



Sproughton Neighbourhood Plan

Site Options and Assessment Final Report

Sproughton Parish Council

March 2021 (May 2021 update)

Quality information

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Abbreviations used in the report

Abbreviation

BMSDC	Babergh and Mid Suffolk District Councils
BMSJLP	Babergh and Mid Suffolk Joint Local Plan
Ha	Hectare
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
SNP	Sproughton Neighbourhood Plan
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

Executive Summary

Sproughton Neighbourhood Plan is being prepared in the context of the adopted Babergh Core Strategy (2014), the Babergh Local Plan, saved policies (2006) and the emerging Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre-Submission Document, 2020). Sproughton Parish Council is seeking to assess all potential development sites and spatial growth options for Sproughton in the context of the broader Ipswich fringe growth strategy.

The adopted Local Plan identifies Sproughton as a Hinterland Village, with a proposed change to 'Core Village' and an Ipswich Fringe Settlement in the emerging Joint Local Plan. This Plan provides Sproughton with a housing requirement of 1,514, as of 1st April 2018. At this time there were 84 outstanding permissions, reducing the requirement to 1,430. Since then 580 dwellings have been granted permission leaving a residual housing requirement of 850.

This number does not include the allocations in the emerging Joint Local Plan. If the proposed allocations are taken into account, which have not already been included in the categories above, this includes a further 850 dwellings which would bring the residual housing requirement to zero.

Therefore, as it stands, there is no requirement for the Neighbourhood Plan to allocate dwellings as the requirement is met through the existing Joint Local Plan allocations. However, Babergh District Council have confirmed it is supportive of the Parish Council exploring alternative allocations and have stated that it is the responsibility of the Neighbourhood Plan to evidence and demonstrate how the housing requirement is to be met through deliverable and developable sites.

In addition, one of the emerging Local Plan allocations for 50 dwellings has recently been dismissed at appeal and the Parish Council are proposing that this allocation is removed from the emerging Local Plan, as well as reducing the housing requirement by 50 dwellings. There are 17 sites included in this assessment. The sites were all identified through the Strategic Housing and Economic Land Availability Assessment (2020). The Parish Council carried out their own Call for Sites; however, this did not identify any 'new' sites. Two sites are already under construction which have been discounted from the assessment during the initial stage.

When looking at the sites individually, the report concludes that seven of the 15 sites are potentially suitable for allocation for housing, mixed use or employment development in the Neighbourhood Plan subject to the mitigation of minor constraints (**SS0775, SS1023, SS0223, SS0725, SS0191 SS1124 and SS1185**). The remaining seven sites are not appropriate for allocation due to significant constraints, conflict with planning policy or a planning consent (**SS1157, SS0711, SS1178, SS0206, SS0224, SS0740, SS1024 and SS0954**).

However, given the high housing requirement and the context of the village in the Ipswich Fringe area, it is important to look at the sites collectively as broader growth options. In this context, there are two potential directions of growth: the extension of the village north and south but leaving a separation between the expanded village and the A14/Ipswich Fringe, or the expansion of the village to the south to connect up with the eastern expansion of Ipswich across the A14. The first of these is the option already proposed in the emerging Joint Local Plan. Each option would need to be assessed against the Neighbourhood Plan aims and objectives, as well as discussed with Babergh District Council.

A key aim of the Neighbourhood Plan is to retain Sproughton's rural character and green setting, as well as the separation of the village from Ipswich urban area to the east and Bramford to the north in response to a perception of the vulnerability of the village as part of the Ipswich fringe and creeping coalescence with neighbouring parishes. This will be a guiding principle for the Neighbourhood Plan policies as well as any sites selected for allocation.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Babergh District Council and the community to explore options for site allocations and policies in the

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Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Sproughton Neighbourhood Plan undertaken on behalf of Sproughton Parish Council. The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood area (which covers the parish) was designated in April 2020. The boundary is shown in Figure 1-1.
- 1.4 The neighbourhood area is well situated with the A14 road cutting through the neighbourhood area, providing links to Bury St Edmunds to the north. The nearest train station is approximately 6 km away in Ipswich, providing regular services to London, Cambridge, Peterborough and Norwich. There are several bus routes servicing the village.
- 1.2 There are a number of heritage assets across the neighbourhood area, including Grade II* Church of All Saints and a number of Grade II Listed Buildings, most of which are clustered around Lower Street.
- 1.3 There are some services and facilities within the neighbourhood area including a primary school, a church, volunteer run community shop, employment area (mostly consisting of light industrial use), tennis and bowls club.
- 1.4 The neighbourhood area is located in an Site of Special Scientific Interest (SSSI) Impact Risk Zone which may result in the need to consult with Natural England for certain developments. In addition, there are a number of priority habitats including Ancient and Semi Natural Woodland. The neighbourhood area is covered by a Special Landscape Area.
- 1.5 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. 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 Local Plan to provide a clear overall strategic direction for development in Sproughton whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.6 This assessment in itself does not allocate sites. It is the responsibility of Sproughton Parish Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.

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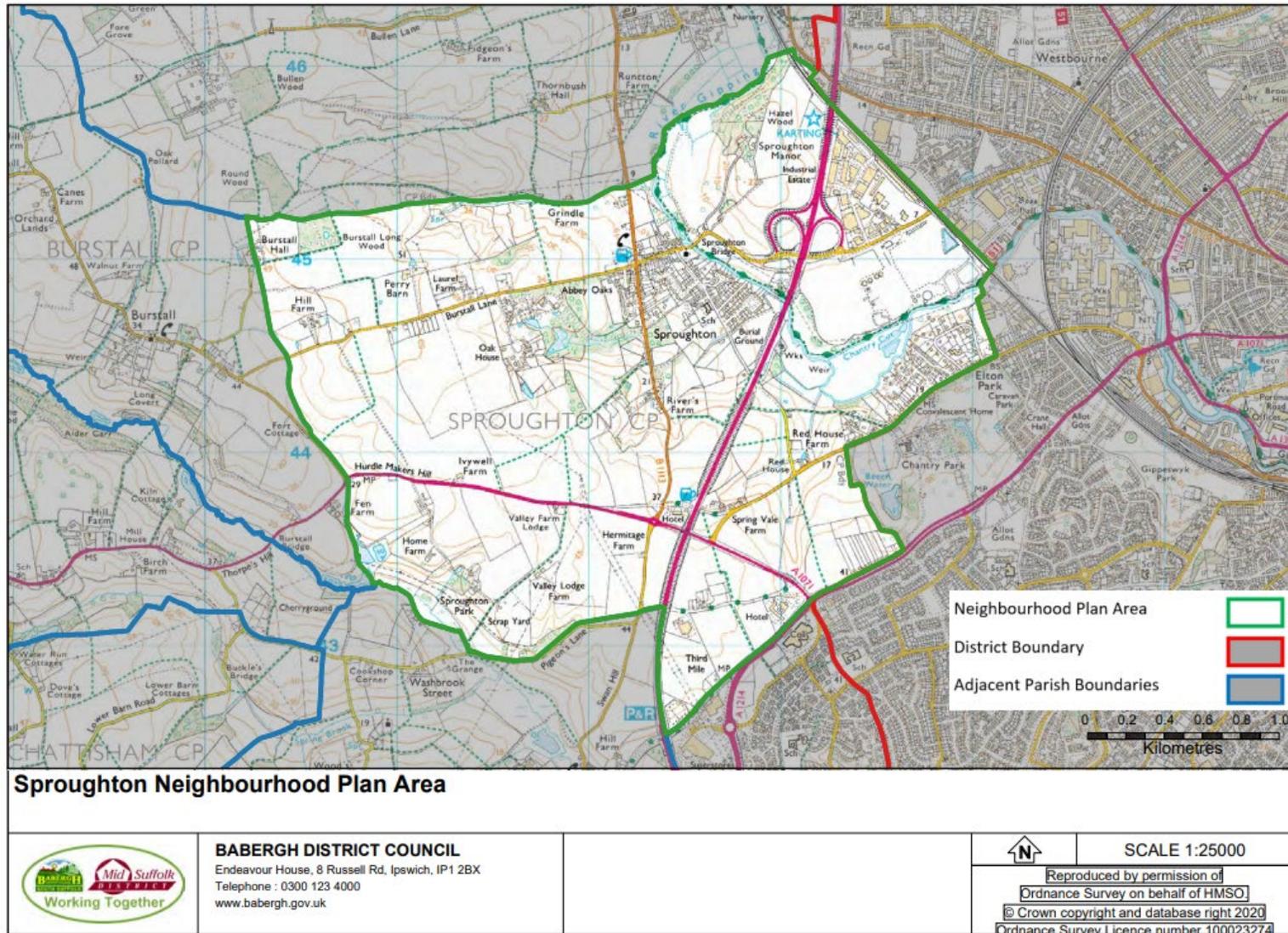


Figure 1-1 Neighbourhood Plan Area Boundary¹

¹ Available at: <https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Sproughton-NP-Area-Map.pdf>

2. Methodology

- 2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2019) and associated National Planning Practice Guidance² published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the appropriateness of sites for development is equally relevant. This is based on an assessment of whether a site is suitable, available and likely to be viable.
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Sproughton Neighbourhood Plan area through:
- The Neighbourhood Plan Call for Sites;
 - The SHELAA (October 2020); and
 - Any planning applications pending consideration.

Task 2: Site Assessment

- 2.5 All 17 sites were identified from the SHELAA (2020). However, two sites had already begun construction at the time of writing and were therefore discounted from this assessment.
- 2.6 This left 15 sites for assessment. However, only seven of which were fully assessed by BMSDC³. This site assessment reviews BMSDC's assessment of the sites and provides comment on whether these conclusions would apply in the neighbourhood planning context. The remaining seven sites which were discounted from the SHELAA were subject to a full appraisal proforma.
- 2.7 A site appraisal pro-forma has been developed 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)⁴ 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.
- 2.8 The pro-forma used 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
 - Planning history.

² <https://www.gov.uk/government/collections/planning-practice-guidance>

³ <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHELAA2020/BMSDC-Joint-SHELAA-Report-Oct-2020.pdf>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

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- 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.

2.9 The site assessment also included a site survey of each of the sites to enable observation of site specific development constraints and opportunities in person as well as the nature of the Parish and the impact of development on the surrounding area.

