

Stutton Neighbourhood Plan

Site Options and Assessment

Stutton Parish Council

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Quality information

Prepared by	Checked by	Verified by	Approved by
Shane Scollard Senior Planner	Tim Fearn Senior Planner	Una McGaughrin Associate Planner	Una McGaughrin Associate Planner

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Prepared for:

Stutton Parish Council

Prepared by:

Shane Scollard
Senior Planner

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

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
BMSDC	Babergh and Mid-Suffolk District Councils
BUAB	Built Up Area Boundary
Ha	Hectare
JLP	Joint Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
SHELAA	Strategic Housing and Economic Land Availability Assessment
SLA	Special Landscape Area
SPA	Special Protection Area
SPD	Supplementary Planning Document
TPO	Tree Preservation Order

Executive Summary

The Stutton Neighbourhood Plan, which will cover the whole of Stutton Parish, is being prepared in the context of the adopted Babergh District Council development plan and the emerging Babergh & Mid Suffolk Joint Local Plan. Stutton Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to guide development to appropriate and well-related locations to Stutton village that will enhance the sensitive landscape setting of the village which is located on the edge of the southern part of the Suffolk Coast and Heaths AONB. Stutton is classified as a Hinterland Village in the adopted Core Strategy and emerging Local Plan. A minimum housing requirement was set for 64 homes for the Stutton Neighbourhood Plan area in the Joint Local Plan (Reg 18 (July 2019)) preferred spatial distribution approach.

A number of sites were identified for allocation consideration, sites promoted by landowners through the Neighbourhood Plan and through the Local Plan's Strategic Housing and Economic Land Availability Assessment. While undertaking assessment of the sites the remainder of the housing requirement of 64 homes, set by emerging Policy SP04, for the Neighbourhood Plan area was met through approved planning applications. Extant planning permissions have also met housing need of 15-20 affordable homes identified for Stutton in the Community Action Suffolk Stutton Housing Survey Report (September 2019).

This site assessment considers six potential development sites, taking into account policies in both the adopted Local Plan and emerging Local Plan as well as national planning criteria to establish which, if any, of the sites are suitable for development. As the housing requirement and housing need for the neighbourhood area is on course to be met through extant planning permissions, the need for additional development will need to be justified through the Neighbourhood Plan and should be discussed with the Local Planning Authority to ensure potential proposals for any additional housing need will be supported.

The conclusions of the site assessment are that Sites SNP1, SNP3 and SNP4 are potentially suitable for allocation subject to specific local need for housing being demonstrated, the sites being identified as available, the settlement boundary being redrawn, and landscape issues being addressed in line with Local Plan policy. Sites SNP2, SS0646, and SS1049 are not suitable for allocation due to access, heritage and AONB landscape issues.

This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Parish Council should engage with Babergh District Council and the community to consider sites in an aspirational capacity for future growth of the village in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan if additional housing need is identified.

1. Introduction

Background

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

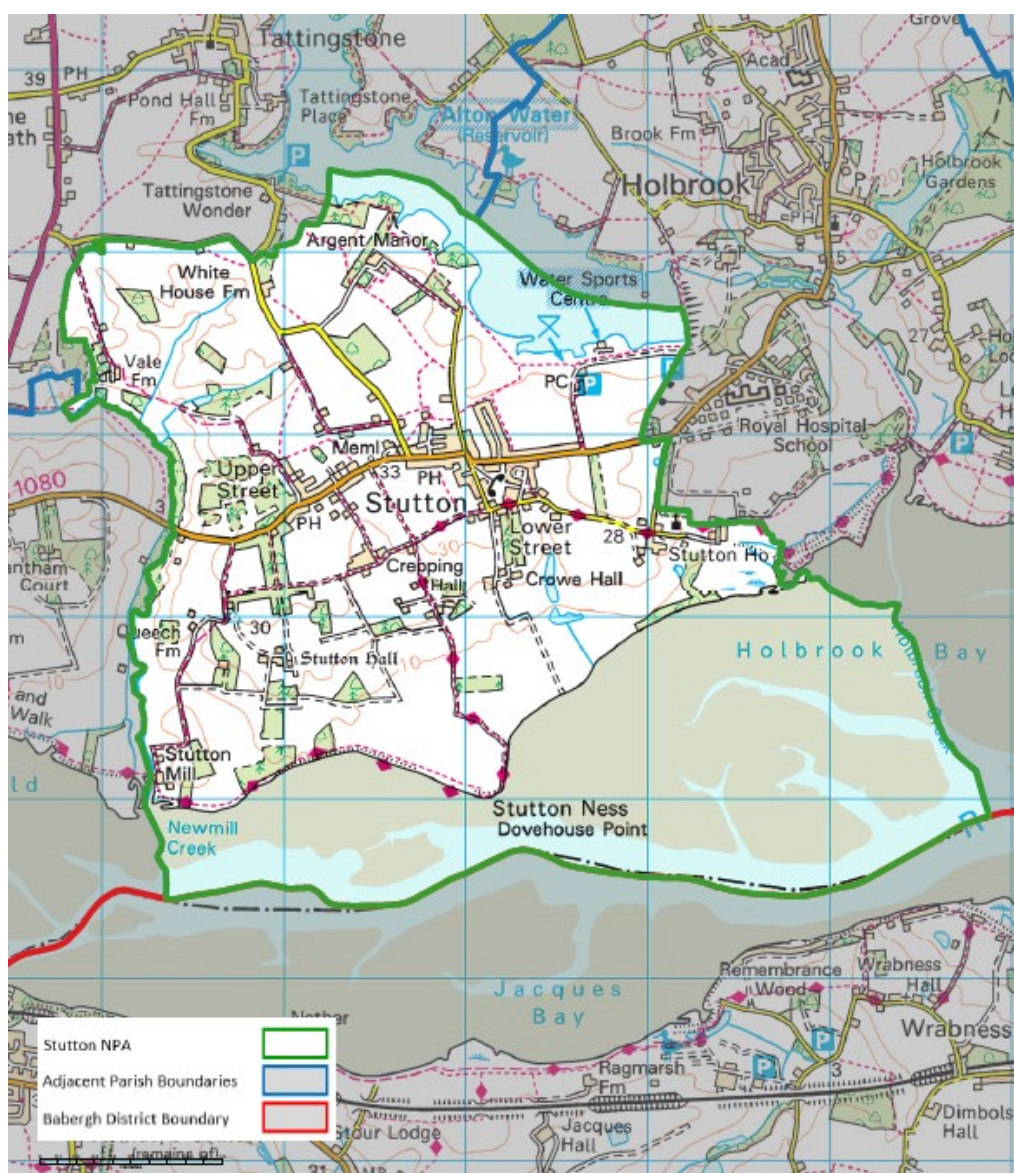


Figure 1 Stutton Neighbourhood Plan Area (Source: Babergh District Council 2018)

- 1.3 The BMSDC Local Development Plan is made up of the Babergh District Council Part 1 Local Plan Core Strategy, which was adopted in 2014 and supersedes some of the Local Plan (2006) policies. The Local Plan sets out the detailed policies and proposals for the control of development across the district, while the Core Strategy contains the strategic objectives and policies for the key planning issues of housing, employment, environmental protection and infrastructure improvement. This framework guides development and sets out the long-term plans of how housing need will be met in the borough up to 2031.
- 1.4 The Babergh Core Strategy (adopted Feb 2014), which identifies Stutton as a Hinterland Village, sets out a new and more flexible approach to housing provision in rural areas. Policy CS11 of the document sets out the strategy for development for Core and Hinterland Villages, for which the Babergh District Council Rural Development & Core Strategy Policy CS11 Supplementary Planning Document (SPD) (2014) provides additional guidance on the interpretation of the policy and how development proposals need to demonstrate compliance with all the criteria set out Policy CS11 and provide appropriate evidence as set out in this guidance.
- 1.5 BMSDC are in the process of producing a new Joint Local Plan, which will replace the 2006 Local Plan. The latest iteration of the draft plan (Reg 18) was published in July 2019. The draft plan sets a housing requirement for the Stutton Neighbourhood Plan Area to deliver 64 homes, which includes outstanding planning permissions granted as at 1st April 2018. As of December 2019, the housing requirement has been met for Stutton Neighbourhood Plan area through extant planning permission for 64 homes on sites within the neighbourhood area.¹
- 1.6 The new Joint Local Plan covers the period up to 2036 and will set out the key policies for the district. It will comprise a suite of BMSDC's strategic and development management policies together with site proposals illustrated by a Local Plan Proposals Map. Stutton remains as a Hinterland Village in the spatial hierarchy, with a new settlement boundary proposed to demonstrate the extent of land which is required to meet the development needs of the area. There have been no allocations identified in the Stutton neighbourhood area.
- 1.7 The Community Action Suffolk Stutton Housing Survey Report (September 2019) identifies a need of new housing for those who have a local connection to Stutton to accommodate 53 affordable households (83 individuals) in need of housing comprising a mix of property types, bedroom numbers and tenures. Within the report Babergh and Mid Suffolk District Council advise that the recommended number of affordable homes a parish may wish to provide is based generally on a third or half of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning and building process of any future scheme. Therefore, the Housing Survey recommends a need of 15-20 affordable homes for Stutton. As of December 2019, this need is to be met through the provision of 22 affordable homes through extant planning permissions previously mentioned in paragraph 1.5.
- 1.8 Prior to the housing requirement for the area being met, the Stutton Neighbourhood Plan working group identified sites for potential allocation for affordable housing (or cross subsidised affordable housing) in sustainable locations with regard to the sensitive landscape setting of Stutton. This report is an independent and objective assessment of sites identified through the neighbourhood planning process throughout 2019.
- 1.9 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for consideration of allocation in the Neighbourhood Plan should additional housing need be identified for the neighbourhood area in the future. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan; and from the group of identified sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

¹Permission for 6 affordable dwellings was granted on 6 December 2019, with total outstanding applications reaching the minimum requirement set for 64 homes through extant planning permissions on eight sites in the village.

