road
- 5 - Land adjacent to Water Tower, A134
- 6 - Land adjacent to A134 Layby
- 7 - Land adjacent to A134
- 8 - Land adjacent to Dyers Lane

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Purpose of Issue
FINAL

Client
ASSINGTON PARISH COUNCIL

Project Title
ASSINGTON SOA

Drawing Title
**NEIGHBOURHOOD PLANNING
SITE MAP**

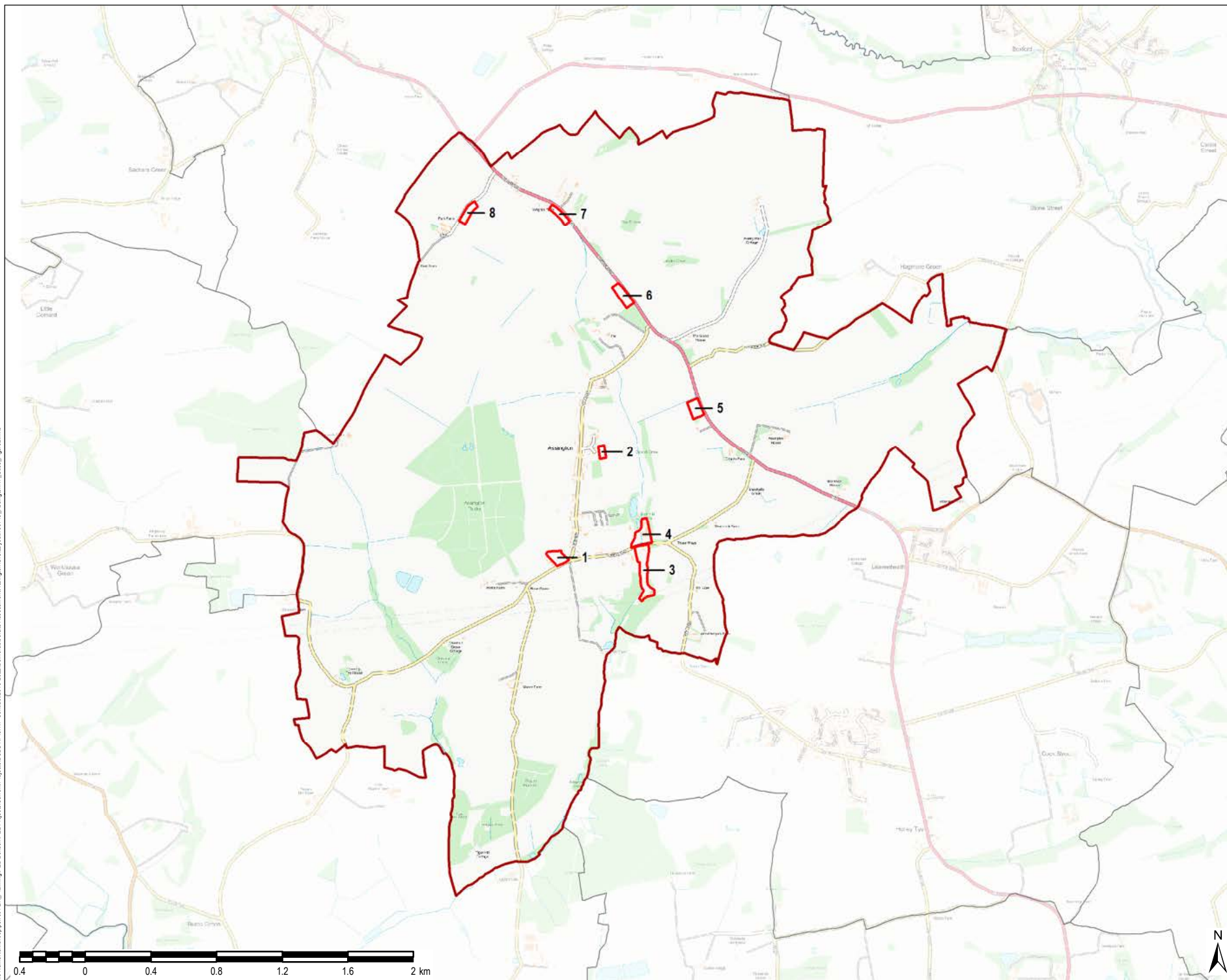
Drawn LL	Checked AD	Approved JH	Date 13/08/2019
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Figure 3.



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LEGEND

- Green Site Assessment Rating
- Amber Site Assessment Rating
- Red Site Assessment Rating

- 1 - Land at Pump Farm
- 2 - Land adjacent to Meadow Way
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- 5 - Land adjacent to Water Tower, A134
- 6 - Land adjacent to A134 Layby
- 7 - Land adjacent to A134
- 8 - Land adjacent to Dyers Lane

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Purpose of Issue
DRAFT

Client
ASSINGTON PARISH COUNCIL

Project Title
ASSINGTON SOA

Drawing Title
NEIGHBOURHOOD PLANNING SITE MAP

Drawn LL	Checked AD	Approved JH	Date 08/07/2019
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