Task 3: Site Assessment conclusions

- 2.10 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 2.11 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 the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:
- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.12 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.13 For sites being considered for housing where a capacity figure does not already exist, a simple calculation has been made to exclude a part of the site for non-residential use (e.g. open space) and then apply an appropriate density expressed in number of dwellings per hectare. For the sites assessed, a density of 25-30 dwellings per ha was used, based on the average density of sites within the SHELAA, to make the assessment as consistent as possible. The amount of space excluded for non-residential uses has been 10% for sites up to 0.4 hectares, 20% for sites up to 2 hectares and 25% for larger sites.
- 2.14 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints. Therefore, the densities proposed by Sproughton Parish Council in the Sproughton Neighbourhood Plan may differ from the densities as set out in this report.

3. Policy Context

- 3.1 All Neighbourhood Plan policies and site allocations must be in accordance with the National Planning Policy Framework, the associated national planning guidance, the strategic policies of the adopted Development Plan and should have regard to the emerging Local Plan.
- 3.2 The key documents for the BMSDC planning framework include:
- Babergh Core Strategy, 2014⁵;
 - Babergh Local Plan, 2006 Saved Policies⁶; and
 - Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document published November 2020)⁷.

National Planning Policy Framework (2019)

- 3.3 NPPF⁸ (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area.
- 3.4 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.

Adopted Babergh Core Strategy (2014)

- 3.6 **Policy CS2: Settlement Pattern Policy** identifies the area of Sproughton Parish to the east of the A14 as part of the Babergh Ipswich Fringe, while identifying the area of the Parish to the west of the A14 as a Hinterland Village.
- 3.7 **Policy C: Strategic Site Allocation – Babergh Ipswich Fringe** includes approximately 6 ha of employment land and 350 dwellings shown in Figure 3-1.
- 3.8 **Policy CS8: Sproughton Strategic Employment Site Allocation** identifies the ‘Former British Sugar’ site shown in Figure 3-2 as an employment allocation.

⁵ Available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf>

⁶ Available at: <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>

⁷ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPRReg19/FullCouncil/BMSDC-Joint-Local-Plan-Pre-Submission-Nov-2020-FINAL.pdf>

⁸ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

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Figure 3-1 Core Strategy Policy C7 Mixed Use Allocation

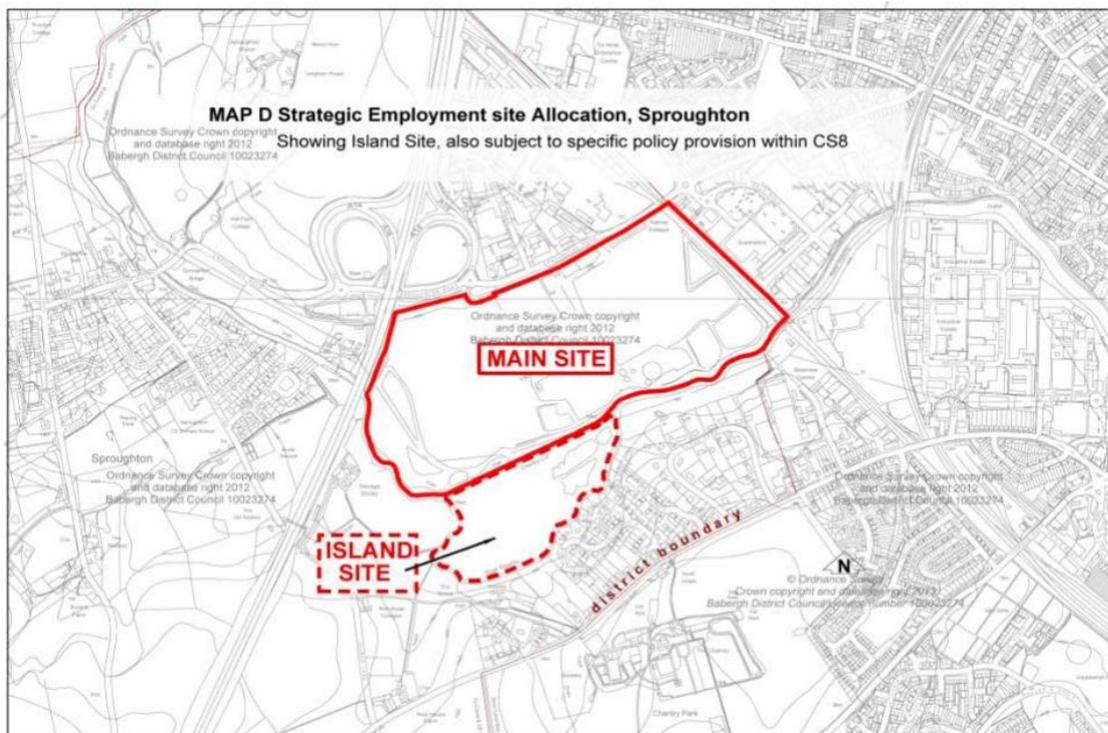


Figure 3-2 Core Strategy Policy C8 Employment Allocation

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- 3.9 **Policy CS11: Strategy for Development for Core and Hinterland Villages** states that development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement and where the proposed development is:
- is well designed and appropriate in size / scale, layout and character to its setting and to the village;
 - is adjacent or well related to the existing pattern of development for that settlement;
 - meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
 - supports local services and/or creates or expands employment opportunities; and
 - does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

Babergh Local Plan (2006), Saved Policies

- 3.10 **Policy HS28 Infill** states that applications will be refused where the site should remain undeveloped as an important feature in visual or environmental terms, it represents over development, the layout does not provide adequate space or privacy or the proposal is of a scale, density or form which would be out keeping with the surrounding context.
- 3.11 **Policy EM04 Former 'British Sugar' Sproughton** allocates the former 'British Sugar' site on the Ipswich fringe for employment uses.
- 3.12 **Policy CR04** notes that development proposals in Special Landscape Areas will only be permitted 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.

Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document, 2020)

- 3.13 The emerging Joint Local Plan identifies Sproughton as Core Village located within the Ipswich Fringe Settlement area.
- 3.14 **Policy SP03 Settlement Hierarchy** states that Ipswich Fringe Settlements and Core Villages will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies. *'Settlement boundaries have been created to demonstrate the extent of land which is required to meet the development needs of the Plan...Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances'*.
- 3.15 **Policy SP04 Housing Spatial Distribution** states that to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements between April 2018 and March 2037. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable them to do so. As of April 2018, the residual housing requirement figure for the Sproughton Neighbourhood Plan, was 1,430 dwellings.
- 3.16 **Policy SP05 Employment Land** states that existing employment uses should be retained and that to ensure a deliverable supply of employment sites to meet the changing needs of the economy, development of net additional employment uses along strategic transport corridors (including A14) will be supported in principle.
- 3.17 The emerging Plan also includes one employment, three housing and one mixed use allocations which could be allocated to contribute to the housing requirement in Sproughton. These are;

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- LA012 Land north of Burstall Lane and west of B1113, Sproughton, for 105 dwellings;
- LA013 Land north of the A1071, Sproughton, for 800 dwellings;
- LA014 Land at Poplar Lane, Sproughton, for 475 dwellings and 4ha of employment;
- LA018 land at Former Sugar Beet Factory Site, Sproughton for 50ha of Use Class E/B2/B8;
and
- LA116 50 dwellings Land east of Loraine Way, Sproughton for 50 dwellings.

3.18 A map of Sproughton, its spatial policies and constraints is shown in Figure 3-2.

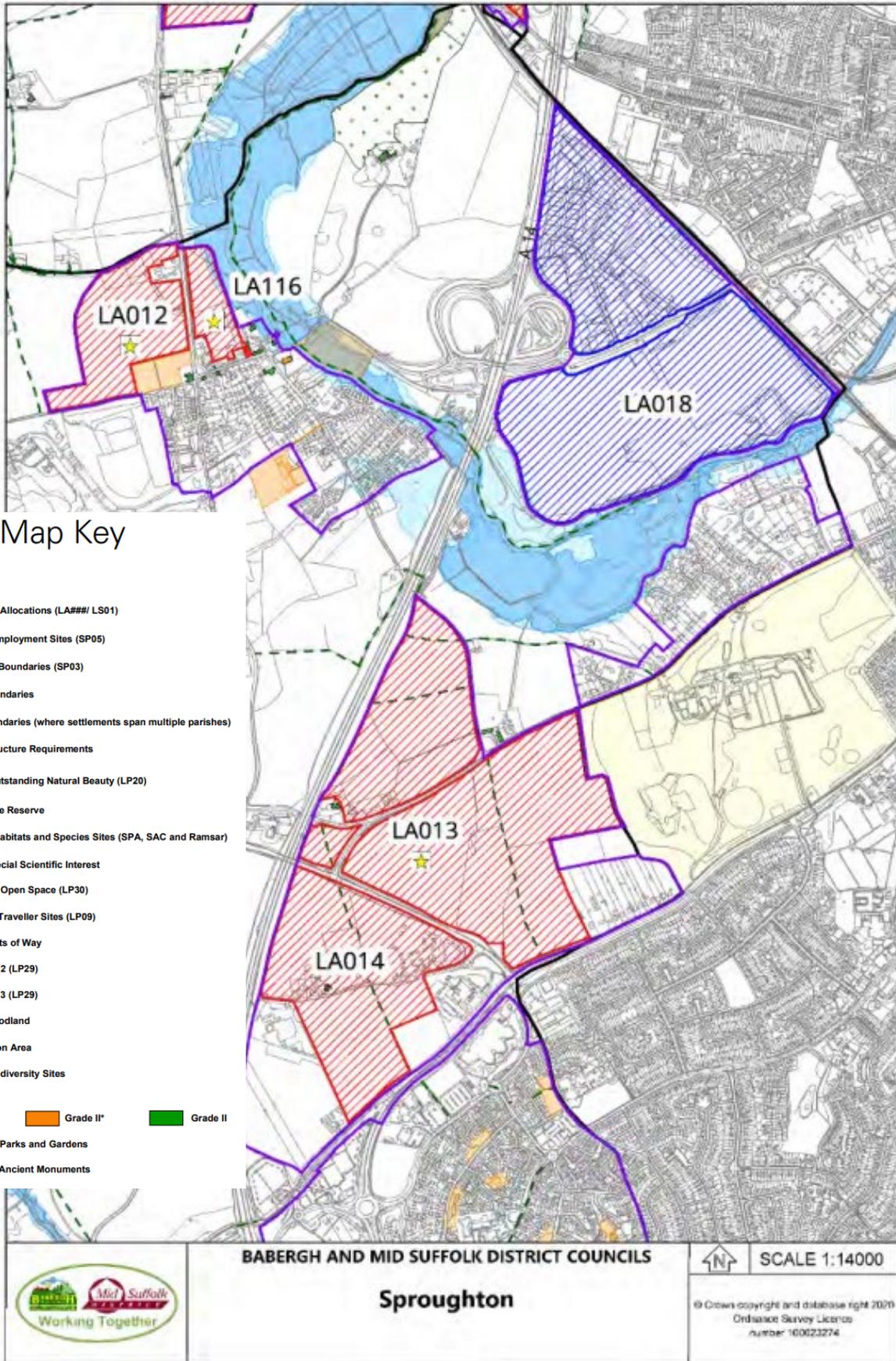


Figure 3-3 Map of Sproughton, spatial policies and constraints⁹

⁹ Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPRReg19/FullCouncil/BMSDC-Joint-Local-Plan-Pre-Submission-Nov-2020-FINAL.pdf>

4. Site Assessment

Identified sites

- 4.1 The list of the Neighbourhood Plan Call for Sites was checked against the ‘submitted sites’ and SHELAA evidence base to ensure that all known sites were included, as well as any sites which were subject to current planning permission.
- 4.2 All 17 sites identified were identified through the SHELAA 2020, 7 of which also came forward in the Neighbourhood Plan Call for Sites.
- 4.3 **Table 4-1** sets out the sites included in the assessment and **Figures 4-1** map the sites included in the assessment.

