

Wickham Market Neighbourhood Plan

Site Assessment
Final Report

February 2018

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	20/12/17	Draft		Una McGaughrin	Associate
V2	12/02/18	Draft		Una McGaughrin	Associate
V3	28/02/18	Final		Una McGaughrin	Associate

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Table of Contents

1.	Executive Summary	4
3.	Introduction	5
	3.1 Background	5
	3.2 Planning Policy and Evidence Base	6
	3.2.1 Adopted Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies (2013)	6
	3.2.2 Adopted Site Allocations and Area Specific Policies (2017).....	7
	3.2.3 Issues and Options for the Suffolk Coastal Local Plan Review (August 2017)	7
4.	Site Assessment Method	8
	4.1 Task 1: Identify Sites to be included in Assessment	8
	4.2 Task 2: Development of Site Appraisal Pro-Forma	8
	4.3 Task 3: Assessment of Sites	9
	4.4 Task 4: Consolidation of Results.....	9
	4.5 Indicative Housing Capacity	9
5.	Site Assessment	10
	5.1 Sites included in the Assessment	10
	5.2 Local Green Space.....	10
	5.3 Site assessment findings	11
6.	Conclusions	25
	6.1 Site Assessment Conclusions.....	25
	6.2 Next Steps	25
	6.3 Viability	25
	Appendix A Completed Site Appraisal Pro-Formas	26

Figures

Figure 3-1: Wickham Market Neighbourhood Plan Boundary (Source: Wickham Market Parish Council)	6
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Tables

Table 5-1 Site Assessment Summary Table (Site numbers refer to Figure 5-1 and 5-2)	15
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1. Executive Summary

This independent site assessment for the Wickham Market Neighbourhood Plan has been carried out by AECOM on behalf of Wickham Market Parish Council.

The Neighbourhood Plan is being prepared in the context of the proposed Suffolk Coastal Local Plan Review¹ (expected to be adopted end 2019) which includes the Site Allocations and Area Specific Policies (adopted January 2017)² and the adopted Suffolk Coastal Core Strategy and Development Management Policies (2013)³.

The Adopted Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies (2013) states that Key Service Centres, which Wickham Market is classified as, are expected to provide 17% of the total housing growth within Suffolk Coastal, which equate to 1,350 new homes up to 2027 (Strategic Policy SP19). As part of this housing requirement, Wickham Market Parish Council is planning to allocate land for up to 110 homes in the Neighbourhood Plan, which is the figure proposed in the Neighbourhood Plan Housing Market Assessment (AECOM, 2016).

The purpose of this report is to produce a clear assessment of sites identified by the Parish Council and Suffolk Coastal District Council (SCDC) in its Issues and Options consultation (August 2017) to advise which ones might be appropriate for allocation for housing in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Suffolk Council's adopted and emerging Local Plan. The report is intended to be used as evidence to support the Neighbourhood Plan site allocation policies or to inform decision making on the site selection process.

The site assessment has found that of the sites assessed there are two sites that would be appropriate for allocation in the neighbourhood plan, and which would meet the identified housing need. These are land to the West of Old School Farm (Site 499 in SCDC's Issues and Options consultation or WMPC Land Parcel 5b and 6 + additional between the site and high street) and Simon's Cross Allotments – (Land parcel 27) subject to the reprovision of the allotments.

There are two other sites that are potentially suitable for development, if the identified issues were resolved. There are a number of other sites that may be suitable for other uses e.g. Local Green Space. The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation in the Neighbourhood Plan.

It is now for the Parish Council, working together with the community and Suffolk Coastal District Council to decide which of these site(s) to select to propose as housing allocations in the plan to meet the identified housing requirement.

¹ Suffolk Coastal Local Plan review:
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

² Suffolk Coastal Site Allocations DPD
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/site-allocations-and-area-specific-policies/>

³ Suffolk Coastal Local Plan Core Strategy (2013):
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/>

3. Introduction

3.1 Background

AECOM was commissioned to undertake an independent site assessment for the Wickham Market Neighbourhood Plan on behalf of Wickham Market Parish Council. The work was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in September 2017.

The Neighbourhood Plan is being prepared in the context of the proposed Suffolk Coastal Local Plan Review⁴ (expected to be adopted end 2019) which includes the recently adopted Site Allocations and Area Specific Policies (adopted January 2017)⁵ and the adopted Suffolk Coastal Core Strategy and Development Management Policies (2013)⁶. The emerging Local Plan, which will cover the period up to 2032, provides a framework for how future development across Suffolk Coastal area will be planned and delivered.

The Adopted Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies (2013) Strategic Policy SP19 Settlement Policy – states that Key Service Centres, which Wickham Market is classified as, are expected to provide 17% of the total housing growth within Suffolk Coastal, which equate to 1,350 new homes up to 2027. As part of this housing requirement, Wickham Market PC are planning to allocate land for up to 110 homes in the Neighbourhood Plan, which is the figure proposed in the Neighbourhood Plan Housing Market Assessment (AECOM, 2016).

Figure 3-1 provides a map of the Wickham Market Neighbourhood Plan area, which covers the village of Wickham Market and rural hinterland. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing development.

The purpose of this report is therefore to produce a clear assessment of the identified sites to advise which ones might be appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Suffolk Council's adopted and emerging Local Plan. This will help the Parish Council to ensure that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

⁴ Suffolk Coastal Local Plan review:
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

⁵ Suffolk Coastal Site Allocations DPD
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/site-allocations-and-area-specific-policies/>

⁶ Suffolk Coastal Local Plan Core Strategy (2013):
<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/>