2. Policy Context

Planning Policy

- 2.1 The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Stutton.
- 2.2 The key documents for BMSDC's planning framework include:
- Adopted Babergh District Council Part 1 Local Plan 2011-2031 Core Strategy & Policies, February 2014²;
 - Saved Policies from the Babergh Local Plan 2006, as of June 2016³;
 - Adopted Babergh District Council Rural Development & Core Strategy Policy CS11 Supplementary Planning Document (SPD), August 2014⁴;
 - Babergh & Mid Suffolk Joint Local Plan Preferred Options; Consultation Document (Reg 18) with Consultation Interactive Map, July 2019⁵; and
- 2.3 The Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (SHELAA) Draft, July 2019⁶, is a key part of the evidence base for the new Joint Local Plan. The role of the SHELAA is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development over the plan period.

Babergh Local Plan 2011-2031 Core Strategy & Policies (Part 1 of New Babergh Local Plan) February 2014

- 2.4 The 2014 Core Strategy sets out a range of policies governing development in Babergh District. Those of relevance to development to Stutton include:

Policy CS2: Settlement Pattern Policy – The development strategy for Babergh is planned to a time horizon of 2031. Most new development (including employment, housing, and retail, etc.) in Babergh will be directed sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages. Stutton is identified as a Hinterland Village. These villages will accommodate some development to help the needs within them. All proposals will be assessed against *Policy CS11: Strategy for Development for Core and Hinterland Villages*. In the countryside, outside the towns/urban areas, Core and Hinterland Villages, development will only be permitted in exceptional circumstances subject to a proven justifiable need.

Policy CS3: Strategy for Growth and Development – Babergh District Council will make provision for 5,975 new dwellings between 2011 and 2031 in the District, of which 1,050 are planned in the Core and Hinterland Villages.

Policy CS11: Strategy for Development for Core and Hinterland Villages – Proposals for development in Hinterland Villages will be approved where proposals score positively when assessed against Policy CS15, and the following matters are addressed to the satisfaction of the local planning authority (or other decision maker) where relevant and appropriate to the scale and location of the proposal:

² Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf>

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/SPD-Babergh/CS11-SPD-Adoption-Version.pdf>

⁵ Available at <https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-preferred-options-july-2019/> with Consultation Interactive Map available at

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

- i. The landscape, environmental and heritage characteristics of the village;
- ii. The locational context of the village and the proposed development (particularly the AONBs, Conservation Areas, and heritage assets);
- iii. Site location and sequential approach to site selection;
- iv. Locally identified need – housing and employment, and specific local needs such as affordable housing;
- v. Locally identified community needs; and
- vi. Cumulative impact of development in the area in respect of social, physical and environmental impacts.

Development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement, on sites where the relevant issues listed above are addressed to the satisfaction of the local planning authority (or other decision maker) and where the proposed development:

- i. is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- ii. is adjacent or well related to the existing pattern of development for that settlement;
- iii. meet a proven local need, such as affordable housing or targeted market housing identified in an adopted neighbourhood plan;
- iv. supports local services and/or creates or expands employment opportunities; and
- v. does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

Policy CS15: Implementing Sustainable Development in Babergh – Proposals for development must ensure adequate protection, enhancement, compensation and/or mitigation, as appropriate, are given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment within designated sites covered by statutory legislation, such as: AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats falling outside these identified areas.

In particular, proposals should protect and where possible enhance landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest. Proposals should respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views by making a positive contribution to the local character, shape and scale of the area and seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars, thus improving air quality.

Policy CS20: Rural Exception Sites - The Council 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 where:

- the development complies with other relevant policies in the Core Strategy and Policies document, particularly Policy CS15;
- the proposed development by virtue of its size, scale and type will not exceed the identified local need (including need identified in other settlements within the same or adjacent / adjoining functional cluster(s));
- the type of dwellings to be provided are consistent with the needs identified by the housing needs survey and agreed in advance by the District Council; and where

- the proposed development is appropriate to the size / scale and character of the village, and is acceptable in terms of other detailed considerations such as site location and circumstances, design, layout, materials, landscaping, biodiversity, impacts on the countryside, amenity, and access, etc.

The following criteria will be used to assess whether a proposal is well related to the host village:

- physical distance / degree of separation - a sequential approach to site selection will be used (that is, sites adjacent to the boundary need to be explored first, with sites at increasing distance being sequentially less preferable in principle);
- the location of the site in relation to the facilities, services and other such sustainability assets (such as recreation provision, employment opportunities, etc.) of that village;
- accessibility to the village (primarily by non-car transport modes) and ability to improve it; and
- visual impacts and ability to integrate the development into the landscape.

Babergh Local Plan 2006, Saved Policies as of 2016

2.5 The saved policies of relevance to development in Stutton include the following.

Policy HS28 Infill – Planning application for infilling or groups of dwellings will be refused where:

- The site should remain undeveloped as an important feature in visual or environmental terms;
- The proposal represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety; and
- The proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

Policy CR02 AONB Landscape – safeguards the landscape of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty through the strict control of development. Unless there is an overriding national need for development having a significant impact in the particular location and no alternative site is available, such developments will not be allowed. Due regard will be given to the provisions contained within the Suffolk Coast and Heaths Management Strategies.

Policy CR04 Special Landscape Area – supports development proposals in Special Landscape Areas where they maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and are designed and sited so as to harmonise with the landscape setting.

Policy CN01 Design Standards – All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location. Proposals must pay particular attention to the scale, form and nature of adjacent development and the environment surrounding the site.

Policy CN06 Listed Buildings – Proposals for new work within the curtilage or setting of a listed building should be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.

2.6 The Local Plan is supported by Local Plan Village Maps. Figure 3 shows the policy context of Stutton, however policies supporting designations such as the 'Built up area boundary' have been superseded by the Core Strategy and Policy CS11 SPD.

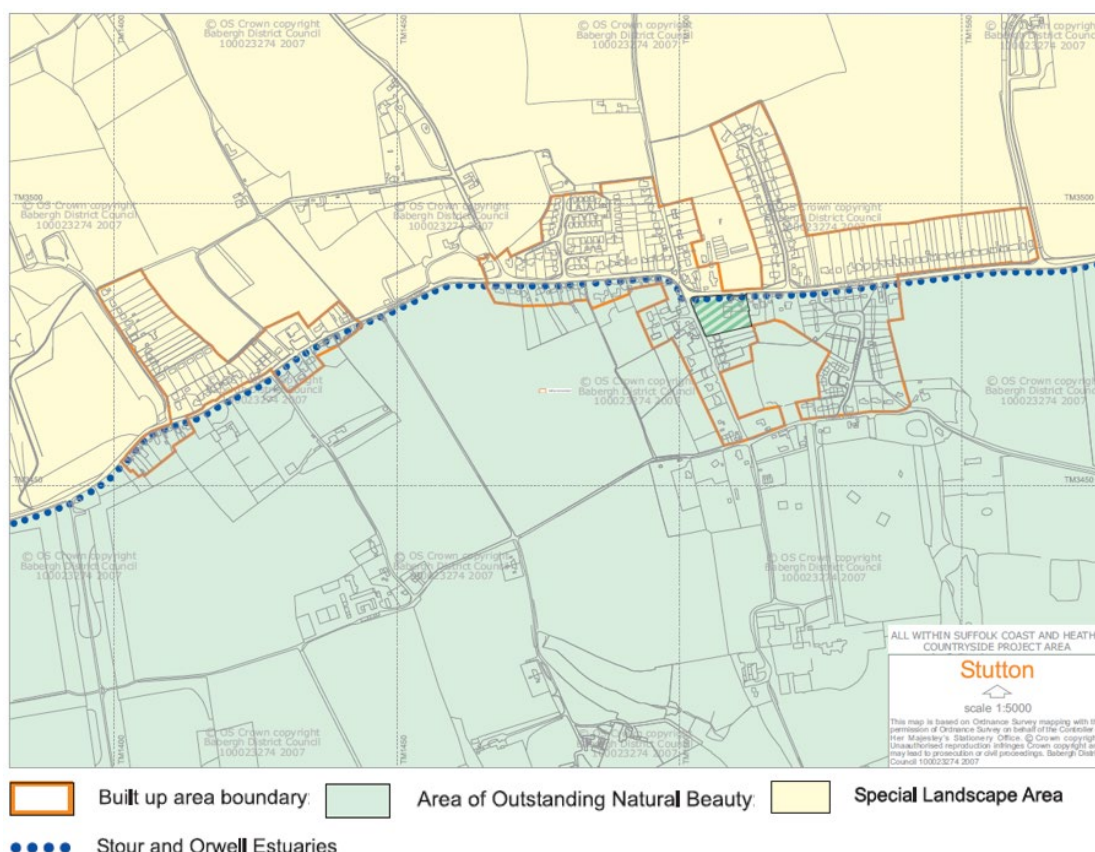


Figure 2 Stutton Local Plan Village Map (2007)

Rural Development & Core Strategy Policy CS11 SPD (August 2014)

2.7 This SPD provides guidance on the interpretation and application of Policy CS11 of the Babergh Core Strategy (2014). Based on the criteria listed within Policy CS11, it is considered that proposals put forward for consideration under this policy should have regard to the following matters:

Site location and relationship to settlement

2.8 Proposals must be in or adjacent to a Hinterland Village. Proposals should be well related to the existing settlement. It is suggested that the starting point for assessing this is whether or not the site adjoins the Built Up Area Boundary (BUAB) of the village. Some sites, even though they adjoin a BUAB, may not be well-related to the village and a judgement will need to be made, taking into account issues such as:

- Whether the proposal would constitute ribbon development on the edge of the village;
- How the site is connected to the existing settlement, jobs, facilities and services, including location of site access and availability of sustainable transport links;
- The scale, character and density of the proposal in relation to the existing adjoining development;
- Whether the proposal constitutes a logical extension of the built-up area of the village; and
- Whether the proposal is self-contained and has logical, natural boundaries.