Table 4-1 Sites included in the assessment

Site Ref	Address	Site source	Taken forward for assessment
SS1157	Land south of Burstall Lane, Sproughton	SHELAA (2020)	Yes
SS0711	Land east of Loraine Way, Sproughton	SHELAA (2020)	Yes
SS1178	Land north of Sproughton Road, Sproughton	SHELAA (2020)	Yes
SS0721	Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton	SHELAA (2020)	No, this site is already under construction.
SS0775	Sproughton Wharf, Sproughton	SHELAA (2020)	Yes
SS1023	Land north of Hadleigh Road and East of Church Lane, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0223	Land north of Burstall Lane and West of B1113, Sproughton	SHELAA (2020)	Yes
SS0206	Land east of Church Lane, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0725	Land west of Church Lane, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0224	Land east of B1113, Sproughton	SHELAA (2020)	Yes
SS0740	Land north of Prync's Lodge, Sproughton	SHELAA (2020)	Yes

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SS1024	Land north of the A1071, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0954	Land to the west of Hadleigh Road, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0191	Land north of the A1071, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes
SS0299	Land at Poplar Lane, Sproughton	SHELAA (2020)	No, this site is already under construction.
SS1185	Land to the south of Poplar Lane, Sproughton	SHELAA (2020)	Yes
SS1124	Land east of Swan Hill, Sproughton	SHELAA (2020) & Neighbourhood Plan Call for Sites (2020)	Yes

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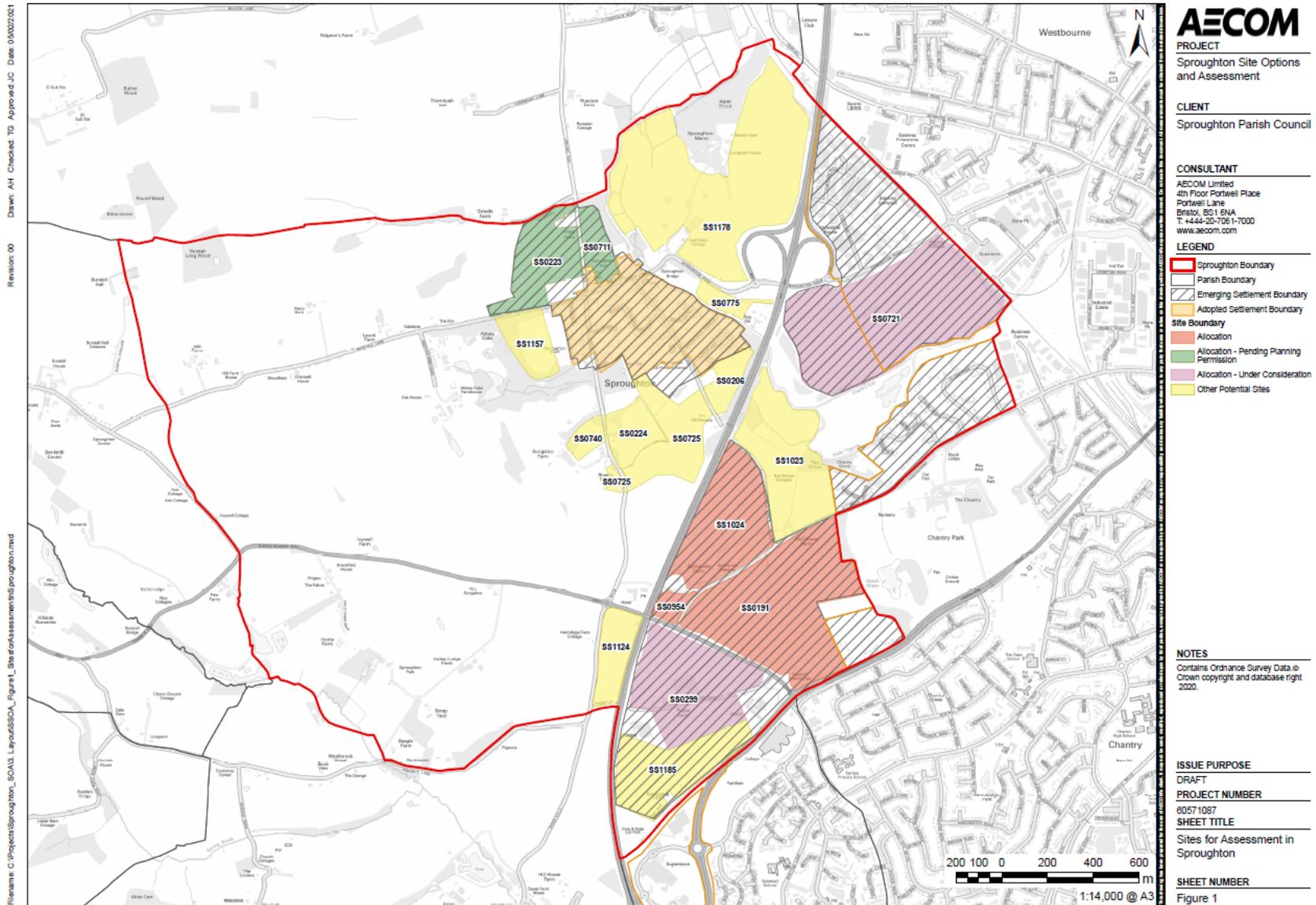


Figure 4-1 Sproughton Sites for Assessment

5. Site Assessment Summary

- 5.1 15 sites were assessed to consider whether they would be potentially suitable for allocation in Sproughton Neighbourhood Plan (subject to discussions with BMSDC) for housing, employment or mixed use.
- 5.2 The following tables provide a summary of the findings of the assessment of potential development sites within the Sproughton Neighbourhood Plan area. The final column in the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for development. Red indicates the site is not appropriate for development and Green indicates the site is appropriate for development. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 5.3 The summary found that seven sites are potentially appropriate for allocation in the Neighbourhood Plan, while the remaining seven sites are not appropriate for allocation in the neighbourhood plan.
- 5.4 It is important to note that sites must be available to be allocated in the neighbourhood plan and that any potential site allocations should be discussed with BMSDC to establish whether the allocations are made in the Neighbourhood Plan or the Local Plan.

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Table 5-1 Site Assessment summary table

Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
SS1157	Land south of Burstall Lane, Sproughton	Site was discounted from the SHELAA as it is not consistent with existing settlement pattern.	5.19	0	Mix of residential and employment		<p>This is a mostly greenfield site located to the north west of the village, outside of the adopted settlement boundary. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary.</p> <p>The site has significant constraints to development, in particular the large areas of deciduous woodland, its location within a SSSI Impact Risk Zone (as with all other sites in the assessment) and the classification of Grade 2 agricultural land. In addition, there is an area covered by a TPO, which includes the strip of land where the site meets Burstall Lane. Burstall Lane is a narrow road with a steep level change from the road to the site which has significant hedgerow along the length. It would not be possible to create access due to the area of TPO.</p> <p>The site is not suitable for allocation in the Neighbourhood Plan as it is not compliant with Core Strategy Policy CS11 as the site is outside the adopted settlement boundary, disconnected from the settlement and there is no possibility of providing access.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
SS0711	Land east of Loraine Way, Sproughton	<p>Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Environmental-biodiversity issues. Heritage - potential impact upon heritage assets.</p> <p>Availability: Submission has proposed 0-5 years deliverability. Site is under option to a developer. Title deeds have not been submitted.</p> <p>Achievability: Submission states that there are no legal constraints or abnormal costs which would impact on the viability or deliverability of the site.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>	3.4	0	Residential		<p>This site is a large extension to the north of Sproughton and would significantly change the character and setting of the village. It is an expansion towards the village of Bramford. It is potentially in conformity with Core Strategy CS11 as it is adjacent to the adopted settlement boundary.</p> <p>The recent planning application decision, while not ruling out the principle of development on the site indicates that the scheme as submitted deemed is to be unacceptable due to harm to the nearby heritage assets and their setting. There are several Grade II listed buildings along the southern boundary of the site which would require a sensitive design to mitigate the impact on their setting. In addition, an appropriate access would need to be established. The appeal decision notice states that measures had been taken in the proposal to reduce this impact such as leaving a gap and having bungalows at the southern end of the site but did not think this mitigation was sufficient.</p> <p>Any development would need to be located quite far north on the site, which then wouldn't relate well to the rest of the village. The Sproughton Neighbourhood Plan Landscape Appraisal corroborates with the appeal decision on the function of the area as the setting to the listed buildings. Therefore, the site is not suitable for housing allocation.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
SS1178	Land north of Sproughton Road, Sproughton	<p>Suitability: Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required. Flood Risk - small section within Flood Zone 3. Landscape - site lies within Special Landscape Area. Biodiversity - County Wildlife Site to the north, and protected species have been recorded in close proximity. HRA may be required. Geodiversity - site lies in Mineral Safeguarding Zone. Heritage - potential impact upon heritage assets.</p> <p>Availability: Site was submitted by a planning agent on behalf of the landowners. Site is under single ownership. Title deeds have not been submitted.</p> <p>Achievability: The submission confirms that there are no legal constraints relating to the site</p> <p>Site conclusions: Site is potentially suitable for employment use, subject to identified constraints and market demand.</p> <p>Estimated employment land area (ha) (where relevant) 40</p> <p>Estimated delivery timescale: Deliverable 0-5</p>	45.8	0	Mixed Use		<p>The site is not suitable for allocation as there are very significant constraints to development as identified in the SHELAA. In addition, the site is large, disconnected from existing settlements and would extend out into open countryside. The site is bounded by the A14 and would constitute an urban extension to Ipswich, at the same time as having limited connections to Ipswich given the A14 barrier. It would also risk the coalescence of Sproughton and Bramford. In addition, given the significant area of flood zone 2 and 3 to the south and west sections of the site, any development would also be disconnected from Sproughton village.</p> <p>In addition, the Babergh Landscape Sensitivity Assessment (2020) states that the site has a moderate to high sensitivity to employment and housing development.</p> <p>The site is potentially suitable for employment use if it could be accommodated without landscape and heritage impacts.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
SS0775	Sproughton Wharf, Sproughton	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.	1	N/A	Employment		<p>This is a greenfield site proposed for employment uses.</p> <p>More than half of the site (in the north and west) is located in Flood Zone 2 and 3. Access could be provided to the site however, it would require sharing the private road which serves the Anglian Water site or the removal of significant hedgerow.</p> <p>There are pylons located on the site which may cause viability issues or require design mitigation.</p> <p>The site is in conformity with Core Strategy CS3 and emerging JPL Policy SP05 as it would provide additional employment space along the A14 corridor. Therefore, the site is potentially suitable for partial allocation in the Neighbourhood Plan for employment uses, subject to avoiding and/or mitigating for the Flood Zone 3 areas, demonstrating the need for employment use in the area and establishing availability. However, if the group want to retain a green ring around the village then development of this site would go against that objective and the site should not therefore be selected for allocation.</p>
SS1023	Land north of Hadleigh Road and East of Church Lane, Sproughton	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.	17	50	Residential		<p>This is a greenfield site located to the east of the neighbourhood area, adjacent to the adopted settlement boundary. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							<p>as such is considered in relation to the adopted settlement boundary.</p> <p>The northern half of the site is within Flood Zone 2 and 3 and there is medium risk of surface water flooding, so any development would be confined to the southern part of the site.</p> <p>Access could be provided from Church Lane, however, it would require upgrading to facilitate development. In addition, the site is likely to have high visual sensitivity as it has an undulating topography with long ranging views to the north. The site is on outer reaches of Ipswich but services and facilities in Ipswich are accessible by bus.</p> <p>Any development on the site over 50 dwellings would require consultation with Natural England as the site is located in the SSSI Impact Risk Zone. Chantry Park adjacent to the southern boundary of the site is part of the Greenways Country Side Project due to its high ecological value.</p> <p>Due to the scale of the site, if it was selected for allocation it would need to include the necessary infrastructure to support the additional population (including education, health, retail, utilities and green infrastructure) in conjunction with the infrastructure needs for the wider growth planned in the neighbourhood area.</p> <p>Grade II Listed Red House Farm is located on the site; therefore, careful design would</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							<p>be required to protect this asset. In addition, any covenants on associated land would need to be considered when assessing the developable area.</p> <p>Therefore, the southern part of the site is potentially suitable for allocation subject to consultation with Historic England and BMSDC on conformity with Core Strategy Policy CS11 and emerging BMSJLP Policy SP03, as the site is adjacent rather than within both the adopted and emerging settlement boundary.</p> <p>The site should be considered in combination with all the land to the south and west (SS1024, SS0954, SS0191 and SS0299) as wider growth area with an overall strategy for the expansion of Ipswich, rather than in isolation.</p>
SS0223	Land north of Burstall Lane and West of B1113, Sproughton	<p>Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Heritage-potential impact upon heritage assets. Allotment - relocation. Minerals - site lies within Mineral Safeguarding Zone.</p> <p>Availability: Submission has proposed 0-5 years deliverability. No attempts at marketing have</p>	3.3	105	Residential		<p>The site is potentially suitable for allocation in the Neighbourhood Plan, subject to the constraints noted in the SHELAA being addressed. The site is potentially in conformity with Core Strategy CS11, as the site is adjacent to the adopted settlement boundary.</p> <p>Development of the site would constitute a large extension to the north of Sproughton and would significantly change the character and setting of the village. The site is very visible from many points in the village, has long ranging views and the Landscape Sensitivity Assessment (2020)</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
		<p>been undertaken. Site is under single ownership.</p> <p>Achievability: The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 35 - 40 units per annum.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>					<p>stated the site had moderate sensitivity to residential development. However, Landscape and Visual Assessment submitted as part of the pending planning application states that this could be overcome with appropriate planting and green infrastructure. It does, however, note that the site would be visible in the local context. The Sproughton Neighbourhood Plan Landscape Appraisal notes that substantial planting would be required, which should aim to replicate the character of the wooded slopes south of Burstall Lane. In addition, the site would be visible on approach to the village from the north and west which would require careful design to reinforce a positive arrival into the village.</p> <p>Therefore, landscape impacts would need to be mitigated as well as the constraints identified in the SHELAA; namely, highways and heritage.</p>
SS0206	Land east of Church Lane, Sproughton	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.	3.1	0	Residential		<p>This is a greenfield site that came forward in the Neighbourhood Plan Call for Sites as one proposal together with SS0725. The whole site is in Flood Zone 2. The majority of the site is proposed for landscaping by the site promoter but is intended to be part of the wider SS0725 site. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							The site is not suitable for housing development due to flood risk, but could be considered as part of the wider SS0725 site. The site as defined in the SHELAA and boundary shown on the map alone is not suitable for allocation in the Neighbourhood Plan.
SS0725	Land west of Church Lane, Sproughton	Discounted in the SHELAA as site has poor access to core services and facilities and has poor connectivity to the existing settlement.	10.5	Approximately 45	Mixed use		<p>This is a large greenfield site, the Neighbourhood Plan CFS submission included a small extra parcel of land for the conversion of an old farm building to the western edge which is adjacent but separated by the B1113.</p> <p>The additional site area is partly previously developed land, in employment use. The site was promoted in the Neighbourhood Plan Call for Sites together with Site SS0206. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary. The site is adjacent to the adopted settlement boundary and a development site along the northern boundary is almost complete. This development site has been designed in a way to integrate with this site providing easier access to the village centre and amenities, if developed.</p> <p>Development would elongate the village to the south significantly, though would still be within reasonable distance of the village amenities and close to the primary school.</p> <p>The site falls within the SSSI Impact Risk Zone, this requires any development over</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							<p>50 units to consult with Natural England. In addition, there is a small area of priority habitat Wood-Pasture and Parkland within the site, these factors would likely result in the site having medium landscape sensitivity.</p> <p>The site is in close proximity to Grade II Listed Pryn's Lodge however, with a suitable design and/or planting strategy it is likely that any impact on this asset could be mitigated.</p> <p>The site doesn't contain any PROWs however, there are numerous informal footpaths regularly used by dog walkers which indicates there could potentially be a loss in amenity value if the site was developed. Due to the scale of the site, if it was selected for allocation it would need to include the necessary infrastructure to support the additional population (including education, health, retail, utilities and green infrastructure) in conjunction with the infrastructure needs for the wider growth planned in the neighbourhood area.</p> <p>Therefore, there are no significant constraints to development in terms of physical or environmental constraints and that together with the sites either side (SS0224, SS0206 and SS0740) it would be possible to propose these sites as an alternative to the draft Local Plan site to the north of Sproughton (SS0771).</p> <p>However, this spatial growth option would lead to the merging of Sproughton with Ipswich, joining at the A14. One of the</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							<p>stated Neighbourhood Plan objectives is to maintain the character and setting of Sproughton as a village separated from Ipswich by open countryside, and therefore growth to the south would be contrary to this objective. This site would not therefore be the appropriate site to meet this objective and should not be selected for allocation. However, it would be possible to develop the land immediately to the west of the site under construction (Planning Application Ref. B/16/01216) shown in Appendix C to round off the built edge of the village but not extend into open country side to the south.</p> <p>The site is potentially in conformity with Core Strategy Policy CS11 and emerging JLP Policy SP03 as it is adjacent to the adopted and emerging settlement boundary. However BMSDC would need to be consulted. Therefore, the site is potentially suitable for allocation in the Neighbourhood Plan subject to consultation with BMSDC and Natural England.</p>
SS0224	Land east of B1113, Sproughton	Discounted in the SHELAA as site has poor access to core services and facilities and has poor connectivity to the existing settlement.	6.7	0	Residential	Red (Amber if considered in combination with other sites)	<p>This is a greenfield site that is disconnected from the built up area of the village and is outside both the adopted and emerging settlement boundary.</p> <p>Unless the site was proposed as part of a wider growth area south of Sproughton, it is not suitable for allocation in the Neighbourhood Plan. However, if the group want to retain a green ring around the village then development of this wider growth area would go against that objective</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
							and the site should not therefore be selected for allocation.
SS0740	Land north of Prynck's Lodge, Sproughton	Discounted in the SHELAA as site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.	1.9	0	Residential	Red (Amber if considered in combination with other sites)	<p>This is a greenfield site that is disconnected from the built up area of the village and is outside both the adopted and emerging settlement boundary.</p> <p>Unless the site was proposed as part of a wider growth area south of Sproughton, it is not suitable for allocation in the Neighbourhood Plan. However, if the group want to retain a green ring around the village then development of this wider growth area would go against that objective and the site should not therefore be selected for allocation.</p>
SS1024	Land north of the A1071, Sproughton	<p>Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Cordon sanitaire and A14 noise - to north of site. Heritage - potential impact upon heritage assets. Biodiversity - impact upon protected species and habitats. Open Space - Public rights of way passes through the site. Minerals - site lies in Mineral Consultation Zone.</p> <p>Availability: Subject to satisfactory resolution of legal covenant matters, the site is available for</p>	15.8	0	Residential		<p>The site is not suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position outside the adopted settlement boundary as this is not compliant with Core Strategy Policy CS11. However, the site is potentially suitable for development, if part of a larger urban extension of Ipswich to the west (together with other sites including SS0191, SS0954 and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
		<p>potential development and is in full ownership of a developer.</p> <p>Achievability: Identified constraints will need to be addressed as well as satisfactory consideration of infrastructure. No viability work has currently been undertaken.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>					
SS0954	Land to the west of Hadleigh Road, Sproughton	<p>Suitability: Site is potentially considered suitable, but the following constraints require further consideration: Highways - regarding access, footpaths and infrastructure required. Heritage - potential impact on listed building. Noise pollution from A14. Utilities - water mains crossing site.</p> <p>Availability: Submission has proposed 6-10 years deliverability. Site is owned by a developer.</p> <p>Achievability: This site is disconnected from any existing residential settlement, therefore there are issues regarding compatibility. May only be</p>	1.4	0	Residential		<p>The site is not suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position outside the adopted settlement boundary as this is not compliant with Core Strategy Policy CS11. The site is potentially suitable if considered as part of a larger urban extension of Ipswich to the west (together with other sites including SS0191, SS1024 and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
		<p>considered in connection with SS0191.</p> <p>Summary: Site is potentially considered suitable for residential development taking identified constraints into account.</p>					
SS0191	Land north of the A1071, Sproughton	<p>Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon adjoining County Wildlife site. Heritage- potential impact upon heritage assets. Biodiversity-protected species identified on site. Public rights of way pass through the site. Utilities - water mains crosses site.</p> <p>Availability: Submission has proposed 6-10 years deliverability. Site is owned by a developer. Title deeds have been submitted.</p> <p>Achievability: The submission confirms that the site could come forward in 6- 10 years. There are no known abnormal costs which would affect viability. Part of the</p>	30.6	475	Residential		<p>The site is potentially suitable if considered as part of a larger urban extension of Ipswich to the west (with other sites including SS0954, SS0954 and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population.</p> <p>Chantry Park adjacent to the eastern boundary of the site is part of the Greenways Country Side Project due to its high ecological value. It is also a Grade II Listed Park and Garden; therefore, any design would need to mitigate any potential impact on this asset.</p> <p>The site is also potentially suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position adjacent to the adopted settlement boundary, but would require consultation with BMSDC to confirm compliance with policy. Constraints identified in the SHELAA would need to be</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
		<p>site has a legal covenant restricting development.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration. Total development area reduced subject to impact assessment of County Wildlife site.</p>					<p>taken into account, including heritage, access, country wildlife site and biodiversity.</p>
SS1185	Land to the south of Poplar Lane, Sproughton	<p>SHELAA site assessment summary Suitability: Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact upon listed building to the north Flood Risk - surface water flood risk Biodiversity - Potential impact upon protected species Potential noise pollution from the A14. Utilities - water mains crossing site.</p> <p>Availability: Land available within 0-5 years.</p> <p>Achievability: The submission confirms that there are no legal restrictions on the land and no</p>	1.3	N/A	Employment		<p>The site is allocated in the Babergh Core Strategy under Policy C7 as part of a wider site for mixed use development. Given the delivery of housing on the adjacent land within the wider allocation this land will need to deliver the employment allocated on the site. Any Neighbourhood Plan allocation for policy for this site should not conflict with the adopted policy and should have regard to the emerging policy.</p> <p>Therefore, the part of the site not currently covered by a planning consent or a Local Plan allocation is suitable for allocation for employment use in the Neighbourhood Plan. This would be the case if the new Local Plan is adopted with policy LA014 in the same form as the current draft Local Plan.</p>