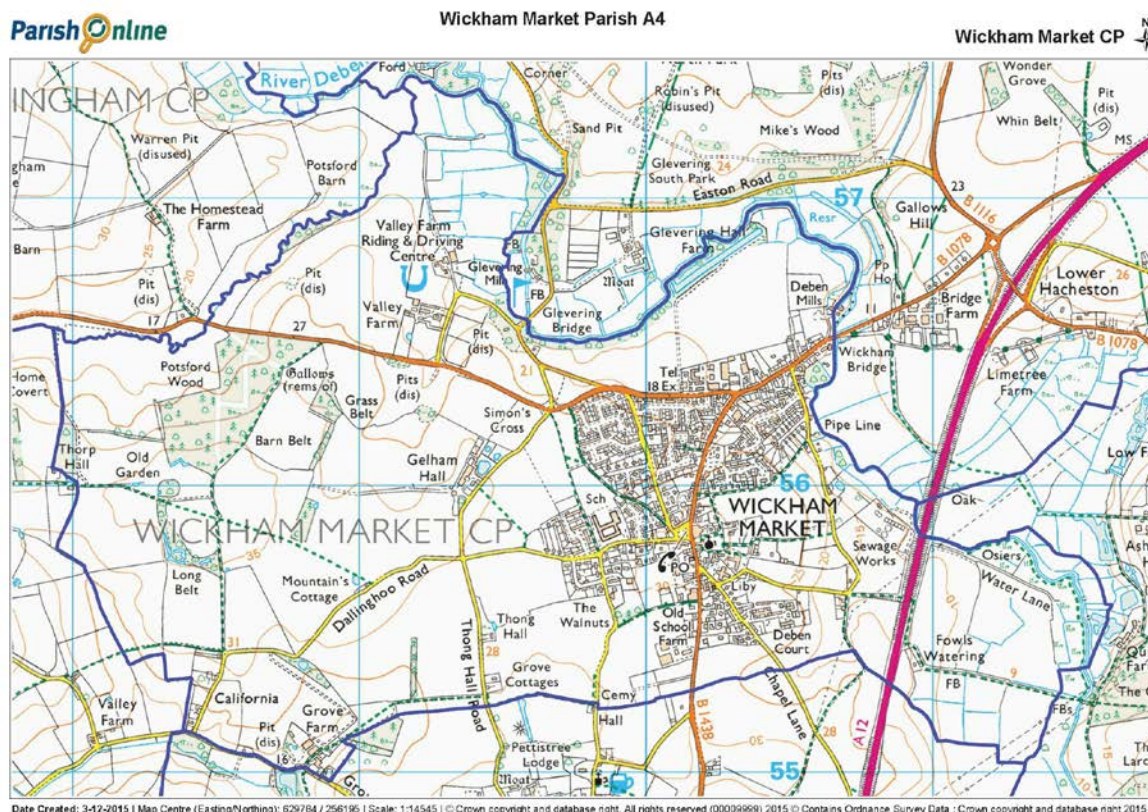


Figure 3-1: Wickham Market Neighbourhood Plan Boundary (Source: Wickham Market Parish Council)

3.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted.

The key documents for Suffolk Coastal District Council planning framework include:

- Adopted Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies, 2013;
- Adopted Site Allocations and Area Specific Policies, 2017; and
- Issues and Options for the Suffolk Coastal Local Plan Review, August 2017.

3.2.1 Adopted Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies (2013)

The Core Strategy and Development Management Policies sets out the vision and strategy for development in the district up to 2027. Within this document, Wickham Market is defined as a Key Service Centre in the settlement hierarchy. Key Service Centres are considered capable of accommodating more strategic levels of growth.

The policies of relevance to development in Wickham Market include:

Strategic Policy SP2 Housing Numbers and Distribution – 7,900 new homes will be delivered across the district in the period 2010 to 2027. Land for new homes will be distributed in accordance with the Settlement Hierarchy.

Strategic Policy SP5 Employment Land – The Council will make allocations for at least 8.5 hectares of new employment land.

Strategic Policy SP19 Settlement Policy – Key Service Centres, which Wickham Market is classified as, are expected to provide 17% of the total housing growth within Suffolk Coastal, which equate to 1,350 new homes up to 2027.

Strategic Policy SP27 Key and Local Service Centres – Housing development will be permitted here within defined physical limits or where there is a proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. Also organic development will be allowed where opportunities within defined physical limits are severely limited.

Development Management Policy DM12 Expansion and Intensification of Employment Sites – Proposals to expand or intensify existing employment sites will be permitted unless:

- a) The scale of the development would cause demonstrable harm for transport, housing, provision of services, impact on neighbouring residential uses, or the conservation of the environment;
- b) There will be material harm to living conditions of local residents; and
- c) Potential mitigation measures to address increased traffic movements generated by development will be ineffective, in that it would still result in a negative impact on the highway network.

Development Management Policy DM33 Allotments – The Council will resist the loss of existing allotments to other uses unless suitable alternative allotments of equivalent size and quality are provided in the locality.

3.2.2 Adopted Site Allocations and Area Specific Policies (2017)

The policies of relevance to development in Wickham Market include:

Policy SSP2 Physical Limits Boundaries – The physical limits boundaries identify the parts of those settlements to which new development, particularly new housing development, is directed. Accordingly, in principle, proposals for development within the defined physical limits boundary will be acceptable.

3.2.3 Issues and Options for the Suffolk Coastal Local Plan Review (August 2017)

The Local Plan Review is currently at Issues and Options Consultation stage. The new Local Plan will set out the level of growth which needs to be planned in the area and identify where this growth should be located and how it should be delivered. Although no policies have yet been defined in this Local Plan Review, there is relevant information to be taken from it concerning development in Wickham Market.

The document sets out the Objectively Housing Need for Suffolk Coastal District to be 10,111 dwellings between 2014 and 2036. Of this, 1,645 dwellings have not currently been identified.

The document also sets out the baseline net land requirements between 2014 and 2036 for all B uses, which is 14.4 hectares within Suffolk Coastal District.

4. Site Assessment Method

The approach to the site appraisal is based on the Government's National Planning Practice Guidance (NPPG) published in 2014 with ongoing updates. This guidance advises that evidence supporting neighbourhood plans should be proportionate.⁷ However, while a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

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

4.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All SCDC SHLAA sites that were assessed as being suitable, available and achievable for development.
- All Sites identified through Neighbourhood Plan Steering Group.

There were a number of sites identified through Neighbourhood Plan Steering Group that had already been assessed through the SHLAA.