Scale of proposal in relation to existing settlement

2.9 In assessing the proposals, the size and scale of any proposal should be proportionate to the settlement in which it is located. Because each village is different, a judgement will need to be

made on the basis of the size and character of the village, the services and facilities that are available and their capacity to accommodate further development.

- 2.10 As hinterland villages are generally smaller and have fewer services and facilities, it is expected that proposals for consideration will be smaller scale here. However, some hinterland villages may be able to accommodate higher levels of development than others. Proposals for hinterland villages will need to demonstrate that the development can be accommodated without adversely affecting the character of the village and that services, facilities and infrastructure have the capacity to accommodate it or will be enhanced to accommodate it.

Local needs

- 2.11 A key part of CS11 is that proposals should meet locally identified need. This should include an analysis of the number and types of dwelling in the village, an assessment of the need for housing in the village, and the identification of any gaps in provision.

Role of Parish / Community Plans and Neighbourhood Plans

- 2.12 The Council will give weight to the findings of Parish / Community and Neighbourhood Plans where they have been prepared in accordance with the Core Strategy and have been subject to a robust process including community engagement.

Babergh and Mid Suffolk Joint Local Plan: Preferred Options; Consultation Document (Reg 18) (July 2019)

- 2.13 The Babergh and Mid Suffolk Joint Local Plan (JLP) consultation document sets out the strategy for growth in both Districts, indicating where development will take place up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies (Local Plan and Core Strategy) for Babergh. The Plan will set out a vision for the area and will include policies and land allocations.
- 2.14 The Preferred Options consultation was undertaken from July to September 2019, alongside interactive online mapping⁷ as see the in Figure 3 which shows the key policy considerations for Stutton village and neighbourhood area.

⁷ Online mapping system for Joint Local Plan - Preferred Options (July 2019) is available here: <https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-preferred-options-july-2019/>

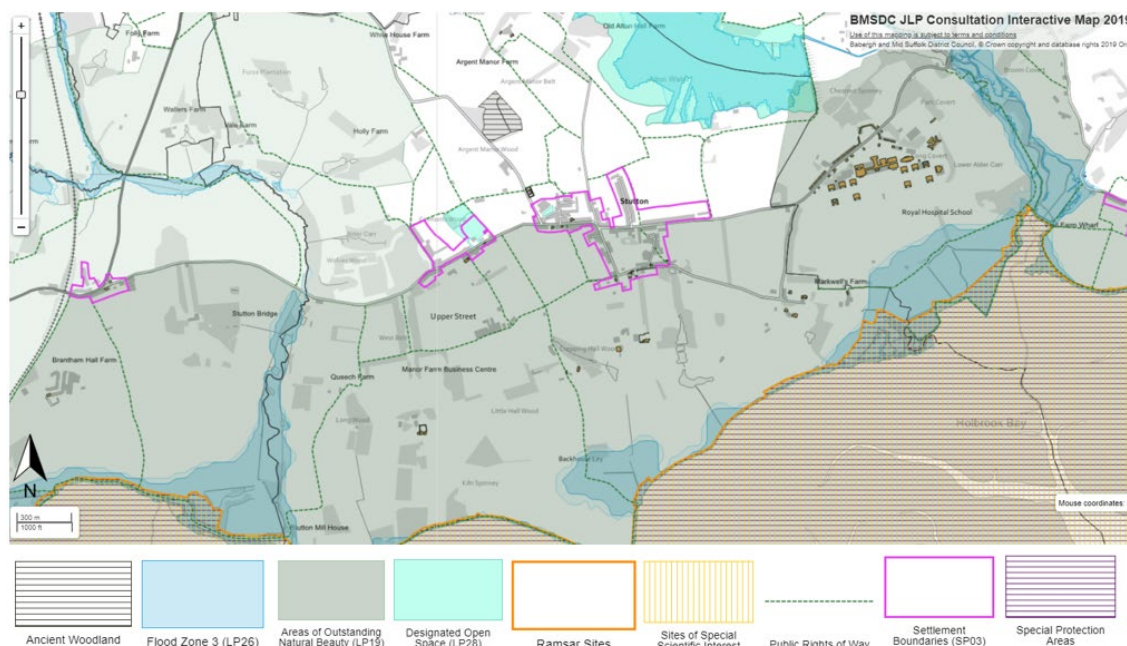


Figure 3 BMSDC JLP Consultation Interactive Map July 2019

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

Policy SP01 – Housing Needs seeks to deliver a minimum of 7,560 additional dwellings (420 dwellings per annum) within the Babergh district over the plan period (2018 – 2036).

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

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

Policy SP04 - Housing Spatial Distribution requires 894 homes to be delivered in Babergh Hinterland Villages, 585 of which are outstanding planning permissions as of 01/04/18 and 309 homes to be delivered from 2018-2036 as minimum housing requirements for Neighbourhood Plan areas.

The Stutton Neighbourhood Plan Area is required to deliver 64 homes, which includes outstanding planning permissions granted as at 1st April 2018. As of December 2019, the housing requirement has been met through planning consents for 64 homes on sites within the neighbourhood area.

Policy SP09 - Cross-boundary mitigation of effects on Protected Habitats Sites requires development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone to consider impacts.

Stutton is within the Recreational disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence, which seeks to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.

Policy LP18 – Landscape supports development in suitable locations which will not adversely affect the natural environment including; landscape character sensitivity and visual impacts of the proposal on the wider area. Development that integrates positively with the existing landscape character of the area and reinforces the local distinctiveness will be supported. Development that enhances and protects landscape value such as; locally characteristic landscape features, archaeological and historic patterns of settlement and land use⁸ and designations; being demonstrably informed by local guidance, in particular the Council's Local Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.

Policy LP19 – Area of Outstanding Natural Beauty supports development in or near the AONBs that:

- a. Gives great weight to conserving and enhancing the landscape and scenic beauty;
- b. Does not adversely affect the character, quality views and distinctiveness of the AONB or threaten public enjoyment of these areas; and
- c. Supports the wider environmental, social and economic objectives as set out in the Stour Valley Project Management Plan and Suffolk Coast and Heaths AONB.

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

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

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

- 2.16 Babergh District Council Place Maps supporting the preferred options identify Stutton as a Hinterland Village located on Shotley Peninsula along the B1080 and east of the A137. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Stutton and the immediate surrounding area is characterised as Plateau Estate Farmlands. The settlement south of the B1080 is within the Suffolk Coasts and Heaths AONB. Stutton falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s). The Stutton Village Place Map, viewed in Figure 4, identifies settlement boundaries, designated open space, listed buildings, and the AONB south of the B1080, all of which have policy considerations for proposed development.

⁸ Landscape and landscape features include but not exclusively; Local Green Space, hedgerows, woodlands, rural lanes, orchards, parkland, TPOs, historic field systems, trees, watercourses, ponds and lakes, heritage assets and the historic skyline.