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Site Reference	Address/location	BMSJLP Strategic Housing and Economic Land Availability Assessment (SHELAA) Conclusions	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Neighbourhood Plan Site Assessment: Overall site rating (Red/ Amber/ Green)	Neighbourhood Plan Site Assessment: Justification
		<p>known abnormal costs which would affect viability.</p> <p>Site conclusions: Site is potentially suitable for residential development taking identified constraints into account.</p>					
SS1124	Land east of Swan Hill, Sproughton	Discounted from the SHELAA as the site has poor connectivity to the existing settlement.	5.8	N/A	Employment		<p>This is a greenfield site proposed for employment uses. There is vehicular access to the site; however, extensive works would be required to provide pedestrian links into the village.</p> <p>The site is in conformity with Core Strategy Policy CS3 and emerging JPL Policy SP05 as it would provide additional employment space along the A14 corridor. However, it is in a relatively isolated location and as noted in the SHELAA it has poor connectivity to the existing settlement. Therefore, the site is potentially suitable for allocation in the Neighbourhood Plan for employment uses subject to consultation with BMSDC.</p>

6. Conclusions

Site assessment conclusions

- 6.1 When considering the sites on their own individual merit the site assessment has found that of the 15 sites considered seven sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of various constraints and/or consultation with Babergh District Council. These are;
- **Site SS0775:** The site is in conformity with Core Strategy CS3 and emerging BMSJPL Policy SP05 as it would provide additional employment space along the A14 corridor. Therefore, the site is potentially suitable for employment allocation, subject to avoiding and/or mitigating the flood risk in the Flood Zone 3 area.
 - **Site SS1023:** This is a greenfield site located to the east of the neighbourhood area, it is potentially in conformity with Core Strategy CS11 as the site is adjacent to the adopted settlement boundary.
 - **Site SS0223:** This site is potentially in conformity with Core Strategy CS11 as the site is adjacent to the adopted settlement boundary¹⁰.
 - **Site SS0725:** The site is potentially in conformity with Core Strategy Policy CS11 and emerging BMSJPL Policy SP03 as it is adjacent to the adopted and emerging settlement boundary; therefore, is potentially partially suitable for a mixed use allocation in the Neighbourhood Plan.
 - **Site SS0191:** The site is potentially suitable for development and therefore allocation in the Neighbourhood Plan due to its position adjacent to the adopted settlement boundary, but would require consultation with BMSDC to confirm compliance with policy.
 - **Site SS1124:** The site is in conformity with Core Strategy Policy CS3 and emerging BMSJPL Policy SP05 as it would provide additional employment space along the A14 corridor.
 - **Site SS1185:** The part of the site not currently covered by a planning consent or a Local Plan allocation is suitable for allocation for employment use in the Neighbourhood Plan. This would be the case if the new Local Plan is adopted with policy LA014 in the same form as the current draft Local Plan.
- 6.2 The remaining seven sites (**SS1157, SS0711, SS1178, SS0206, SS0224, SS0740, SS1024, SS0954**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints.
- 6.3 Babergh District Council has indicated they would support proposals for alternative (rather than additional) sites to be put forward as potential allocations in the Neighbourhood Plan. In considering this, and the recent appeal dismissal on Local Plan allocation LA116, the Parish Council may wish to suggest an alternative growth strategy.
- 6.4 Given the spatial strategy set out in the emerging Local Plan which is to direct a high level of growth to Sproughton because of its proximity to Ipswich, the suitability of sites for development depends not just on each individual site but in relation to each other as 'directions of growth' to meet the housing requirement. Looking at sites collectively, there are two potential options: the extension of the village north and south but leaving a separation between the expanded village and the A14/Ipswich Fringe, or the expansion of the village to the south to connect up with the eastern expansion of Ipswich across the A14. The second of these is the option currently proposed in the emerging Joint Local Plan and has been submitted to the Council (together with Site SS1023) for an EIA screening request.
- 6.5 The southern extension to the village would comprise sites SS0224, SS0206 and SS0740 which would lead to the merging of Sproughton with Ipswich, joining at the A14. One of the stated Neighbourhood Plan objectives is to maintain the character and setting of Sproughton as a village separated from Ipswich by open countryside, and therefore growth directly south of the village (to the

¹⁰ This site has since been granted planning permission.

west of A14) would be contrary to this objective. This growth area would not therefore be appropriate to meet this objective.

- 6.6 Each option, as well as the individual sites, would need to be considered in relation to the Neighbourhood Plan aims and objectives, as well as discussed with Babergh District Council to ensure there is no conflict between Local Plan and Neighbourhood Plan policies

Next Steps

- 6.7 If it is agreed that Sproughton Neighbourhood Plan will allocate a site or sites, the next steps will be to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
 - An assessment of viability;
 - Community consultation;
 - Discussions with Babergh District Council;
 - Any other evidence that becomes available, such as assessments of constraints such as local transport or infrastructure capacity; and
 - Other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 6.8 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with Babergh District Council and with landowners and site developers. The Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.9 Four of the 15 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. All of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹¹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹²), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 6.10 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹¹ see NPPF para 62-64

¹² The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

Appendix A Proformas

SS0725

1. Site Details	
Site Reference / Name	SS0725
Site Address / Location	Land west of Church Lane, Sproughton
Gross Site Area (Hectares)	10.50
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as site has poor access to core services and facilities and has poor connectivity to the existing settlement.
Existing land use	Agricultural
Land use being considered	Mixed Use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	180 dwellings (CFS)
Site identification method / source	SHELAA (2020) and Neighbourhood Plan Call for Sites.
Planning history	Put forward in NP CFS as one proposal with Site SS0206.
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscape Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p style="color: green;">Low Risk; however, the Parish Council have noted some perceived risks with surface water and drainage due to the recently constructed Bennett Homes site adjacent.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p><i>Yes, the site contains a small area in the centre of the site of Wood-pasture and Parkland and the Lower Spatial Priority Woodland Habitat Network with a small area in the Higher Spatial Priority Woodland Habitat Network.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping, the site is very undulating with some parts steeper than others.</i></p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes access could be created. It seems the recent development to the north east of the northern section of the site has incorporated this into its design. Alternatively Church Lane could be upgraded to provide access.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is existing access and a footpath linking the site to the village centre.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is no designated cycle access; however, cycles can use the main road network.</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No, however, there is a footpath along the southern boundary of the site.</i></p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There are a number of individual TPO's on the boundary of the site along the B1113, as well as to the north of the site close to the new housing development.</i></p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Adjacent, a number of veteran trees in the parkland and the boundary of the site.</i></p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	The site is popular with dog walkers and has many 'informal' paths and development of the site may result in the loss of amenity value (as observed on site visit).

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	<400	>3900	<400	<400

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	<p style="color: #FFC000;">Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The Sproughton Neighbourhood Plan Landscape Appraisal noted 'To the south of the village, along Church Lane, the low-lying fields are isolated from the wider valley floor by the A14 and are contained on either side by rising land and A14 embankments, and are not easily seen from the wider landscape. Here sensitivity to development is lower. There is some scope for some linear development along Church Lane close to the existing village edge. Development in this location should reflect the edge of village location and comprise buildings which reflect the rural vernacular. Tall buildings and cu- de-sac in depth development, should be avoided. Care should be taken to retain the rural character of Church Lane'. Therefore, the site is likely to have medium landscape sensitivity as it contains some valued features such as wood pasture and parkland.</p>
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <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> • <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> • <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>It is likely that the site would have medium visual sensitivity as while there is some screening the site expands a large area along the south of the village therefore, is likely to be visible from a number points. Most specifically the site would be visible from the B113, a main entry point to the village.</p>
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Heritage Constraints

<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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Mitigation possible, the site is in close proximity to Grade II Listed Prync's Lodge however given tree cover and existing buildings development on this site could be mitigated reducing the impact on the setting of this heritage asset.</p>
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<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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact – However, The Rookery (neither a designated or non designated asset) has some heritage value and the impact on this asset should be considered.</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<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>Yes / No / Unknown</p>	<p>No</p>
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<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
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<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Mix of mostly greenfield and small area of previously developed land.</p>
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<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to the adopted and emerging settlement boundary.</p>
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2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

Yes potential for the site to contribute to Sproughton merging into Ipswich.