All sites included in the assessment are shown on **Figures 5-1 – 5.3**

4.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. Only sites that have not already been assessed through the SCDC SHLAA have been assessed using the proforma, to avoid duplication of work. The pro-forma is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and professional judgement. . The proforma contains the following criteria:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability

A number of locally specific criteria were also proposed by WMPC as part of the assessment. These are provided as Appendix B and the criteria not already covered by the AECOM assessment have been listed below.

1. Road traffic from the development should not increase congestion at the choke points within the village which are: four sections of the High St being; the War Memorial to the Coop, the Hill to Chapel Lane, Revetts to the George and Border Cot Lane to Spring Lane and also Dallinghoo Rd leading off the Hill.
2. The development must be capable of providing safe pedestrian routes to the school, medical centre, community facilities, etc.
3. Impact on local community facilities such as village hall, allotments, community centres, retail premises will be neutral or positive.
4. Impact on other land areas which we wish to 'designate' for other uses such as extended cemetery, open spaces, new woodland, extended sports facilities will be neutral or positive.

⁷ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

These have been included as a separate column in the Site Assessment Summary Table –Table 5-1

4.3 Task 3: Assessment of Sites

Most of the sites had already been assessed by SCDC. Sites that had not been assessed through the SHLAA were assessed using AECOM's site assessment proforma. The other sites were reviewed through a combination of desktop 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 plan area.

Where a site had already been assessed through the SHLAA process, this information was used to inform the judgement as to the site's suitability for allocation in the neighbourhood plan.

4.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

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 sites is **suitable, available and achievable**.

The conclusions of the SHLAA were revisited to consider whether the findings would change as a result of the local criteria. It was decided that the local criteria, while useful for shortlisting sites for eventual selection, would not rule a site out as a potential allocation.

The conclusions are based on a combination of SHLAA results, any new information available since the SHLAA and observations through visiting the sites. In some cases, where new information is available since the SHLAA or conclusions of the SHLAA are not considered to be correct, the Neighbourhood Plan site assessment has come to a different conclusion from the SHLAA.

4.5 Indicative Housing Capacity

Housing capacity shown on the summary table have been taken from the SHLAA or from more recent information provided by the Parish Council. Only one site capacity figure has been provided by AECOM – Site 27, which is a new site put forward by the Parish council as part of the Neighbourhood Plan site identification process.

5. Site Assessment

5.1 Sites included in the Assessment

Sites have been identified for inclusion in the site assessment through a number of sources:

- SCDC Strategic Housing Land Availability Assessment (2014)
- SCDC Local Plan Review Call for Sites (2017)
- Sites suggested by Wickham Market Parish Council, which include parcels of land identified from the Wickham Market Neighbourhood Plan Landscape Sensitivity Assessment (2017), shown in Figure 3-1 and Figure 3-2.

Figures 5-1 to 5-3 show all sites included in the assessment on a map and **Table 5-1** is a summary of the assessment findings. Site proformas for any site not already assessed through the SHLAA are provided in Appendix A.

Some land in or around the village may also be considered suitable for a local green space designation, which could protect the site from future development. This is dealt with in the following section.

5.2 Local Green Space

In considering whether sites may be suitable for 'local green space' designations, it is important to understand the features of a site which may make it appropriate for local green space. National Planning Practice Guidance states:

"Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities".

Paragraph 77 of the NPPF sets out the criteria that green space must meet in order to be designated as 'Local Green Space':

"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land".

In addition to these criteria, National Planning Practice Guidance states:

"Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented".

Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as Local Green Space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose. Existing designations are discussed in more detail later in this guide.

In applying the NPPF criteria, close proximity would normally mean in easy walking distance. Based on Natural England standards, that would mean 1.25 miles or less.

In considering whether a space is demonstrably special to a local community, it is clearly important to engage with the community and to assess how the community uses a space. It is also important to engage with any owners of the land in question.

5.3 Site assessment findings

The site assessment has found that of the sites assessed there are two sites that would be appropriate for allocation in the neighbourhood plan, and which would meet the identified housing need. These are land to the West of Old School Farm (Site 499 in SCDC's Issues and Options consultation or WMPC Land Parcel 5b and 6 + additional between the site and high street) and Simon's Cross Allotments – (Land parcel 27) subject to the re-provision of the allotments.

There are two other sites that are potentially suitable for development, if the identified issues were resolved. There are a number of other sites that may be suitable for other uses e.g. Local Green Space. The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation in the Neighbourhood Plan.