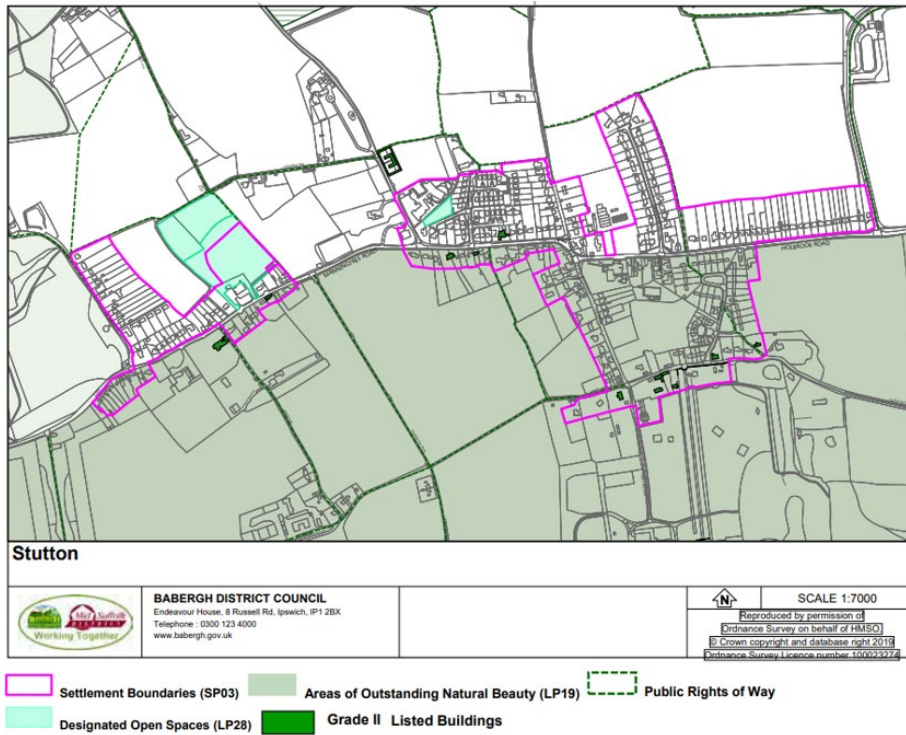


Figure 4 Babergh District Council Draft Place Map for Stutton

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁹, Neighbourhood Planning (updated February 2018)¹⁰ and Locality's Neighbourhood Planning Site Assessment Toolkit¹¹. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the Stutton NP, this included sites identified by Stutton Neighbourhood Plan Working Group through their own enquiries, sites being promoted by landowners through the Neighbourhood Plan, and sites promoted in the neighbourhood area through the 2019 SHELAA.
- 3.4 Sites identified by the Stutton Neighbourhood Plan Working Group and those being promoted through the Neighbourhood Plan, which were not identified and assessed through the SHELAA, were appraised using AECOMs site assessment pro-forma.

Task 2: Site Pro-Forma

- 3.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)¹¹ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

⁹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁰ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹¹ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Complete Site Pro-formas

- 3.7 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

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

Task 5: Indicative Housing Capacity

- 3.10 The adopted Local Plan does not contain a specific policy for density, nor is it the intention for the emerging Local Plan review to introduce one. Where sites were previously included in the HELAA, indicative housing capacity shown in this document has been used as a starting point.
- 3.11 If landowners/developers have put forward a housing figure for a site, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used. Where a site was neither included in the SHELAA, nor assessed in a planning application and the landowner or developer did not submit a capacity figure, the AECOM Net Housing Density model approach detailed in **Table 3.1** was used to show potential yields on sites.

Table 3.1 - AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density (dph)
Up to 0.4 ha	90%	20
0.4 ha to 2 ha	80%	20
2 ha to 10 ha	75%	20
Over 10 ha	50%	20

4. Site Assessment

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

- Sites submitted in the 2019 SHELAA;
- Sites submitted and promoted by landowners through the Neighbourhood Plan; and
- Sites identified by the Parish Council.

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

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

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

4.4 The SHELAA assessed five sites, as outlined in Table 4.1, within the Stutton neighbourhood area. Sites SS1125, SS0696, and SS0179 were assessed as suitable for proposed residential development, and Sites SS1049 and SS0646 assessed as unsuitable. The sites are shown in Figure 5.

Table 4.1 Sites identified and assessed in the HELAA (July 2019)

Site Ref.	Site Name / Address	Site Size (ha)	Estimated dwellings yield	Planning History	SHELAA Conclusion
SS1125	Land north of Manningtree Road, Stutton	1.18	14	DC/17/02111/OUT - 14 dwellings - Granted	Site is potentially considered suitable for residential development, taking identified constraints into account.
SS0179	Land east of Church Road, Stutton	1.8	34	DC/19/01708 - 34 dwellings - awaiting decision; B/17/00950 – 34 dwellings – Granted.	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
SS0696	Land north of Holbrook Road, Stutton	0.305	6	B/17/00406 – 6 dwellings - Granted	Site is potentially considered suitable for development, but availability and/or achievability is uncertain. Site not currently developable
SS1049	Land east of Bentley Lane, Stutton	-	-	B/87/00847 - outline - residential development – Refused Aug 1987	Site is discounted. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated.
SS0646	Land east of Alton Hall Lane, Stutton	-	-	B/17/00406 - Erection of equipment store – Refused Jan 2012	Site is discounted. No possibility of creating suitable access to the site.

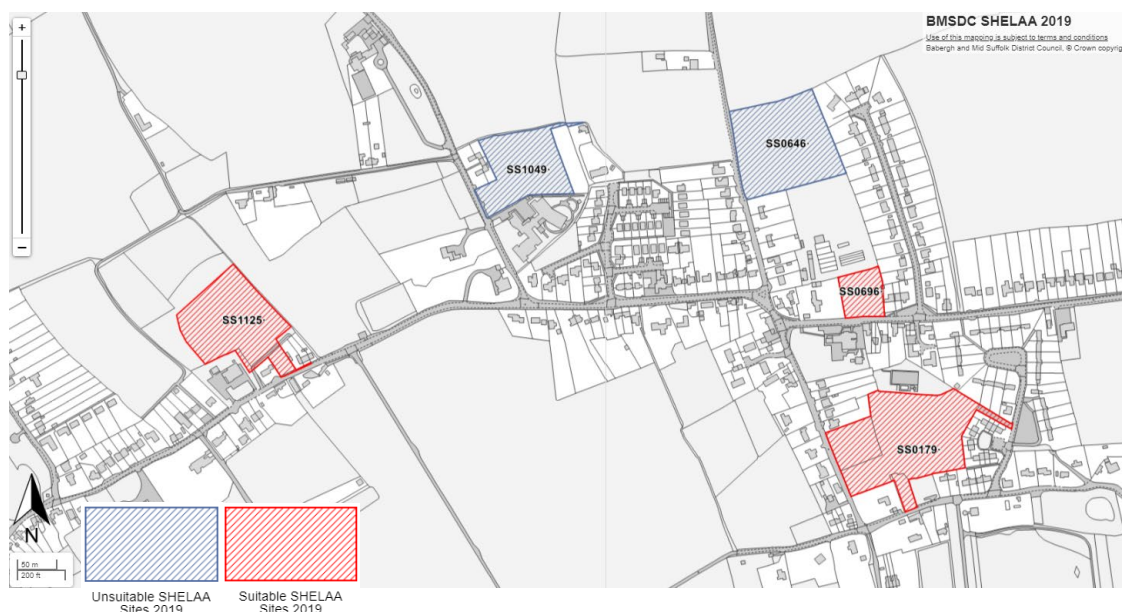


Figure 5 BMSDC SHELAA (July 2019)

- 4.5 As all sites assessed as suitable in the SHELAA (Sites SS0179, SS0696, SS1125) have extant planning permission since 2018, and are counted against the housing requirement for the neighbourhood area, they are no longer considered appropriate for allocation consideration in this assessment.
- 4.6 Sites SS1049 and SS0646 were assessed as unsuitable in the SHELAA due to access and heritage constraints respectively. The SHELAA findings were reviewed by AECOM in terms of whether new or additional information exists which would supersede the SHELAA findings.

Sites identified through the Neighbourhood Plan

- 4.7 The Neighbourhood Planning Working Group identified two sites for development consideration, outlined in Table 4.2, which two other sites were put forward by landowners through the Neighbourhood Plan. As these sites have not been promoted through the most recent SHELAA update, they were taken forward for appraisal using AECOM site assessment pro formas. The full assessment can be viewed in Appendix B.

Table 4.2 Sites identified by the Parish Council

Site Ref	Site Name / Address	Site Source	Indicative Site Size (ha)	Residential Development Potential	Planning History
SNP1	Land to north of Manningtree Road and behind War Memorial	Neighbourhood Plan Working Group	2.1	AECOM modelled approach yields $2.1 \times 75\% \times 20 = 31.5$	None recent or relevant
SNP2	Land to the east of Manor Lane	Landowner promoted through Neighbourhood Plan	1.3	Approx. 5 - 15 dwellings	None recent or relevant
SNP3	Grange House – Manningtree Road	Landowner promoted through Neighbourhood Plan	0.9	AECOM modelled approach yields $0.87 \times 80\% \times 20 = 13.9$ (12.9 net additional dwellings)	DC/19/02220 – Erection of 1 dwelling and garage. Granted Jun 2019.
SNP4	Land to the south of Manningtree Road and west of Crepping	Neighbourhood Plan Working Group	0.1	3 dwellings	B/09/00588 - Erection of detached dwelling (existing dwelling to be

Hall Drive

demolished). Change of use of agricultural land to domestic garden. Retention of existing outbuildings. Granted Jul 2009

4.8 Figure 6 identifies all sites taken forward for assessment in the Stutton neighbourhood area.



Figure 6 Sites identified for assessment in Stutton (Map Source: 2019 Google)

5. Site Assessment Summary

- 5.1 Six sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Stutton Neighbourhood Plan. Table 6.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix A.
- 5.2 The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.3 The summary table shows that Sites SNP1, SNP3 and SNP4 are potentially suitable for allocation, subject to specific local need for housing being demonstrated, the sites being identified as available, the settlement boundary being redrawn, and landscape issues being addressed in line with Local Plan policy. Sites SNP2, SS0646 and SS1049 are not suitable for allocation due to access, heritage and AONB landscape issues.
- 5.4 A plan showing all sites assessed and their traffic light rating is shown in Figure 7.