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	None known
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

<p>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)</p>	<p>Approximately 45 dwellings</p>
<p>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</p>	<p>Amber Unknown</p>

Summary of justification for rating

This is a large greenfield site, the Neighbourhood Plan CFS submission included a small extra parcel of land to the western edge which is adjacent but separated by the B1113.

The additional site area is partly previously developed land, in employment use. The site was promoted in the Neighbourhood Plan Call for Sites together with Site SS0206. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary. The site is adjacent to the adopted settlement boundary and a development site along the northern boundary is almost complete. This development site has been designed in a way to integrate with this site providing easier access to the village centre and amenities, if developed.

Development would elongate the village to the south significantly, though would still be within reasonable distance of the village amenities and close to the primary school.

The site falls within the SSSI Impact Risk Zone, this requires any development over 50 units to consult with Natural England. In addition, the site is located in a Special Landscape area and there is a small area of priority habitat Wood-Pasture and Parkland within the site, these factors would likely result in the site having medium landscape sensitivity.

The site is in close proximity to Grade II Listed Prynnc's Lodge however, with a suitable design and/or planting strategy it is likely that any impact on this asset could be mitigated.

The site doesn't contain any PRow's however, there are numerous informal footpaths regularly used by dog walkers which indicates there could potentially be a loss in amenity value if the site was developed. Due to the scale of the site, if it was selected for allocation it would need to include the necessary infrastructure to support the additional population (including education, health, retail, utilities and green infrastructure) in conjunction with the infrastructure needs for the wider growth planned in the neighbourhood area.

Therefore, there are no significant constraints to development in terms of physical or environmental constraints and that together with the sites either side (SS0224, SS0206 and SS0740) it would be possible to propose these sites as an alternative to the draft Local Plan sites to the north of Sproughton (SS0223 and SS0771).

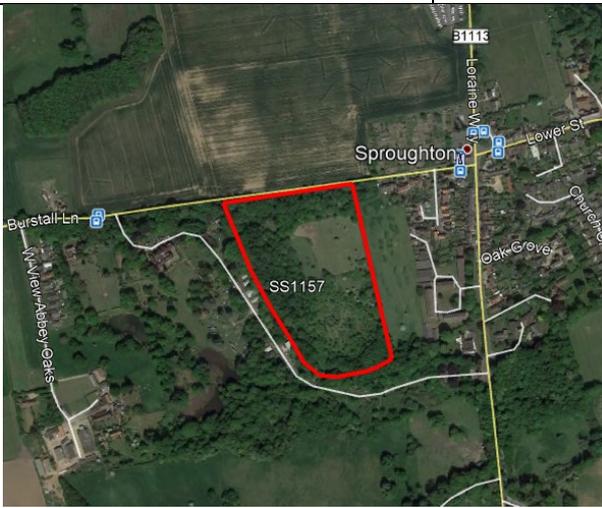
However, this spatial growth option would lead to the merging of Sproughton with Ipswich, joining at the A14. One of the stated Neighbourhood Plan objectives is to maintain the character and setting of Sproughton as a village separated from Ipswich by open countryside, and therefore growth to the south would be contrary to this objective. This site would not therefore be the appropriate site to meet this objective and should not be selected for allocation. However, it would be possible to develop the land immediately to the west of the site under construction (Planning Application Ref. B/16/01216) shown in Appendix C to round off the built edge of the village but not extend into open country side to the south.

The site is potentially in conformity with Core Strategy Policy CS11 and emerging JLP Policy SP03 as it is adjacent to the adopted and emerging settlement boundary. However BMSDC would need to be consulted. Therefore, the site is potentially suitable for allocation in the Neighbourhood Plan subject to consultation with BMSDC and Natural England.

SS1157

1. Site Details

Site Reference / Name	SS1157
Site Address / Location	Land south of Burstall Lane, Sproughton
Gross Site Area (Hectares)	5.19
SHLAA/SHELAA Reference (if applicable)	Site was discounted from the SHELAA as it is not consistent with existing settlement pattern.
Existing land use	Green and wooded area
Land use being considered	Mix of residential and employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	100 (AECOM estimate)
Site identification method / source	SHELAA (2020)
Planning history	None recent or relevant
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscape Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 2.</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p>Yes, the site contains Deciduous Woodland along the north and west side of the site and partially in the Lower Spatial Priority Woodland Habitat Network and partially Higher Spatial Priority Woodland Habitat Network</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat however, there is a large level change from the road (Burstall Lane) to the site.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, access could not be created as it would involve significant hedgerow and tree removal. The strip of trees that adjoin the site to the road are protected by a group TPO.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, access could not be created as it would involve significant hedgerow and tree removal. The strip of trees that adjoin the site to the road are protected by a group TPO. In addition a footpath would need to be provided to join up with the existing one on Burstall Lane approximately 100m from the start of the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, access could not be created as it would involve significant hedgerow and tree removal. The strip of trees that adjoin the site to the road are protected by a group TPO.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is an area of TPO's along the north of the site following the boundary of Burstall Lane. In addition, there is a blanket TPO on land surrounding the site to the south and west.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, there are mature trees on the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes, there are pylons on the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400	<400	>1200	400-1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have high landscape sensitivity as it contains a number of valued features including deciduous woodland and Grade 2 agricultural land.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	It is likely that the site would have low visual sensitivity as the site is well screened on all sides. However, if hedgerow was removed along Burstall Lane then the would be highly visible from the north as it is sited on higher ground.

2. Assessment of Suitability

Heritage Constraints

<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>No impact</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>There is potential for some impact on the adjacent Abbey Oaks.</p>

Planning Policy Constraints

<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is outside the adopted settlement boundary however, adjacent to the emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	None known
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown - time frame details were not provided.

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Potential viability issues due to the pylons on the site.
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5. Conclusions

<p>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)</p>	<p>0 dwellings</p>
<p>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</p>	<p>Red Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a mostly greenfield site located to the north west of the village, outside of the adopted settlement boundary. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary.</p> <p>The site has significant constraints to development, in particular the large areas of deciduous woodland, its location within a SSSI Impact Risk Zone and Special Landscape Area (as with all other sites in the assessment) and the classification of Grade 2 agricultural land. In addition, there is an area covered by a TPO, which includes the strip of land where the site meets Burstall Lane. Burstall Lane is a narrow road with a steep level change from the road to the site which has significant hedgerow along the length. It would not be possible to create access due to the area of TPO.</p> <p>Due to the scale of the site, if it was selected for allocation it would need to include the necessary infrastructure to support the additional population (including education, health, retail, utilities and green infrastructure) in conjunction with the infrastructure needs for the wider growth planned in the neighbourhood area. The site is not suitable for allocation in the Neighbourhood Plan as it is not compliant with Core Strategy Policy CS11 as the site is outside the adopted settlement boundary, disconnected from the settlement and there is no possibility of providing access.</p>

SS0775

1. Site Details

Site Reference / Name	SS0775
Site Address / Location	Sproughton Wharf, Sproughton
Gross Site Area (Hectares)	1.00
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.
Existing land use	Agricultural
Land use being considered	Employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	SHELAA (2020)
Planning history	None recent or relevant
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscape Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: orange;">Medium Risk, approximately 50% of the site (the north and west) is in Flood Zone 3.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: orange;">Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p>Yes, Lower Spatial Priority Woodland Habitat Network and the site is located adjacent to the River Gipling wildlife corridor.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created; however, it would require sharing the private road which serves the Anglian Water site or the removal of significant hedgerow.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created; however, significant hedgerow would need to be removed. In addition, there is a footpath on the other side of Sproughton Road linking the site to the village centre.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is no designated cycle access; however, cycles can use the main road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is a footpath along the southern boundary of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes, pylons on the site and utilities infrastructure running parallel to the road and river
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	400-1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have low landscape sensitivity as there are limited valued features on the site.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	It is likely the site would have medium visual sensitivity, there is limited screening along the southern boundary resulting in the site being visible from the houses on the other side of the river. In addition, the site is next to the Millennium Green a designated green space.. However, the site is not very visible from Sproughton Road to the north as there is extensive screening.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <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 impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <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 impact</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <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? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS3 and emerging JLP Policy SP05 Employment Land.</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is adjacent to the adopted and emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>Yes potential for the site to contribute to Sproughton merging into Ipswich. This is the last remaining green space between Sproughton, the A14 and Ipswich.</p>
<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>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
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>	None known
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown - time frame details were not provided.

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Potential viability issues due to pylons on site.
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5. Conclusions

<p>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)</p>	<p>N/A</p>
<p>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</p>	<p>Amber Potential viability issues due to pylons on site and mitigation for flood zones</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site proposed for employment uses.</p> <p>More than half of the site (in the north and west) is located in Flood Zone 2 and 3. Access could be provided to the site however, it would require sharing the private road which serves the Anglian Water site or the removal of significant hedgerow. The site is located within the Special Landscape Area.</p> <p>There are pylons located on the site which may cause viability issues or require design mitigation.</p> <p>The site is in conformity with Core Strategy CS3 and emerging JPL Policy SP05 as it would provide additional employment space along the A14 corridor. Therefore, the site is potentially suitable for partial allocation in the Neighbourhood Plan for employment uses, subject to avoiding and/or mitigating for the Flood Zone 3 areas, demonstrating the need for employment use in the area and establishing availability. However, if the group want to retain a green ring around the village then development of this site would go against that objective and the site should not therefore be selected for allocation.</p>

SS1023

1. Site Details

Site Reference / Name	SS1023
Site Address / Location	Land north of Hadleigh Road and East of Church Lane, Sproughton
Gross Site Area (Hectares)	17.00
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	325 (AECOM estimate)
Site identification method / source	SHELAA (2020)
Planning history	This site had a confirmation that it would constitute EIA development in August 2019, it was considered as one larger site for 800 dwellings including SHELAA parcels SS1023, SS1024, 2209191 and SS0954.
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England. The site is also adjacent to a future Local Nature Reserve (notification for which has been included in the planning condition for Planning Application Ref. DC/19/03605).</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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><i>Yes, Special Landscape Area.</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p><i>Medium Risk - approximately 50% of the site (northern part) is in Flood Zone 3.</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Medium Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, Grade 3 (Grade 3a and 3b are not differentiated).</i></p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p><i>Yes, the site contains small patches of Deciduous Woodland and is in Lower Spatial Priority Woodland Habitat Network. Chantry Park adjacent to the southern boundary of the site is part of the Greenways Country Side Project due to its high ecological value.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping, the site is very undulating with some parts steeper than others.</i></p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, there is existing access from church Lane; however, it would require significant upgrading to facilitate construction and potential development.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is existing access and a footpath linking the site to Ipswich.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is no designated cycle access; however, cycles can use the main road network.</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, there is a footpath crossing the centre of the site. In addition, there is a footpath along the north eastern boundary of the site.</i></p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>There are mature trees on site.</i></p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have medium landscape sensitivity as it contains some valued features such as deciduous woodland.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	The site is likely to have high visual sensitivity as there are far reaching views out to the north of the site.