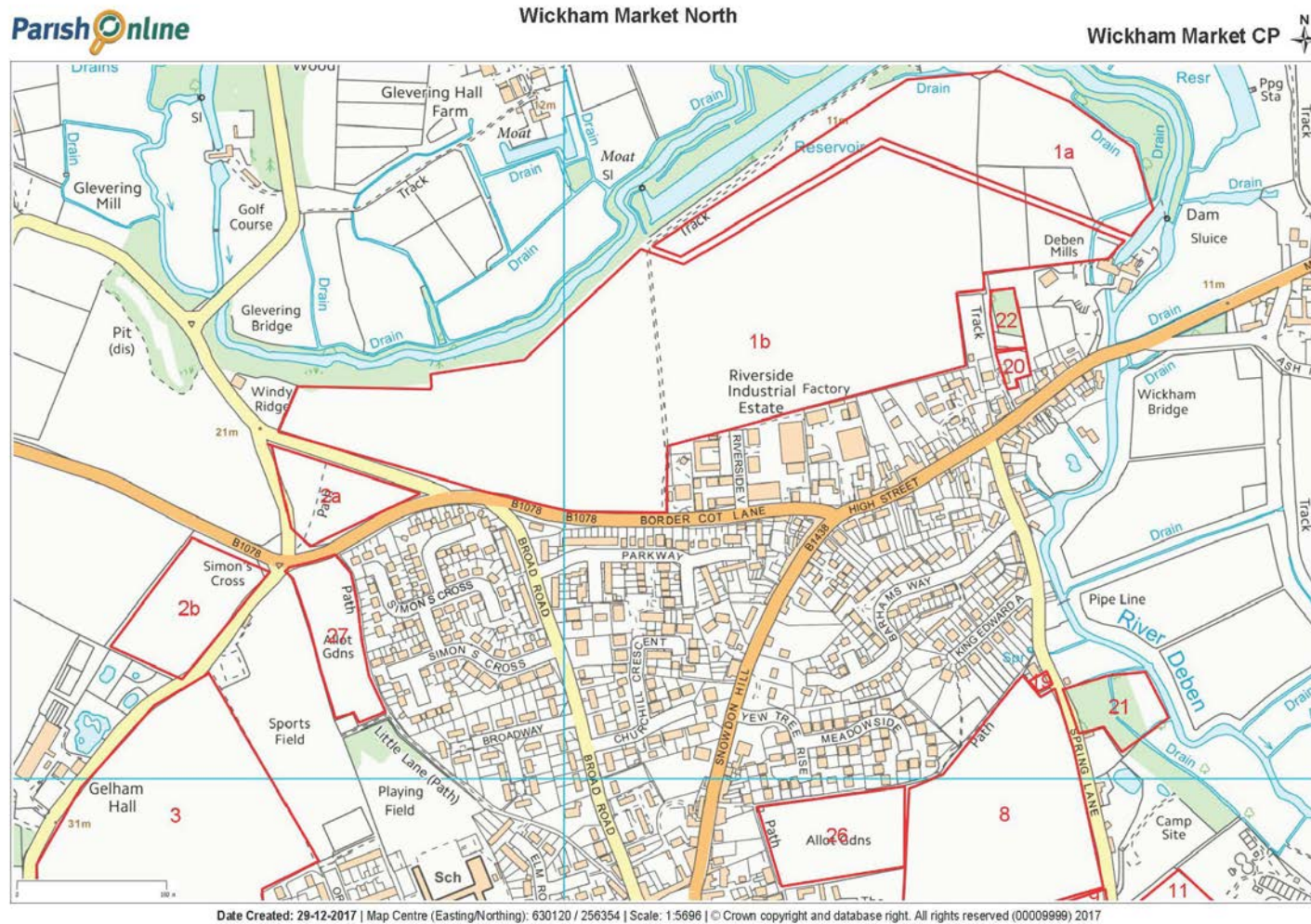


Figure 5-1: Map showing parcels of land in North Wickham Market from the Wickham Market Neighbourhood Plan Landscape Sensitivity Assessment (2017)

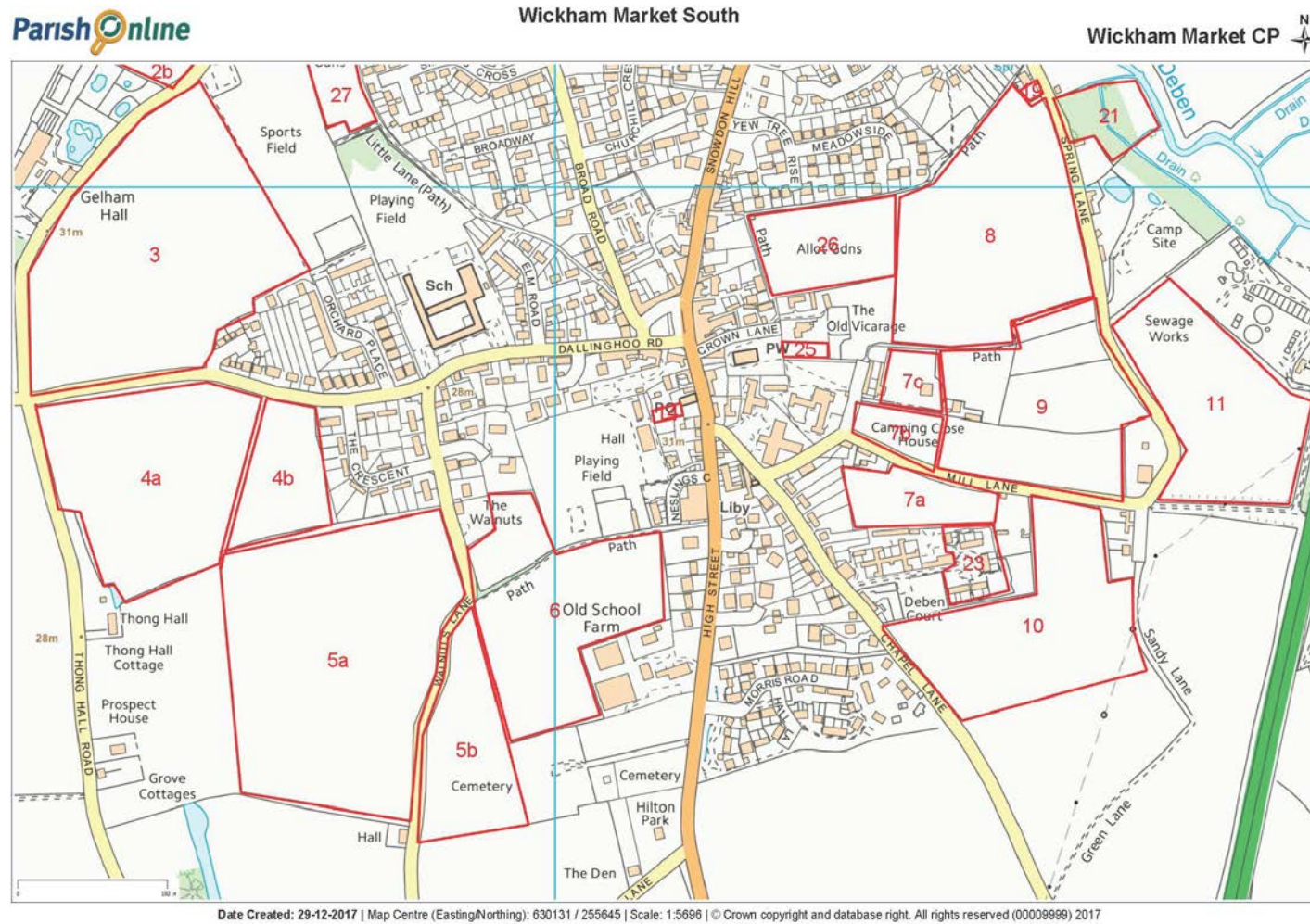


Figure 5-2: Map showing parcels of land in South Wickham Market from the Wickham Market Neighbourhood Plan Landscape Sensitivity Assessment (2017)