Figure 7 Red Amber Green rating for assessed sites (Map Source: 2019 Google)

Table 5.5.1 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
SNP1	Land to north of Manningtree Road and behind War Memorial	Neighbourhood Plan Working Group	2.1	31.5	Greenfield	<p>The site is adjacent to the existing built up area and proposed Local Plan review settlement boundary and is between the two separated clusters of the village. The adjacent site to the west has recently received planning consent (DC1702111) for 14 dwellings;</p> <p>The site is adjacent to the Suffolk Coast and Heaths AONB and within the Dodnash Special Landscape Area, which supports development proposals where they maintain or enhance the special landscape qualities of the area in accordance with saved Policy CR04. This policy and SLA designation however is being replaced by emerging policy which no longer requires the designation;</p> <p>The site has a medium sensitivity in terms of landscape and visual amenity, is largely contained by mature and semi mature trees and hedgerow and is a fallow agricultural field with some intervisibility with the surrounding landscape;</p> <p>Development of the site would lessen the gap between the two built-up clusters of Stutton. Landscape Guidance (2015) seeks to maintain the existing landscape and settlement pattern of Stutton and ensure the sense of separation between settlements is maintained;</p> <p>The land is classified as Grade 2 very good quality agricultural land, and is currently a fallow field;</p> <p>The site has access onto Manningtree Rd which has potential to provide vehicular and pedestrian access;</p> <p>The site is in a moderate to poor location for community services and facilities. The site is connected to both sides of the village by footpath and is adjacent to bus stops with infrequent services to Manningtree;</p> <p>Power lines run along the western boundary of the site;</p> <p>The site is potentially suitable for allocation consideration as a logical extension of the built-up area of the village, subject to specific local need for housing being demonstrated, the site being identified as available, and proposed development being appropriate to the size / scale and landscape character of the village in line with Local Plan policy.</p>	Yellow
SNP2	Land to the east of Manor Lane	Landowner promoted	1.3	5-15	Greenfield	<p>The site is adjacent to the existing built up area and proposed Local Plan review settlement boundary, however development of the site would protrude</p>	Red

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
		through Neighbourhood Plan				<p>into open countryside and the Suffolk Coast and Heaths AONB;</p> <p>The site is adjacent to two listed buildings and has potential to impact on Stutton Manor as access to the site (adjacent to the Grade II listed building) would need to be significantly upgraded;</p> <p>Existing access to the site through Manor Lane is narrow and cannot at present provide two-way vehicular access with footpath;</p> <p>The site is predominantly Grade 3 good to moderate quality agricultural land;</p> <p>The site is in a moderate to poor location to services and facilities;</p> <p>The site is enclosed by mature and semi mature vegetation on three sides and has a medium sensitivity in terms of landscape and visual amenity;</p> <p>The site is not suitable for allocation consideration due to access constraints and the potential for development to impact on heritage assets and the character of the village within the AONB.</p>	
SNP3	Grange House – Manningtree Road	Landowner promoted through Neighbourhood Plan	0.87	13	Greenfield	<p>The site is adjacent to the existing built up area boundary and proposed Local Plan review settlement boundary. The emerging Local Plan states that development outside settlement boundaries will only be permitted in exceptional circumstances;</p> <p>Development of the rear of the site would protrude into open countryside and the Suffolk Coast and Heaths Areas AONB. Development in the AONB would need to be justified in accordance with Policy CR02;</p> <p>The site is backland with no existing access, although it may be possible to create access adjacent to the existing dwelling;</p> <p>The site is in close proximity to listed buildings, but it is unlikely that development would have adverse impacts on heritage assets due to existing screening by other buildings;</p> <p>The site is Grade 2 very good quality agricultural land, however the land is currently a garden and not used for agricultural uses;</p> <p>The site is in a moderate location to services and facilities;</p> <p>The site is relatively enclosed by existing vegetation but has some intervisibility with the open countryside and the wider AONB to the south and southwest. The site has a medium sensitivity in terms of landscape and visual amenity, although this could potentially be mitigated with additional planting and sensitive design;</p> <p>The site is potentially suitable for allocation consideration subject to the</p>	

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						settlement boundary being redrawn to include the undeveloped rear part of the garden. Given the potential impact of the backland development on settlement character and the AONB, mitigation is likely to be required to reduce these impacts.	
SNP4	Land to the south of Manningtree Road and west of Crepping Hall Drive	Neighbourhood Plan Working Group	0.08	1-3	Greenfield	<p>The site is adjacent to the existing built up area but not connected to the proposed Local Plan review settlement boundary;</p> <p>The site is largely exposed and visible from open countryside on the edge of the Suffolk Coast and Heaths AONB and has a medium sensitivity in terms of landscape and visual amenity. The immediate area is susceptible to development, however the small nature of the site (with a defensible boundary of Crepping Hall Drive to the east) could potentially accommodate development with appropriate landscape mitigation.</p> <p>The land is classified as Grade 2 very good quality agricultural land, but the site is not farmed as intensively as the remainder of the field due to its removed location on the northern tip of the field;</p> <p>There is potential to create access onto Manningtree Rd, however access would be in close proximity to the junction of Manningtree Road and Crepping Hall Drive;</p> <p>The site is in a moderate to poor location for community services and facilities. The site is connected to both sides of the village by footpath and is near open space / recreation facilities; and</p> <p>The site is potentially suitable for allocation consideration subject to specific local need for affordable housing being demonstrated, the site being identified as available, and proposals satisfying criteria set out in Policy CS11, CS20, and emerging Policy LP19 for development in an AONB.</p>	
SS1049	Land east of Bentley Lane, Stutton	SHELAA 2019				<p>SHELAA Conclusion: Site is discounted. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated.</p> <p>AECOM review: New or additional information does not exist which would supersede the SHELAA findings. The primary concern for the site is whether development would cause harm to the Grade II listed Bakers Almshouses. The Almshouses</p>	

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Development Capacity (homes)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
SS0646	Land east of Alton Hall Lane, Stutton	SHELAA 2019				<p>originally would have been removed from the built-up area, and today are viewed against the built context of the recently built retirement homes to the north of Stutton village with a buffer that includes site SS1049. Development of the site would directly impact on the setting of the heritage asset, whereby mitigation would have to be significant so as not to adversely affect the character of the building and the area.</p> <p>HELAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.</p> <p>SHELAA Conclusion: Site is discounted. No possibility of creating suitable access to the site.</p> <p>AECOM review: New or additional information does not exist which would supersede the SHELAA findings. The primary concern for the site is access constraints at the junction of Manningtree and Alton Hall Lane. The junction and lane are constrained and has limited scope to be upgraded for two-way vehicular flow with footpath without significantly impacting on multiple properties and the rural character of the village.</p> <p>HELAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.</p>	

6. Conclusions

- 6.1 Stutton Parish Council is preparing a Neighbourhood Plan to shape the growth of Stutton. While the Neighbourhood Plan area has recently met the minimum housing requirement of 64 homes as set in the Draft Local Plan Review (Regulation 18), the delivery of affordable housing on allocated sites to meet local needs remains an objective of the Neighbourhood Plan. The extant planning permissions will also deliver identified affordable housing need for the plan period. The neighbourhood plan, therefore, does not currently need to allocate sites to meet local housing need, but can identify potential sites for further consideration should additional housing need be required in the future.
- 6.2 Local Plan policy supports proposals for development that are appropriate in scale and location in terms of impact on landscape (particularly the AONBs) and heritage characteristics of the village (particularly the listed buildings and existing pattern of development for the settlement). Sites that demonstrate a close functional relationship to the existing settlement and are of an appropriate size to meet a proven local need, such as affordable housing, have potential to make a positive contribution to the local character, shape and scale of the area. The Council will take a flexible approach to appropriate proposals for rural exception sites for identified local need which are well related to the settlement boundary that comply with Local Plan policy.
- 6.3 The assessment of sites in Stutton found that Sites SNP1, SNP3 and SNP4 are potentially suitable for allocation, subject to specific local need for housing being demonstrated, the sites being identified as available, the settlement boundary being redrawn, and landscape issues being addressed in line with Local Plan policy. Sites SNP1 and SNP4 are well related to the existing settlement and are logical extensions of the growth of the village. Site SNP4 is an appropriate size and location for the future delivery of affordable housing as a rural exception site, while the larger Site SNP1 is potentially appropriate for the future growth of the village should additional housing be required in subsequent Local Plan reviews. SNP3 is also well-related to the village, although the proposal to develop the southern part of the site could result in uncharacteristic backland development.
- 6.4 Landscape issues exist for all three sites, as SNP1 is currently within the locally designated Dodnash Special Landscape Area adjacent to the Suffolk Coast and Heaths AONB while Sites SNP3 and SNP4 are on the edge and within the AONB. Site SNP1 is identified as part of the settlement's character in the Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015), which seeks 'to maintain and enhance the existing landscape and settlement pattern of Stutton and ensure the sense of separation between settlements is maintained'. While the site is largely visually enclosed and has some intervisibility from and to the AONB, development of the site would increase coalescence of the two clusters of the village. The Dodnash SLA designation (of Saved Policy CR04 of the Local Plan (2006)) is not being carried forward in the Local Plan review, however landscape impact remains a key issue for consideration of the site for future growth of the village with regard to coalescence and the logical and appropriate growth of the settlements.
- 6.5 All three sites are either partly or wholly outside the settlement boundaries in the adopted and emerging Local Plans and are currently defined as being in open countryside. However, Neighbourhood Plans can alter settlement boundaries in order to accommodate site allocations or facilitate future development. This approach should be discussed with the Local Planning Authority.
- 6.6 Sites SNP2, SS0646 and SS1049 are not suitable for allocation due to access, heritage and AONB landscape issues. Site SNP2 is within the AONB and has restricted access from a laneway that would require substantial upgrade that has potential to impact on adjacent listed buildings and the character of the village. Likewise, the undeveloped part of Site SNP3 is outside the settlement boundary and within the AONB. Sites SS1049 and SS0646 were discounted for development consideration in the SHELAA due to potential heritage impacts and access issues respectively. Both sites remain unsuitable for development consideration as new or additional information does not exist which would supersede the SHELAA findings.