2. Assessment of Suitability

Heritage Constraints

<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>Direct impact, Red House Farm and associated Barn are both Grade II Listed.</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 impact</p>

Planning Policy Constraints

<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is adjacent to the adopted and emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes potential for the site to contribute to Sproughton merging into Ipswich.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	None known
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0 - 5 years

4. Assessment of Viability

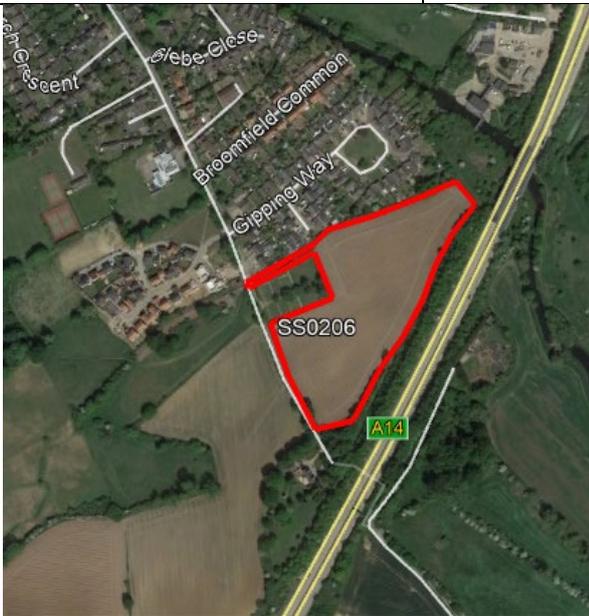
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

<p>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)</p>	<p>50 dwellings</p>
<p>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</p>	<p>Amber Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the east of the neighbourhood area, adjacent to the adopted settlement boundary. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary.</p> <p>The northern half of the site is within Flood Zone 3 and there is medium risk of surface water flooding. Land adjacent to the north western boundary of the site is identified as a future Local Nature Reserve, therefore any development would be confined to the southern part of the site. It is also located within a Special Landscape Area.</p> <p>Access could be provided from Church Lane, however, it would require upgrading to facilitate development. In addition, the site is likely to have high visual sensitivity as it has an undulating topography with long ranging views to the north. The site is on outer reaches of Ipswich but services and facilities in Ipswich are accessible by bus.</p> <p>Any development on the site over 50 dwellings would require consultation with Natural England as the site is located in the SSSI Impact Risk Zone. Due to the scale of the site, if it was selected for allocation it would need to include the necessary infrastructure to support the additional population (including education, health, retail, utilities and green infrastructure) in conjunction with the infrastructure needs for the wider growth planned in the neighbourhood area.</p> <p>Grade II Listed Red House Farm is located on the site; therefore, careful design would be required to protect this asset. In addition, any covenants on associated land would need to be considered when assessing the developable area.</p> <p>Therefore, the southern part of the site is potentially suitable for allocation subject to consultation with Historic England and BMSDC on conformity with Core Strategy Policy CS11 and emerging JLP Policy SP03, as the site is adjacent rather than within both the adopted and emerging settlement boundary.</p> <p>The site should be considered in combination with all the land to the south and west (SS1024, SS0954, SS0191 and SS0299) as wider growth area with an overall strategy for the expansion of Ipswich, rather than in isolation.</p>

SS0206

1. Site Details	
Site Reference / Name	SS0206
Site Address / Location	Land east of Church Lane, Sproughton
Gross Site Area (Hectares)	3.10
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as Flood Zone 3 affects 50% or more of the site.
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	60 (AECOM estimate)
Site identification method / source	SHELAA (2020) and Neighbourhood Plan Call for Sites
Planning history	Put forward in NP CFS as one proposal with Site SS0725. The part of the site with flooding is proposed for landscaping.
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscape Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: orange;">Medium Risk, the whole site is within Flood Zone 2.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: orange;">Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p>Yes, Lower Spatial Priority Woodland Habitat Network and the site is in close proximity to the River Gipping wildlife corridor.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access; however, it would require some upgrading.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is existing access and a footpath linking the site to the village centre.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is no designated cycle access; however, cycles can use the main road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes, telegraph poles on boundary.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Potentially, the site is adjacent to the parish cemetery

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	<400	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have low landscape sensitivity as there are limited valued features on the site.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <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> <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> <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> 	The site is likely to have medium visual sensitivity, as it is well screened on all sides. However, there is no screening for views from the south of the village from Church Lane.

2. Assessment of Suitability

Heritage Constraints

<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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

Planning Policy Constraints

<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to the adopted and emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes potential for the site to contribute to Sproughton merging into Ipswich.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</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>	<p>None known</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown - time frame details were not provided.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions

<p>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)</p>	<p>0 dwellings</p>
<p>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? <i>Yes / No</i></p>	<p>Red Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site that came forward in the Neighbourhood Plan Call for Sites as one proposal together with SS0725. The whole site is in Flood Zone 2 and is located in a Special Landscape Area. The majority of the site is proposed for landscaping by the site promoter but is intended to be part of the wider SS0725 site. The site is being considered as an alternative to the proposed Local Plan Regulation 19 allocations, rather than in addition to, and as such is considered in relation to the adopted settlement boundary.</p> <p>The site is not suitable for housing development due to flood risk, but could be considered as part of the wider SS0725 site. The site as defined in the SHLAA and boundary shown on the map alone is not suitable for allocation in the Neighbourhood Plan.</p>

SS0224

1. Site Details

Site Reference / Name	SS0224
Site Address / Location	Land east of B1113, Sproughton
Gross Site Area (Hectares)	6.70
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as site has poor access to core services and facilities and has poor connectivity to the existing settlement.
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	125 (AECOM estimate)
Site identification method / source	SHELAA (2020)
Planning history	None recent or relevant
Neighbouring uses	Agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscapae Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p><i>Yes, the site is covered by Wood-pasture and Parkland surrounding the estate and house and Lower Spatial Priority Woodland Habitat Network.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is existing access through the dwelling which is included with the red line boundary of the site.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is existing access through the dwelling which is included with the red line boundary of the site and a footpath linking the site to the village centre.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. There is no designated cycle access however, cycles can use the main road network.</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Potentially, the parish council noted that there are a number of unofficial footpaths and is a regular dog walking area.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have medium landscape sensitivity as it contains some valued features such as wood pasture and parkland part of the Rookery House estate
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	The site is likely to have medium visual sensitivity as the site is overlooked by the Grade II The Rockery and has open views to the church.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <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>Mitigation possible, the site is in close proximity to Grade II Listed Prynck's Lodge however given tree cover and existing buildings development on this site could be mitigated reducing the impact on the setting of this heritage asset.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <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 impact, however The Rookery (neither a designated or non designated asset) has some heritage value and the impact on this asset should be considered.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <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? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Outside</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is outside the adopted and emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</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>	<p>None known</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown - time frame details were not provided.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions

<p>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)</p>	<p>0 dwellings</p>
<p>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? <i>Yes / No</i></p>	<p>Red (Amber if considered in combination with other sites) Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site that is disconnected from the built up area of the village and is outside both the adopted and emerging settlement boundary.</p> <p>Unless the site was proposed as part of a wider growth area south of Sproughton, it is not suitable for allocation in the Neighbourhood Plan. However, if the group want to retain a green ring around the village then development of this wider growth area would go against that objective and the site should not therefore be selected for allocation.</p>

SS0740

1. Site Details

Site Reference / Name	SS0740
Site Address / Location	Land north of Pryn's Lodge, Sproughton
Gross Site Area (Hectares)	1.90
SHLAA/SHELAA Reference (if applicable)	Discounted in the SHELAA as site has poor connectivity to the existing settlement and is not consistent with the settlement pattern.
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	37 (AECOM estimate)
Site identification method / source	SHELAA (2020)
Planning history	None recent or relevant
Neighbouring uses	Agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscapae Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p><i>Yes, the site contains small patches of Deciduous Woodland.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is existing access and a footpath linking the site to the village centre.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is no designated cycle access however, cycles can use the main road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, however, there is a footpath along the northern boundary of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is an area of TPO's in the north western corner of the site.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site contains two areas of mature trees and is flanked by a long stretch of trees on one side.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	This site is beside the track that leads to a PRow so development is likely to have some adverse impact on social amenity.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have medium landscape sensitivity as it contains some valued features such as deciduous woodland.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	The site is likely to have low visual sensitivity as there is extensive screening on all sides.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <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>Mitigation possible, the site is in close proximity to Grade II Listed Prync's Lodge however given tree cover and existing buildings development on this site could be mitigated reducing the impact on the setting of this heritage asset.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <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 impact</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <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? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS11 and emerging JLP Policy SP03 Settlement Hierarchy</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Outside</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is outside the adopted and emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</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>	<p>None known</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown - time frame details were not provided.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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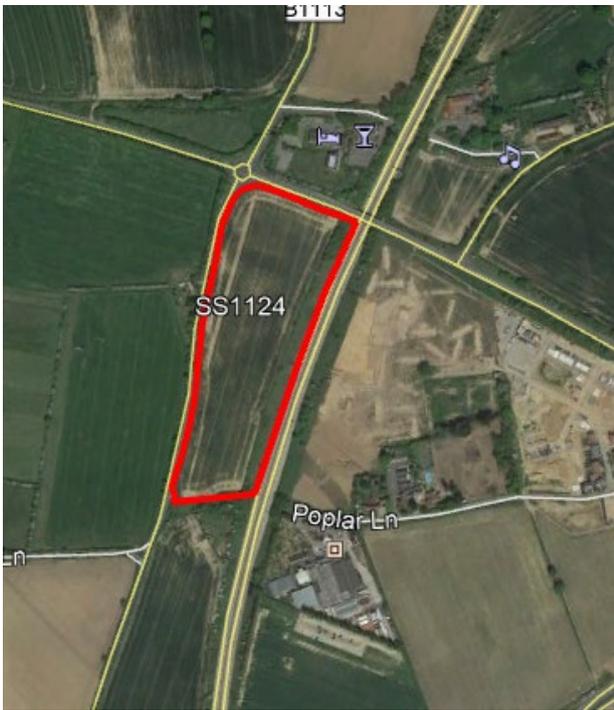
5. Conclusions