Potential land for development Wickham Market

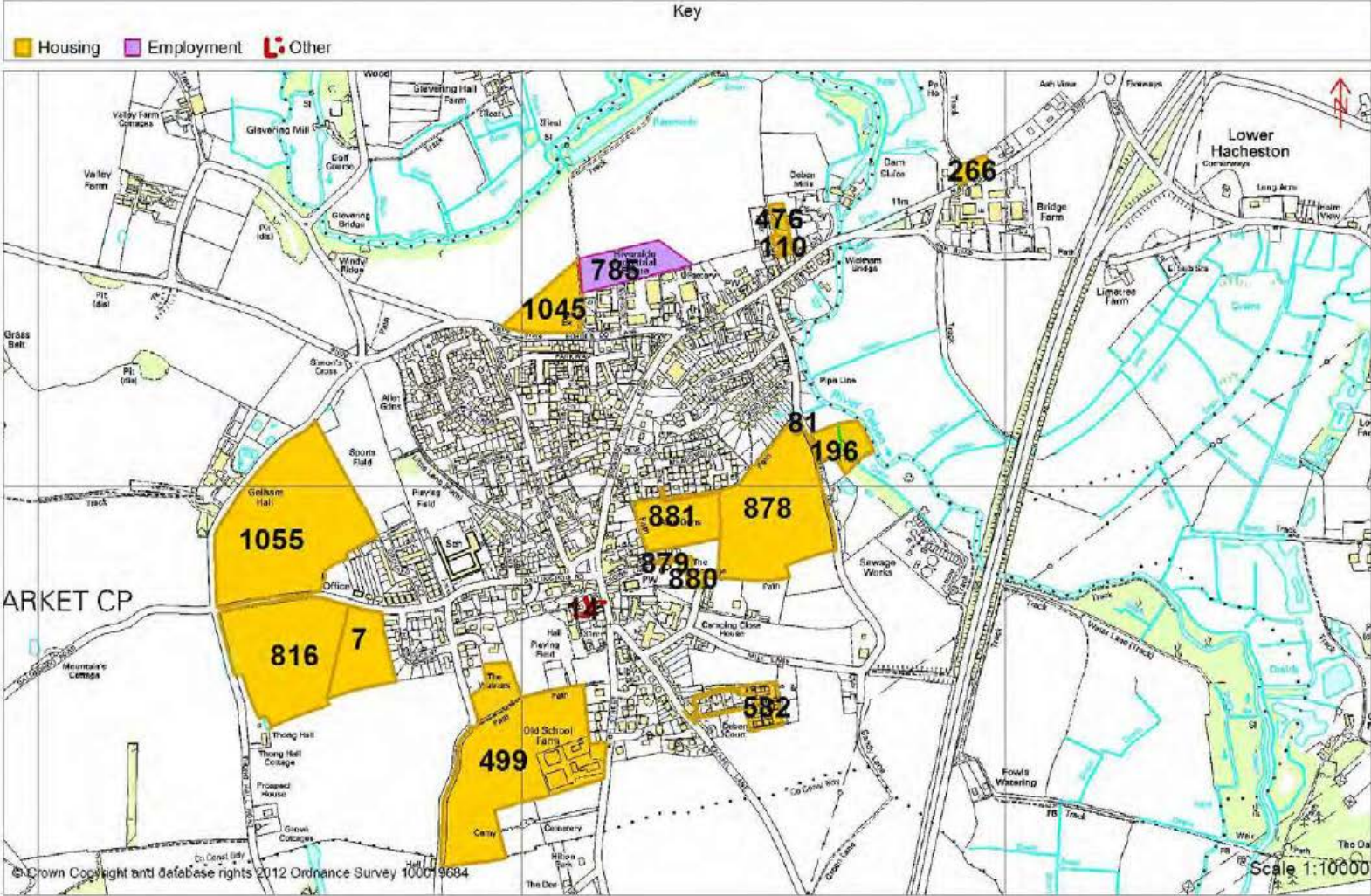


Figure 5-3: SCDL Local Plan Review – Potential land for development

Table 5-1 Site Assessment Summary Table (Site numbers refer to Figure 5-1 and 5-2)

Sites proposed for housing

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
1b	SCDC ref 1045 and 785 SHLAA Ref 421 and 421a	Land adj. to British Telecom Telephone Exchange	1.4	Owner	Housing / Employment	28	Unsuitable due to Landscape impact and Special Landscape Area.	Land Parcel 1: Moderate landscape value, Moderate visual sensitivity. Overall Moderate sensitivity to residential development.	<u>Site 1045</u> Site has been assessed as unsuitable in SHLAA due to landscape impact and Special Landscape Area. The NP Landscape Sensitivity Assessment concludes that this area has a moderate sensitivity to residential development. If this site is considered for a potential NP allocation for residential development, the acceptability of development in terms of landscape impact should be discussed with SCDC. The same issues would apply for proposed employment use on the site. If employment use was proposed evidence for employment demand would be necessary. <u>Performance against additional Local Criteria</u> Traffic impact not expected to be significant on identified pinch points. Reasonable walking distance to facilities (under 800m) <u>Conclusion</u> Site is potentially appropriate for a housing allocation and could also include employment, if there was evidence of demand. <u>Remainder of land parcel 1b</u> Not known to be available for development	Amber
	SCDC ref 785 / SHLAA ref 421a	Land to North of Border Cot Lane Industrial	1.4	Owner	Employment		Withdrawn	Land Parcel 1: Moderate landscape value, Moderate visual	<u>Site 785</u> Extension to industrial estate. This is understood to have been withdrawn from SHLAA 2014 as Anglian	Red

⁸ Site area is the area of any sites that have been proposed for development, not the whole land parcel.