Next Steps

6.7 The Parish Council should engage with the District Council to confirm that the Neighbourhood Plan has met the housing requirement and housing need for the area. The potential to include sites as future growth aspirations (including for rural exception site) should be based on the following:



- The findings of this site assessment;
- Discussions with the planning authority;
- The extent to which the sites support the future growth vision and objectives for the NP;
- Whether the number of homes for each site is proportionate in terms of future need and well-related location to the existing settlement and infrastructure;
- The potential for the sites to meet identified infrastructure needs of the community; and
- Neighbourhood plan conformity with strategic Local Plan policy.

Viability

6.8 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with the Borough Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A SHELAA Site Assessments

Site Details SNP1

Topic	Details
<i>Site Reference / Name</i>	Site SNP1
	
<i>Site Address / Location</i>	Land to north of Manningtree Road and behind War Memorial
<i>Gross Site Area (Hectares)</i>	2.1
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Agricultural
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	AECOM modelled approach: $2.1 * 75\% * 20 = 31.5$
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Plan Working Group
<i>Planning history (Live or previous planning applications/decisions)</i>	None
<i>Neighbouring uses</i>	The site is surrounded by agricultural and open space (woodland) with residential and community uses to the southwest and northeast. Land directly adjacent to the west that contains playing fields has recently received planning consent (DC1702111) for 14 dwellings.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>Adjacent</p> <p>The site is adjacent to the Suffolk Coast and Heaths AONB.</p> <p>The site is 1.6km to the Stour and Orwell Estuaries Ramsar Site and SPA, and Stour Estuary SSSI.</p> <p>Stutton is within the Recreational disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence, which seeks to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Adjacent</p> <p>The site is adjacent to draft Designated Open Space (LP28) at Canhams Wood in the draft Local Plan.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land classified as Grade 2 very good quality agricultural land.</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	The site has access onto Manningtree Road, with potential for upgrade to create suitable vehicular and pedestrian access.
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>Yes The site is served by a footpath on Manningtree Road.</p> <p>No There is no cycling infrastructure serving the site or immediate area.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	<p>Yes, adjacent Mature trees share a boundary with the site.</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	Unknown, but unlikely due to existing greenfield and agricultural use.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes Power lines run along the western boundary of the site.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Distance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	750 m away from the village centre.
Bus /Tram Stop	<400m	Directly opposite to the Business Park bus station, with infrequent services to Manningtree.
Train station	>1200m	The nearest train station is Manningtree, which is approximately 7.5 km from Stutton.
Primary School	400-1200m	800m. The nearest primary school is Stutton CEVC Primary School.
Secondary School	>3900m	4.5km. The nearest secondary school is Holbrook Academy.
Open Space / recreation facilities	<400m	Directly adjacent to playing fields, however part of the playing fields has recently received planning approval (DC/17/02111) for 14 dwellings which will also provide a children's play area and public open space.
Cycle Route	>800m	No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>The site is in the Dodnash Special Landscape Area (local designation) and is adjacent to the Suffolk Coast and Heaths AONB.</p> <p>The landscape value of the Dodnash Special Landscape Area (SLA) is considered in the <i>Suffolk Coast and Heaths AONB Boundary Variation Project Natural Beauty Assessment (September 2017)</i>, which states that overall the Shotley Peninsula Plateau area is a mixed and moderate landscape and area of scenic beauty that has a modern utilitarian agricultural character. Saved Policy CR04 states that development proposals in SLAs will be supported where they maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and are designed and sited so as to harmonise with the landscape setting. Policy CR04 will however be replaced along with the SLA designation on publication of the new Local Plan.</p> <p>The site is largely contained by mature and semi-mature trees and hedgerow, with intermittent views of the site from the AONB. Overall the site is of medium sensitivity in terms of landscape.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>The site is somewhat enclosed on the northern, eastern and southern edges, but can be viewed from neighbouring properties. The site shares an open boundary to the west but is contained to the north by recently planted woodland. A recently approved application for housing on the open playing field to the west would mean that the site would increasingly be viewed against the built form of the expanding village. The site is a fallow field that naturally provides transition between the SLA and the AONB but does not provide valued views through the site to the AONB when walking along the public right of way on the eastern side of the site. The north-eastern corner of the site along Manningtree Road shares a boundary with the village's War Memorial, which would require a buffer of sympathetic landscaping as it is a monument cherished by the village. Overall the site is of medium sensitivity in terms of visual amenity.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible</p> <p>The site is within 200m of the Grade II listed Chapel Cottage (at the opposite side of Manningtree Road) and Bakers Almshouses and wall (at the opposite side of Bentley Lane) but is well-screened from the latter and could not be viewed from the Chapel Cottage. Development is likely to have very limited impacts on the setting of these heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage asset.</p> <p>Although not designated as a heritage asset, the site shares a boundary with the village's War Memorial.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p><u>Adopted Planning Policies</u> CS2 – Settlement Pattern Policy CS11 – Strategy for Development for Core and Hinterland Villages CS15 – Implementing Sustainable Development in Babergh CS20 – Rural Exceptions Sites CR04 – Special Landscape Areas</p> <p><u>Emerging Planning Policies</u> SP03 – Settlement Hierarchy SP04 – Housing Spatial Distribution SP09 – Cross-boundary mitigation of effects of Protected Habitats Sites LP18 – Landscape LP19 – Area of Outstanding Natural Beauty</p>
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>Some impacts Development of the site would lessen the gap between the two built-up clusters of Stutton, however no 'strategic gaps' are identified within Local Plan policy for Stutton.</p> <p>The field is identified as part of the settlement's character in the <i>Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)</i>, which seeks 'to maintain and enhance the existing landscape and settlement pattern of Stutton and ensure the sense of separation between settlements is maintained'.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	No

Assessment of Availability

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

Viability



Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?</p>	Unknown. The site is greenfield and is likely not subject to abnormal costs.

Conclusions

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i>	AECOM modelled approach: $2.1 \times 75\% \times 20 = 31.5$ dwellings
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Unknown
<i>Other key information</i>	<p>Paragraph 172 of the NPPF gives great weight to conserving and enhancing the scenic beauty in Areas of Outstanding Natural Beauty.</p> <p>The housing requirement and housing need for the neighbourhood area has recently been met on the 6th December.</p>
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber, the site is potentially suitable subject to confirmation of the land's availability.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is adjacent to the existing built up area and proposed settlement boundary (in the emerging Local Plan). The adjacent site to the west has recently received planning consent (DC1702111) for 14 dwellings; • The site is adjacent to the Suffolk Coast and Heaths Areas AONB and within the Dodnash Special Landscape Area, which supports development proposals where they maintain or enhance the special landscape qualities of the area in accordance with saved Policy CR04. This policy and SLA designation however is being replaced by emerging policy which no longer requires the designation; • The site has a medium sensitivity in terms of landscape and visual amenity, is largely contained by mature and semi mature trees and hedgerow and is a fallow agricultural field with some intervisibility with the surrounding landscape; • Development of the site would lessen the gap between the two built-up clusters of Stutton. Landscape Guidance (2015) seeks to maintain the existing landscape and settlement pattern of Stutton and ensure the sense of separation between settlements is maintained; • The land is classified as Grade 2 very good quality agricultural land, and is currently a fallow field; • The site has access onto Manningtree Rd which has potential to provide vehicular and pedestrian access; • The site is in a moderate to poor location for community services and facilities. The site is connected to both sides of the village by footpath and is adjacent to bus stops with infrequent services to Manningtree; • Power lines run along the western boundary of the site; • The site is potentially suitable for allocation consideration as a logical extension of the built-up area of the village, subject to specific local need for housing being demonstrated, the site being identified as available, and proposed development being appropriate to the size / scale and landscape character of the village in line with Local Plan policy.