⁹ SHLAA figure has been applied, unless a more recent figure has been proposed. Where no site capacity has been put forward, this has been calculated on the basis of 18 dwellings per hectare which is the density figure applied in the SHLAA.

¹⁰ Sites that have not already been assessed through the SHLAA have been assessed using the AECOM site assessment proforma. Full details in Appendix A.

¹¹ Red = not appropriate for allocation in NP; Amber = potentially appropriate if issues can be resolved or mitigated; green = appropriate for allocation in NP. No colour = site has not been put forward for development

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
		Estate						sensitivity. Overall Moderate sensitivity to residential development.	Water did not want further industrial development directly above their aquifer. Unclear if this site is available for development. Found unsuitable in SCDC Preferred Options Consultation October 2015 document due to potential harm to Special Landscape Area and Conservation Area. <u>Performance against additional Local Criteria</u> Not expected to impact significantly on traffic through village. Site has reasonable access to Strategic Road Network. <u>Conclusion</u> Site is not appropriate to allocate for development in NP.	
2a		Triangular field north of B1078							Availability unknown. Not offered in Call for Sites or SHLAA therefore not appropriate for allocation.	
3	SHLAA site 606 SCDC Site 1055	Land adj. Gelham Hall, North of Dallinghoo Road, Wickham Market	7.7	Owner	Housing	155	The site was found to be unsuitable in the SHLAA because it has poor access, impact on the character of the area, and it is poorly related to existing settlement.	Parcel 3; low landscape value, moderate visual sensitivity. Moderate sensitivity to residential development.	The land is unsuitable for allocation. It was found to be unsuitable in the SHLAA because of poor access, impact on the character of the local area and poorly related to the existing settlement.	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
4a	SHLAA site 606a SCDC Site 816	816 Land adj to Thong Hall, Thong Hall Road and South of	6.7	Owner	Housing	133		Land Parcel 4: Moderate landscape value.	<p>Site has been assessed as unsuitable in SHLAA. It is moderately sensitive to residential development in terms of landscape and character impact. While the site itself does not appear to be unsuitable for development in terms of landscape or character impact, or the site access, the existing road network and in particular the narrow width of road and lack of footpath between 20 Dallinghoo road and the Market Square would mean that any additional traffic through the centre of the village would exacerbate the existing issue with this pinch point and road safety. This access issue appears to be insurmountable and cannot be resolved through widening the road or other highway design.</p> <p><u>Performance against additional Local Criteria</u> No safe direct pedestrian route between site and village centre (section of Dallinghoo Road with no footpath).</p> <p><u>Conclusion</u> Site is not appropriate as a housing allocation in the NP.</p>	
4b	SHLAA site 771 SCDC Site 7	Land adj to 14 and 16 The Crescent, Dallinghoo Road	1.7	Owner	Housing	34	Reason for unsuitable in SHLAA 2014 - Poor access; character impact; poorly related to existing settlement.	Land Parcel 4: Moderate landscape value.	<p>Assessed as unsuitable in SHLAA. While it is in fairly close proximity to the village, the location is likely to lead to additional traffic at the pinch point on Dallinghoo Road between the market square and school.</p> <p><u>Performance against Local Criteria</u> No safe direct pedestrian route between site and village centre (section of Dallinghoo Road with no footpath)</p> <p><u>Conclusion</u></p>	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
									Site not appropriate for a housing allocation in NP	
5a		Land to the west of Walnuts Lane							Availability unknown. Not offered in Call for Sites or SHLAA therefore not appropriate for allocation.	
5b									The conclusions presented here relate to the larger site shown in Figure 5-3 as 499 to include the land fronting the High Street and including the old school and farm buildings.	
6	SHLAA Site 830a Considered together as SCDC site 499	Land West of Old School Farm, High Street,	7.9	Owner	Housing	150	Not suitable: poor access; poorly related to existing settlement; back land	Land Parcel 4 and 5: Both parcels moderate landscape value.	<p>The SHLAA conclusion related to a smaller portion of site and found that the site is unsuitable for development due to poor access, poorly related to existing settlement and back land. The site under consideration in the Neighbourhood Plan site assessment includes the Old School Farm buildings and access is proposed from High Street. With the revised site boundary, residential development here could be designed to integrate with the village through its access from the high street (either north or south of the old school building) and its location opposite new development at Morris Close. Traffic arising from this development would be routed onto the north-south high street and would minimise additional traffic onto Dallinghoo road, which is particularly narrow through the village with no footpath. Subject to this access being acceptable to the highways authority and a sensitive design to minimise impact on the historic Old School building and cemetery, this site is suitable for residential development.</p> <p><u>Performance against additional Local Criteria</u> Compared with other potential sites in the village, this would have a lower traffic impact on the pinch point</p>	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
									<p>on Dallinghoo Road as vehicles would enter and leave via High Street. It would have an impact on the pinch points identified by the PC on the High Street. There is potentially a pedestrian route to the school along Walnuts Lane.</p> <p><u>Conclusion</u> Site is appropriate for a housing allocation in NP, provided the access proposals are supported by the Highways Authority.</p>	
7c		Land to the rear of Church terrace							In Special Landscape Area. Private garden – not known to be available.	
8	SHLAA site 776i SCDC 878	Land off Yew Tree Rise Wickham Market	5.3	Owner	Housing	71		<p>Land Parcel 8. Also southern portion is within Land Parcel 7 and 9. All Land parcels have high sensitivity to residential development.</p> <p>Site was assessed in the SCDC 2014 SHLAA as suitable for development, however information provided by WMPC (extract from SCDC Site Allocation DPD – Preferred Options October 2015 - unpublished) shows this was subsequently changed to unsuitable as it would be reliant on site 776L which was also found to be unsuitable.</p> <p><u>Performance against additional Local Criteria</u> Development of the site is likely to increase traffic along high street. No safe pedestrian route to school. Impact on allotments which are well used and valued by residents.</p> <p><u>Conclusion</u> Site not appropriate to allocation for housing in the NP.</p>		
9									In Special Landscape Area. Not known to be available.	
10									In Special Landscape Area. Not known to be available.	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
11									In Special Landscape Area. Not known to be available.	
18	SHLAA Site 417	Land opposite the Post Office, High Street	0.1	Owner	Other		N/A	Not included	<p>Appears to be a very small site with previous permissions for the erection of one dwellings and conversion of barn. Given previous planning permissions, if unimplemented, site is likely to be suitable for one dwelling. The proposed use which is stated as 'other' in the Local Plan review document is currently unknown. See Appendix A for site assessment proforma.</p> <p><u>Performance against additional Local Criteria</u> Neutral</p> <p><u>Conclusion</u> Site potentially appropriate for an allocation in NP. Alternatively this site could come forward as a windfall site if planning permission was granted.</p>	
19	SCDC Site 81								Under construction	
20	SCDC Site 110								Site was offered in the SCDC Call for Sites but WMPC believe the site, together with Site 20 (SCDC site 110) have been combined and sold and that the land is no longer available for development.	
21	SHLAA site 732 SCDC Site 196	Land adjacent to 22 Spring Lane Wickham Market	0.8	Agent	Housing	17	Not suitable due to site location within Flood Zone 2	Not included	Site is not suitable for allocation in the NP due to its location within Flood Zone 2 and a special landscape area. There are also alternative, more sustainable sites with a lower flood risk within the NP area.	
22	SHLAA Site 601 SCDC Site								Site was offered in the SCDC Call for Sites but WMPC believe the site, together with Site 20 (SCDC site 110) have been combined and sold and that the land is no longer available for development.	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
	476									
23	SHLAA Site 8012 SCDC Site 582								Under construction/built out	
25	SHLAA site 776j SCDC Site 879	879 Land adjacent to The Old Vicarage, Crown Lane Wickham Market 0.0 Owner Housing 1	0	Owner	Housing	1		Not included	Within Local Plan policy SSP39 - Land to be protected from development. Development here would therefore be incompatible with Local Plan policies and is therefore unsuitable for development.	
26	SHLAA site 776L SCDC Site 881	Glebe Allotments/ Land rear of The New Vicarage, Crown Lane	1.7	Owner	Housing	34	SHLAA concludes that this site is suitable for development subject to acceptable relocation of allotments. Access via Yew tree rise. Crown lane not suitable to serve further development. Whole site suitable 31 units.	Site B - Green Space excluded from study (Glebe Land Allotments and Beehive field)	Site was assessed in the SCDC 2014 SHLAA as suitable for development subject to suitable relocation of allotments, however information provided by WMPC (SCDC Site Allocation DPD – Preferred Options October 2015 - unpublished) shows this was subsequently changed to unsuitable due to a number of significant negative sustainability impacts and the loss of allotments. <u>Performance against additional Local Criteria</u> Access and traffic impacts. Impact on valued community allotments. No safe pedestrian route to school. <u>Conclusion</u> Site not appropriate for a housing allocation.	