Site Details SNP2

Topic	Details
<i>Site Reference / Name</i>	SNP2
	
<i>Site Address / Location</i>	Land to the east of Manor Lane
<i>Gross Site Area (Hectares)</i>	1.3
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	The site is part garden and agricultural paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Landowner proposes 5-15 dwellings; AECOM modelled approach potentially yields $1.3 \times 80\% \times 20 = 20.8$ dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Landowner's submission through Neighbourhood Plan
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant
<i>Neighbouring uses</i>	Residential dwellings to the north and south, with gardens and agricultural land uses to the east and west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>Wholly within the AONB</p> <p>The site is wholly within the the Suffolk Coast and Heaths AONB.</p> <p>The site is 1.6km to the Stour and Orwell Estuaries Ramsar Site and SPA, and Stour Estuary SSSI.</p> <p>Stutton is within the Recreational disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence, which seeks to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land is predominantly Grade 3 good to moderate quality agricultural land.</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes</p> <p>The site has agricultural access onto Manor Lane, however the lane is narrow and constrained and cannot at present provide two-way traffic flow to accommodate increased residential development.</p>
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>No</p> <p>There is no cycling infrastructure serving the site or immediate area. The site is accessed from Manor Lane, which does not have scope to include upgrade for two-way vehicular flow with footpath. There is however a footpath link to the village on the opposite side of Manningtree Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No</p> <p>Public Rights of Way along the western boundary of the site (Manor Lane), but not across the site.</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	There are established trees present on the site and boundaries.
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	Unknown, but unlikely due to existing greenfield and agricultural use.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	900m from the village centre.
Bus /Tram Stop	<400m	Approximately 250m from the bus station at Business Park, which runs infrequent services to Manningtree
Train station	>1200m	The nearest train station is 7.5km away in Manningtree.
Primary School	400-1200m	1km. The nearest primary school is Stutton CEVC Primary School.
Secondary School	>3900m	4.5km. The nearest secondary school is Holbrook Academy.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Medium sensitivity</p> <p>The site is within the Suffolk Coast and Heaths AONB. The site is contained and does not have valued features that are susceptible to development.</p> <p>Stutton is characterised by the juxtaposition of elements of semi-natural and cultural landscapes and built heritage features in a small and close-knit area, as indicated in the <i>Suffolk Coast and Heaths Area of Outstanding Natural Beauty – Natural Beauty and Special Qualities Indicators</i>.</p> <p>The site contains some semi-mature trees along three sides of its boundary and contributes to the wider landscape value of the AONB.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Stutton is within the Plateau Estate Farmlands national character area. The Suffolk Landscape Guidance acknowledges that in respect of visual impact the regular nature of this landscape means that it does have more potential capacity, to accept significant settlement expansion. However, it is important to integrate the settlement edge into the surrounding rural and sparsely settled countryside to minimise the impact on the character of the wider countryside, which is further constrained within the Suffolk Coast and Heaths AONB.</p> <p>The site is visually enclosed and has low intervisibility with the surrounding landscape. The site is adjacent to two Grade II listed buildings, but largely screened from view from these heritage assets by vegetation and neighbouring buildings. However, the site is relatively open to its northern boundary which it shares with dwellings (on Manningtree Road) and can be viewed intermittently from Manningtree Road.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The site is in close proximity to two Grade II listed buildings, including the Stutton Manor (opposite Manor Lane) and the Chapel Cottage (adjoins). As the site is relatively exposed on the northern boundary, development may have some impacts to the setting of the designated heritage assets.</p> <p>Creation of an access point for two-way access and egress would also have to be mitigated through sympathetic design to retain the rural character of the location. The access is narrow and constrained and does not have potential for upgrade without impacting on Stutton Manor.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage asset.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p><u>Adopted Planning Policies</u> CS2 – Settlement Pattern Policy CS11 – Strategy for Development for Core and Hinterland Villages CS15 – Implementing Sustainable Development in Babergh CR02 – AONB Landscape CN06 – Listed Buildings</p> <p><u>Emerging Planning Policies</u> SP03 – Settlement Hierarchy SP04 – Housing Spatial Distribution SP09 – Cross-boundary mitigation of effects on Protected Habitat Sites requires development that creates new dwellings with the identified Protected Habitats Sites Mitigation Zone to consider impacts LP18 – Landscape LP19 – Area of Outstanding Natural Beauty</p>
<p>Is the site:</p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

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

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> What evidence is available to support this judgement?</p>	Unknown. The site is greenfield and is likely not subject to abnormal costs.

Conclusions

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i>	Proposed for 5-15 dwellings; AECOM modelled approach yields $1.3 \times 80\% \times 20 = 20.8$ dwellings
<i>What is the likely timeframe for development?</i> (0-5 / 6-10 / 11-15 / 15+ years)	No known timeframe
<i>Other key information</i>	Paragraph 172 of the NPPF gives great weight to conserving and enhancing the scenic beauty in Areas of Outstanding Natural Beauty. Housing requirement and housing need for the neighbourhood area has recently been met on the 6 th December.
<i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	Not currently suitable, and available. No
<i>Summary of justification for rating</i>	<ul style="list-style-type: none"> • The site is adjacent to the existing built up area and proposed Local Plan review settlement boundary, however development of the site would protrude into open countryside and the Suffolk Coast and Heaths Areas AONB; • The site is adjacent to two listed buildings and has potential to impact on Stutton Manor as access to the site (adjacent to the Grade II listed building) would need to be significantly upgraded; • Existing access to the site through Manor Lane is narrow and cannot at present provide two-way vehicular access with footpath; • The site is predominantly Grade 3 good to moderate quality agricultural land; • The site is in a moderate to poor location to services and facilities; • The site is enclosed by mature and semi mature vegetation on three sides and has a medium sensitivity in terms of landscape and visual amenity; • The site is not suitable for allocation consideration due to access constraints and the potential for development to impact on heritage assets and the character of the village within the AONB.

Site Details SNP3

Topic	Details
<i>Site Reference / Name</i>	Site SNP3
	
<i>Site Address / Location</i>	Grange House, Manningtree Road
<i>Gross Site Area (Hectares)</i>	0.87 (indicative)
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Residential dwelling and garden.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	No proposed landowner capacity; AECOM modelled approach yields $0.87 \times 80\% \times 20 = 13.9$ (with 12.9 net additional dwellings)
<i>Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Landowner's submission through Neighbourhood Plan
<i>Planning history (Live or previous planning applications/decisions)</i>	DC/19/02220 – Erection of 1 dwelling and garage. Granted Jun 2019. This is wholly within the site boundary and lies immediately behind business premises fronting Manningtree Road to the northeast.
<i>Neighbouring uses</i>	The residential part of the site is within the village's settlement boundary. The garden/wooded area in the south of the site is adjacent to open space to the northeast, residential dwellings to the east and open agricultural countryside to the south and west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>Wholly within the AONB</p> <p>The site is within the the Suffolk Coast and Heaths AONB.</p> <p>The site is 1.6km to the Stour and Orwell Estuaries Ramsar Site and SPA, and Stour Estuary SSSI. It falls within a SSSI Impact Risk Zone but the proposed development is unlikely to trigger the requirements to consult Natural England.</p> <p>Stutton is within the Recreational disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence, which seeks to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p> <p>A large group of trees exist in the southern section of the site however which may have potential to contain habitat to support wildlife.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land classified as Grade 2 very good quality agricultural land.</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	There is existing vehicular access to the dwelling (Grange House) fronting onto Manningtree Rd. There is currently no access to the land at the rear of the site, but may be possible to create one to the west of the existing dwelling (Grange House).
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>Yes Grange House is currently supported by footpaths along Manningtree Road. No There is no cycling infrastructure serving the site or immediate area.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No A Public Right of Way runs along the western boundary of the site, but not across the site.</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	<p>Unknown There is a large group of semi-mature trees in the existing amenity land. Further arboricultural assessment would be required.</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	Unknown, but contamination is unlikely due to existing use as a greenfield.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m	200m away from the village centre.
Bus /Tram Stop	<400m	Directly adjacent to the bus stations at Kings Head, which runs infrequent services to Manningtree.
Train station	>1200m	The nearest train station is Manningtree, which is approximately 7.5 km from Stutton.
Primary School	<400m	350m. The nearest primary school is Stutton CEVC Primary School.
Secondary School	>3900m	4.5km. The nearest secondary school is Holbrook Academy.
Open Space / recreation facilities	400-800m	Approximately 650m from a designated open space. This playing field has recently received planning consent (DC/17/02111) for 14 dwellings but will also provide a children's play area and public open space.
Cycle Route	>800m	No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site <i>low</i> , <i>medium</i> or <i>high</i> sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Medium sensitivity The site is in the Suffolk Coast and Heaths AONB and is of medium landscape sensitivity. This area is characterised by the juxtaposition of elements of semi-natural and cultural landscapes and built heritage features in a small and close-knit area, as indicated in the <i>Suffolk Coast and Heaths Area of Outstanding Natural Beauty – Natural Beauty and Special Qualities Indicators</i> . The site contains a large number of trees, which contribute to the tranquil and harmonious character setting of Stutton within the AONB, but it may be possible to develop the site sensitively whilst retaining the existing vegetation.