Site Reference	Other Site Refs	Site Address	Site area (Ha) ⁸	Origin	Proposed Use	Indicative Number of homes ⁹	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹⁰	Red/ Amber/ Green Rating ¹¹
27		Simon's Cross Allotments	1.2	WMPC	Housing	22	N/A	Not included	<p>Additional site proposed by WMPC for residential development. The landowner has proposed a new site (land between B1078 and Thong Hall Road opposite the sports field) for new allotments to replace the allotments at Simon's Cross. The proposed site for reversion of allotments appears to be suitable in terms of access and proximity to the village. However it would need to be established that the site is suitable for allotments e.g. the soil is suitable for horticulture before the Simon's Cross site was allocated for residential.</p> <p><u>Performance against additional Local Criteria</u> Impact on well used community allotments.</p> <p><u>Conclusion</u> Site potentially appropriate for a housing allocation in NP, subject to satisfactory reversion of allotments.</p>	

Sites proposed for uses other than housing

Site Reference	Other Site Refs	Site Address	Area (Ha)	Origin	Proposed Use	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹²
1a		Northern part of Site 1 on landscape sensitivity land parcels map.	4.81	WMPC	Local Green Space	N/A	Northern part of Land Parcel 1; Moderate landscape value, moderate visual sensitivity. moderate sensitivity to residential development	The site is in Flood Zone 3 and a Special Landscape Area therefore not suitable for development. The site is potentially suitable for a local green space designation if it can be demonstrated it is of special significance to the community, for example because of its beauty or recreational value.
2b		Land to the south of the B0178/West of Thong Hall Rd			Allotments			Site has been offered by the land owner of the Simons cross allotments as an alternative location for allotments. Site would need to be suitable for horticulture to be an appropriate alternative location. Site not suitable for housing development as it does not connect with the village.
7a		Land to the South of Mill Lane			Cycle Pump track for bikes			Not assessed in SHLAA as too small. Within sites designated by SCDC Policy SSP39 to be protected from development. In Special Landscape Area. WMPC note that on SW edge there is an unmarked burial ground for the old workhouse. WMPC are considering site as possible location of a village cycle pump track. This is not a use that can be allocated in a neighbourhood plan but the NP could include an aspiration for the use of the site for community use.

¹² Sites that have not already been assessed through the SHLAA have been assessed using the AECOM site assessment proforma. Full details in Appendix A.

Site Reference	Other Site Refs	Site Address	Area (Ha)	Origin	Proposed Use	SCDC 2014 SHLAA findings	NP Landscape Sensitivity Assessment (2017)	Site assessment findings ¹²
7b		Land to the north of Mill Lane and south of Church Terrace						<p>WMPC proposed site for new car park.</p> <p>In Special Landscape Area so unlikely to be suitable for a car park, but this should be discussed with SCDC to establish whether this would be supported in principle. Evidence of the need for additional car parking, through e.g. a car parking strategy, would be helpful to demonstrate the need for additional parking.</p> <p>If the site was proposed as a car park in the NP there would need to be the potential to provide safe highway access for vehicles and pedestrians.</p>

6. Conclusions

6.1 Site Assessment Conclusions

The site assessment has found that of the sites assessed there are two sites that would be appropriate for allocation in the neighbourhood plan, and which would meet the identified housing need. These are land to the West of Old School Farm (Site 499 in SCDC's Issues and Options consultation or WMPC Land Parcel 5b and 6 + additional between the site and high street) and Simon's Cross Allotments – (Land parcel 27) subject to the re-provision of the allotments.

There are two other sites that are potentially suitable for development, if the identified issues were resolved. There are a number of other sites that may be suitable for other uses e.g. Local Green Space. The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation in the Neighbourhood Plan.

6.2 Next Steps

This report can be used by WMPC to guide decision making on site selection and to use as evidence to support site allocations in the NP if they choose to do so. It is strongly advised that WMPC discuss potential site allocations with SCDC and the Highways authority in order to establish whether proposed site(s) would be acceptable.

WMPC may also choose to apply for masterplanning technical support from Locality for site(s) proposed for development. This would ensure that the policies included in the NP as part of the site allocation would maximise opportunities for integrating the site with the village and minimising any negative impacts.

6.3 Viability

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

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma

General information

Site Reference / name	Site 499 in Figure 5-3 (Land parcels 5b and 6 plus the farm buildings and old school building on High Street)
Site Address (or brief description of broad location)	Land West of Old School Farm, High Street
Current use	Includes an old school building which the owner wants to be preserved, farm buildings and agriculture land
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	7.9
SHLAA site reference (if applicable)	830a
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites/SHLAA

Context

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

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential access from High Street which may require some demolition of farm buildings. Access could be either north or south of existing access.
Is the site accessible? Provide details of site's connectivity	The site is adjoining the B1438.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Low</p>	<p>There could be potential for protected species on the boundaries where hedgerows are located. However due to the size of the site, this should be easily mitigated.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Medium visual impact</p>	<p>The site is within Landscape Area 4, Ancient rolling farmlands of the Suffolk Landscape Character Assessment (2008). This is described as a rolling landscape of medium clay soils studded with blocks of ancient woodland. Release of land here for development should reflect the existing local pattern of the settlement, and ribbon development should be avoided.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Grade 2 agriculture land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area 	<p>Limited or no impact or no requirement for mitigation</p>	<p>No heritage assets are within or adjacent to the site.</p>

<ul style="list-style-type: none"> • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low		As the site is agricultural land, there is a low potential for loss of habitats.
Public Right of Way	None		However a restricted byway crosses the site.
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

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

Coalescence Development would result in neighbouring settlements merging into one another.	No but development of the entire site would significantly close the gap between Wickham Market and Pettistree
Scale and nature of development would be large enough to significantly change size and character of settlement	Large site but would not significantly change character
Any other comments?	Outside of the Site Allocations and Area Specific Policies DPD (2017) Physical Limits Boundaries (Policy SSP2). Proposals for new residential development outside physical limits boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the countryside set out in Core Strategy policy SP29. This policy states that new development will be limited to that which of necessity requires to be located there. However, a proposed change to the Physical Limits Boundary could be made through the Neighbourhood Plan.

3.0. Availability

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

Availability

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

4.0. Summary

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

Conclusions

	Please tick a box
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>

Potential housing development capacity:	150 (from call for sites)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, on the southern urban edge; • Development would significantly close the gap between Wickham Market and Pettistree; • Site is outside of the Physical Limits Boundaries (Policy SSP2). Proposals for new residential development outside physical limits boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the countryside set out in Core Strategy policy SP29. This policy states that new development will be limited to that which of necessity requires to be located there. • There is potential to provide access from High Street • Subject to this access being acceptable to the highways authority and a sensitive design to minimise impact on the historic Old School building and cemetery, this site is suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Land parcel 27 Simon's Cross Allotments
Site Address (or brief description of broad location)	Allotment Gardens on the B1078
Current use	Allotments
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.26
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

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

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential access through Simon's Cross
Is the site accessible?	The site is adjacent to the B1078. The site is over 800m from the nearest bus stops.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	There are no environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	High	There is a high potential for ecological value because of the current use.
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 11, Plateau Estate Farmlands of the Suffolk Landscape Character Assessment (2008). This is described as a landscape of large regular fields with small woodlands on light loamy soils. In respect of visual impact the regular nature of this landscape means that it does have more potential capacity, to accept significant settlement expansion than the ancient countryside of the claylands. In terms of landscape character, there is some capacity for the tightly clustered settlements to expand. However it is still 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.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	Grade 2 agricultural land but not currently in agricultural use.

Heritage considerations

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

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is in close proximity to a primary school if access can be created through Simon's Cross</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially		A Phase 1 Habitat Survey would be required before development to scope this out.
Public Right of Way	Crosses site in the south		There is a PRow on the western boundary and one crosses the site in the south. There is a bridleway located on the eastern boundary.
Existing social or community value (provide details)	Yes		The allotments would need to be re-located (with agreement from the landowners) and the new site would need to be suitable for horticulture.
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Outside of the Site Allocations and Area Specific Policies DPD (2017) Physical Limits Boundaries (Policy SSP2). Proposals for new residential development outside physical limits boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the countryside set out in Core Strategy policy SP29. This policy states that new development will be limited to that which of necessity requires to be located there. However, a proposed change to the Physical Limits Boundary could be made through the Neighbourhood Plan.

3.0. Availability

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

Availability

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

4.0. Summary

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

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>

Potential housing development capacity:	22
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Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is relatively accessible for the village facilities and is near a primary school; • Access could potentially be created through Simon's Cross • Site is outside the Physical Limits Boundaries (Policy SSP2). Proposals for new residential development outside physical limits boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the countryside set out in Core Strategy policy SP29. This policy states that new development will be limited to that which of necessity requires to be located there. • Site is potentially suitable if allotments can be reprovided and development proposals accord with Local Plan policy. • Site availability would need to be verified.
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