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Stutton is within the Plateau Estate Farmlands national character area. The Suffolk Landscape Guidance acknowledges that in respect of visual impact the regular nature of this landscape means that it does have more potential capacity, to accept significant settlement expansion. However, it is important to integrate the settlement edge into the surrounding rural and sparsely settled countryside to minimise the impact on the character of the wider countryside, which is further constrained within the Suffolk Coast and Heaths AONB.</p> <p>The site is relatively enclosed by existing vegetation but has some intervisibility with the open countryside and the wider AONB to the south and southwest. It is also partly visible from surrounding residential dwellings and would require soft landscaping mitigation.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p> <p>The site is in close proximity to a number of Grade II listed buildings and is directly opposite the Grade II listed Kings Head Inn. There is existing residential and commercial development fronting Manningtree Road at the north of the site, and permission was granted in July 2019 for a new dwelling to the rear of the commercial buildings (ref DC/19/02220). No heritage issues were raised by the heritage officer as part of this application, and it is unlikely that development of the garden to the south or creation of a new access would have adverse heritage impacts.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage asset in proximity</p>

Planning policy constraints

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

Indicator of Suitability	Assessment
<p>Are there any other relevant planning policies relating to the site?</p>	<p><u>Adopted Local Plan Policy</u> CS2 – Settlement Pattern Policy CS11 – Strategy for Development for Core and Hinterland Villages CS15 – Implementing Sustainable Development in Babergh CR02 – AONB Landscape CN06 – Listed Buildings</p> <p><u>Emerging Policies</u> SP03 – Settlement Hierarchy SP04 – Housing Spatial Distribution SP09 – Cross-boundary mitigation of effects on Protected Habitats Sites LP18 – Landscape LP19 – Area of Outstanding Natural Beauty LP20 – The Historic Environment</p>
<p>Is the site: Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>A mix of greenfield and previously developed land The north of the site is developed. The large wooded garden to the rear is greenfield and not previously developed.</p>
<p>Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>The site is adjacent to the existing built-up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>The site is predominantly adjacent to and is connected to the existing settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

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

Viability



Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown What evidence is available to support this judgement?	No. The undeveloped area of the site is greenfield and the landowner has confirmed it is not subject to abnormal costs.

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	No proposed capacity; AECOM modelled approach yields $0.87 \times 80\% \times 20 = 13.9$ dwellings (or 12.9 net additional dwellings)
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	No known timeframe
Other key information	Paragraph 172 of the NPPF gives great weight to conserving and enhancing the scenic beauty in Areas of Outstanding Natural Beauty. The housing requirement and housing need for the neighbourhood area has recently been met on the 6 th December.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.	Potentially suitable and available
Are there any known viability issues? Yes / No	No

<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is adjacent to the existing built up area boundary and proposed Local Plan review settlement boundary. The emerging Local Plan states that development outside settlement boundaries will only be permitted in exceptional circumstances; • Development of the rear of the site would protrude into open countryside and the Suffolk Coast and Heaths Areas AONB. Development in the AONB would need to be justified in accordance with Policy CR02; • The site is backland with no existing access, although it may be possible to create access adjacent to the existing dwelling; • The site is in close proximity to listed buildings, but it is unlikely that development would have adverse impacts on heritage assets due to existing screening by other buildings; • The site is Grade 2 very good quality agricultural land, however the land is currently a garden and not used for agricultural uses; • The site is in a moderate location to services and facilities; • The site is relatively enclosed by existing vegetation but has some intervisibility with the open countryside and the wider AONB to the south and southwest. The site has a medium sensitivity in terms of landscape and visual amenity, although this could potentially be mitigated with additional planting and sensitive design; • The site is potentially suitable for allocation consideration subject to the settlement boundary being redrawn to include the undeveloped rear part of the garden. Given the potential impact of the backland development on settlement character and the AONB, mitigation is likely to be required to reduce these impacts.
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Site Details SNP4

Topic	Details
<i>Site Reference / Name</i>	Site SNP4
	
<i>Site Address / Location</i>	Land to the south of Manningtree Road and west of Crepping Hall Drive
<i>Gross Site Area (Hectares)</i>	0.08 (indicative)
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 3 dwellings; AECOM modelled approach yields $0.08 \times 90\% \times 20 = 1.4$ dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Plan Working Group
<i>Planning history (Live or previous planning applications/decisions)</i>	B/09/00588 - Erection of detached dwelling (existing dwelling to be demolished). Change of use of agricultural land to domestic garden. Retention of existing outbuildings. Granted July 2009
<i>Neighbouring uses</i>	To the west of the site are some residential dwellings. The site is otherwise surrounded by open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>Wholly within the AONB</p> <p>The site is within the the Suffolk Coast and Heaths AONB.</p> <p>The site is 1.6km to the Stour and Orwell Estuaries Ramsar Site and SPA, and Stour Estuary SSSI. It falls within a SSSI Impact Risk Zone.</p> <p>Stutton is within the Recreational disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence, which seeks to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land classified as Grade 2 very good quality agricultural land, however the site does not seem to be in intensive agricultural use and may be surplus to requirement.</p>

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

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	There is currently no access, but potential to create access off Manningtree Road.
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown</p>	<p>Yes The site is supported by footpaths along Manningtree Road. No There is no cycling infrastructure serving the site or immediate area.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No A Public Right of Way exists along Crepping Hall Drive but not across the site.</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown</p>	<p>Yes, adjacent There is a mature tree in the northern boundary of the site</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	Unknown, but contamination is unlikely due to existing use as a greenfield.
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	<p>No Power lines exist along Manningtree Road, but not across the site.</p>

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

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. Distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	600 m away from the village centre.
Bus /Tram Stop	<400m	Directly opposite to the Business Park bus station, with infrequent services to Manningtree.
Train station	>1200m	The nearest train station is Manningtree, which is approximately 7.5 km from Stutton.
Primary School	400-1200m	700m. The nearest primary school is Stutton CEVC Primary School.
Secondary School	>3900m	4.5km. The nearest secondary school is Holbrook Academy.
Open Space / recreation facilities	<400m	100m from a designated open space. This playing field has recently received planning consent (DC/17/02111) for 14 dwellings but will also provide a children's play area and public open space.
Cycle Route	>800m	No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Medium sensitivity</p> <p>The site is in the Suffolk Coast and Heaths AONB and is of high landscape susceptibility. This area is characterised by the juxtaposition of elements of semi-natural and cultural landscapes and built heritage features in a small and close-knit area, as indicated in the <i>Suffolk Coast and Heaths Area of Outstanding Natural Beauty – Natural Beauty and Special Qualities Indicators</i>.</p> <p>The site is the northern tip of a larger agricultural field and has no valued features but contributes to the tranquil and harmonious open countryside character of the AONB, and provides open countryside views from Manningtree Rd along Crepping Hall Drive towards the wooded areas screening Crowe Hall and Crepping Hall, as well as offering expansive views of the Suffolk sky along this part of Manningtree Road.</p>

<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Stutton is within the Plateau Estate Farmlands national character area. The Suffolk Landscape Guidance acknowledges that in respect of visual impact the regular nature of this landscape means that it does have more potential capacity, to accept significant settlement expansion. However, it is important to integrate the settlement edge into the surrounding rural and sparsely settled countryside to minimise the impact on the character of the wider countryside, which is further constrained within the Suffolk Coast and Heaths AONB.</p> <p>The site is largely visually open from the north, east and south with very limited landscape screening, and has high intervisibility with the surrounding landscape especially from the AONB. As the site is small and has a defensible boundary of Crepping Hall Drive to the east, the views across the fields would not be adversely impacted.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p> <p>The site is in 200m from the Grade II listed Chapel Cottage but has limited intervisibility with the designated heritage asset. Development is likely to have very limited impacts on its character.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage asset</p>

Planning policy constraints

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

Indicator of Suitability	Assessment
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Adopted Local Plan Policy CS2 – Settlement Pattern Policy CS11 – Strategy for Development for Core and Hinterland Villages CS15 – Implementing Sustainable Development in Babergh CS20 – Rural Exception Sites CR02 – AONB Landscape CN06 – Listed Buildings</p> <p>Emerging Policies SP03 – Settlement Hierarchy SP04 – Housing Spatial Distribution SP09 – Cross-boundary mitigation of effects on Protected Habitats Sites LP18 – Landscape LP19 – Area of Outstanding Natural Beauty LP20 – The Historic Environment</p>
<p>Is the site: Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>The site is adjacent to the existing built-up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>The site is outside and not connected to the existing settlement boundary,</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown What evidence is available to support this judgement?	Unknown. The site is greenfield and is likely not subject to abnormal costs.

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Proposed for 3 dwellings; AECOM modelled approach yields $0.078 \times 90\% \times 20 = 1.4$ dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	No known timeframe
Other key information	Paragraph 172 of the NPPF gives great weight to conserving and enhancing the scenic beauty in Areas of Outstanding Natural Beauty. The housing requirement and housing need for the neighbourhood area has recently been met on the 6 th December.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Potentially suitable, and available

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<ul style="list-style-type: none"> • The site is adjacent to the existing built up area but not connected to the proposed settlement boundary (in the emerging Local Plan); • The site is within the Suffolk Coast and Heaths Areas AONB; • The site is largely exposed and visible from open countryside on the edge of the AONB and has a medium sensitivity in terms of landscape and visual amenity. The immediate area is susceptible to development, however the small nature of the site (with a defensible boundary of Crepping Hall Drive to the east) could potentially accommodate development with appropriate landscape mitigation. • The land is classified as Grade 2 very good quality agricultural land, but the site is not farmed as intensively as the remainder of the field due to its removed location on the northern tip of the field; • There is potential to create access onto Manningtree Rd, however access would be in close proximity to the junction of Manningtree Road and Crepping Hall Drive; • The site is in a moderate to poor location for community services and facilities. The site is connected to both sides of the village by footpath and is near open space / recreation facilities; and • The site is potentially suitable for allocation consideration subject to specific local need for affordable housing being demonstrated, the site being identified as available, and proposals satisfying criteria set out in Policy CS11, CS20, and emerging Policy LP19 for development in an AONB.