<p>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)</p>	<p>0 dwellings</p>
<p>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? <i>Yes / No</i></p>	<p>Red (Amber if considered in combination with other sites) Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site that is disconnected from the built up area of the village and is outside both the adopted and emerging settlement boundary.</p> <p>Unless the site was proposed as part of a wider growth area south of Sproughton, it is not suitable for allocation in the Neighbourhood Plan. However, if the group want to retain a green ring around the village then development of this wider growth area would go against that objective and the site should not therefore be selected for allocation.</p>

SS1124

1. Site Details

Site Reference / Name	SS1124
Site Address / Location	Land east of Swan Hill, Sproughton
Gross Site Area (Hectares)	5.68
SHLAA/SHELAA Reference (if applicable)	Discounted from the SHELAA as the site has poor connectivity to the existing settlement.
Existing land use	Agricultural
Land use being considered	Employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	SHELAA (2020) and Neighbourhood Plan Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes, the site is located in a SSSI Impact Risk Zone and any residential development over 50 units would require consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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 style="color: red;">Yes, Special Landscapae Area.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes, Grade 3 (Grade 3a and 3b are not differentiated).</p>

2. Assessment of Suitability

<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><i>Yes / No / Unknown</i></p>	<p>Yes, Lower Spatial Priority Woodland Habitat Network.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created; however, would require significant works to provide pedestrian access to the village.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is no designated cycle access however, cycles can use the main road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown, presumably not given the current agricultural use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> 	Sproughton is characterised as Rolling Valley Farmlands in the joint Babergh and Mid Suffolk District Council Landscape guidance (2015). The site is likely to have low landscape sensitivity as there are limited valued features on the site.
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> • <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> • <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> • <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> 	The site is likely to have high visual sensitivity as there is limited screening and long reaching views to the north.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <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 impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <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 impact</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <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? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy Policy CS3 and emerging JLP Policy SP05 Employment Land.</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Outside</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>The site is outside the adopted settlement boundary however, adjacent (although located on the other side of the A14) to the emerging settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>Yes, there is potential for this site to merge with the neighbouring parish of Copdock and Washbrook.</p>
<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>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</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>	<p>None known</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>0-5 years</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions

<p>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)</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site proposed for employment uses. There is vehicular access to the site; however, extensive works would be required to provide pedestrian links into the village. The site is located within a Special Landscape Area.</p> <p>The site is in conformity with Core Strategy Policy CS3 and emerging JPL Policy SP05 as it would provide additional employment space along the A14 corridor. However, it is in a relatively isolated location and as noted in the SHELAA it has poor connectivity to the existing settlement. Therefore, the site is potentially suitable for allocation in the Neighbourhood Plan for employment uses subject to consultation with BMSDC.</p>

Appendix B SHELAA Review Table

Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
SS0711	Land east of Loraine Way, Sproughton	3.4	Residential	70	<p>Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Environmental-biodiversity issues. Heritage - potential impact upon heritage assets.</p> <p>Availability: Submission has proposed 0-5 years deliverability. Site is under option to a developer. Title deeds have not been submitted.</p>	No	<p>Yes - Planning Application Ref. DC/18/02010 for 49 dwellings was refused in May 2020 due to the benefits of the scheme in terms of affordable housing and biodiversity net gains not outweighing the harm to nearby heritage assets and their setting. The appeal (Ref APP/D3505/W/20/3256969) was dismissed due to the significant impact on the setting of a number of listed buildings to the south of the site</p>	No	No, the conclusions are not reasonable to be carried forward to the Neighbourhood Plan site assessment.	<p>This site is a large extension to the north of Sproughton and would significantly change the character and setting of the village. It is an expansion towards the village of Bramford. It is potentially in conformity with Core Strategy CS11 as it is adjacent to the adopted settlement boundary. The site is located in a Special Landscape Area.</p> <p>The recent planning application decision, while not ruling out the principle of development on the site indicates that the scheme as submitted</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
					<p>Achievability: Submission states that there are no legal constraints or abnormal costs which would impact on the viability or deliverability of the site.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p> <p><i>This site is included in the emerging JLP as allocation as LA116 for 50 dwellings.</i></p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>deemed is to be unacceptable due to harm to the nearby heritage assets and their setting. There are several Grade II listed buildings along the southern boundary of the site which would require a sensitive design to mitigate the impact on their setting. In addition, an appropriate access would need to be established. The appeal decision notice states that measures had been taken in the proposal to reduce this impact such as leaving a gap and having bungalows at the southern end of the site but did not think this mitigation was sufficient.</p> <p>Any development would need to be located quite far north on the site, which then</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
										wouldn't relate well to the rest of the village. The Sproughton Neighbourhood Plan Landscape Appraisal corroborates with the appeal decision on the function of the area as the setting to the listed buildings. Therefore, the site is not suitable for housing allocation.
SS1178	Land north of Sproughton Road, Sproughton	45.8	Mixed Use	Up to 10ha developable area at approx. 30 dwellings per hectare (CFS)	Suitability: Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required. Flood Risk - small section within Flood Zone 3. Landscape - site lies within Special Landscape Area. Biodiversity - County Wildlife Site to the north, and protected	No	Yes – the site was considered in the SHELAA for employment, the site is now being promoted as a mixed use site. The land promoter has commissioned a number of studies including Initial Heritage assessment, Transport Statement and Landscape Assessment and Vision Study. Heritage Study concluded that there would be no direct physical impact on heritage assets as a result from the proposed scheme. Transport Statement demonstrates the suitability for a	Yes – given the change in use being considered.	No, the conclusions are not reasonable to be carried forward to the Neighbourhood Plan site assessment.	The site is not suitable for allocation as there are very significant constraints to development as identified in the SHELAA. In addition, the site is large, disconnected from existing settlements and would extend out into open countryside. The site is bounded by the A14 and would constitute an urban extension to Ipswich, at the same time as having limited connections to Ipswich

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Site Ref.	Address	Site size Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				<p>species have been recorded in close proximity. HRA may be required. Geodiversity - site lies in Mineral Safeguarding Zone. Heritage - potential impact upon heritage assets.</p>	<p>Has the site been excluded as unsuitable due to size? Does more recent or additional information now exist which could change the SHELAA findings? Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>given the A14 barrier. It would also risk the coalescence of Sproughton and Bramford. In addition, given the significant area of flood zone 2 and 3 to the south and west sections of the site, any development would also be disconnected from Sproughton village.</p> <p>The site is located in a Special Landscape Area. In addition, the Babergh Landscape Sensitivity Assessment (2020) states that the site has a moderate to high sensitivity to employment and housing development.</p> <p>The site is potentially suitable for employment use if it could be accommodated without</p>
				<p>Availability: Site was submitted by a planning agent on behalf of the landowners. Site is under single ownership. Title deeds have not been submitted.</p>			
				<p>Achievability: The submission confirms that there are no legal constraints relating to the site</p>			
				<p>Site conclusions: Site is potentially suitable for employment use, subject to identified</p>			

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?		Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)	
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
					constraints and market demand. Estimated employment land area (ha) (where relevant) 40 Estimated delivery timescale: Deliverable 0-5				landscape and heritage impacts.	
SS0223	Land north of Burstall Lane and West of B1113, Sproughton	3.3	Residential	75	Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Heritage-potential impact upon heritage assets. Allotment - relocation. Minerals - site lies within Mineral Safeguarding Zone. Availability: Submission has proposed 0-5 years deliverability. No	No	The site has a pending planning application (ref. DC/19/00567) on the site for 105 homes (for which the determination date has passed).	No	Yes, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment	The site is potentially suitable for allocation in the Neighbourhood Plan, subject to the constraints noted in the SHELAA being addressed. The site is potentially in conformity with Core Strategy CS11, as the site is adjacent to the adopted settlement boundary. Development of the site would constitute a large extension to the north of Sproughton and would significantly change the character and setting of the

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
					<p>attempts at marketing have been undertaken. Site is under single ownership.</p> <p>Achievability: The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 35 - 40 units per annum.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>village. The site is very visible from many points in the village, has long ranging views and the Landscape Sensitivity Assessment (2020) stated the site had moderate sensitivity to residential development. However, Landscape and Visual Assessment submitted as part of the pending planning application states that this could be overcome with appropriate planting and green infrastructure. It does, however, note that the site would be visible in the local context. The site is located in a Special Landscape Area and the Sproughton Neighbourhood Plan Landscape Appraisal notes that substantial planting would be required, which should aim to replicate the</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?		Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)	
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
					<i>This site is included in the emerging JLP as allocation as LA012 for 105 dwellings.</i>				character of the wooded slopes south of Burstall Lane. In addition, the site would be visible on approach to the village from the north and west which would require careful design to reinforce a positive arrival into the village. Therefore, landscape impacts would need to be mitigated as well as the constraints identified in the SHELAA; namely, highways and heritage.	
SS1024	Land north of the A1071, Sproughton	15.8	Residential	500	Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Cordon sanitarie and A14 noise - to north of site. Heritage -	No	Yes – through the Wosely Grange 1 planning application and an associated application in Stowmarket this site has been identified as a Skylark Mitigation Scheme.	No	No, the conclusions are not reasonable to be carried forward to the Neighbourhood Plan site assessment.	The site is not suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position outside the adopted settlement boundary as this is not compliant with Core Strategy Policy CS11. However, the site is potentially suitable for

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Site Ref.	Address	Site size Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				<p>potential impact upon heritage assets. Biodiversity - impact upon protected species and habitats. Open Space - Public rights of way passes through the site. Minerals - site lies in Mineral Consultation Zone.</p>	<p>Has the site been excluded as unsuitable due to size? Does more recent or additional information now exist which could change the SHELAA findings? Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>development, if part of a larger urban extension of Ipswich to the west (together with other sites including SS0191, SS0954, and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population.</p> <p>The site is located in a Special Landscape Area. and the Sproughton Neighbourhood Plan Landscape Appraisal notes that the valley sides around The Red House have a high sensitivity (despite being east of the A14 and in close proximity to the existing urban edge) due to their intact rural character, visual connectivity to the wider landscape to</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
					<p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p> <p><i>This site is included in the emerging JLP as allocation as LA013 for 800 dwellings (this allocation also includes SHELAA parcels SS09191 and SS0954)</i></p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>the west and high visibility. This area acts as an important setting both to the Gipping Valley and Ipswich. Landscape enhancement measures should include; the planting of willow and alder along watercourses; retention and restoration of valley floor meadows; and the planting of oak and ash on the valley sides. Additional planting around areas of development associated with existing settlements, or employment clusters should also be encouraged. Planting on the upper slopes of the valley sides will help to define and emphasise the valley landform and mitigate visual and noise intrusion from the A14 and edge of Ipswich.</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
SS0954	Land to the west of Hadleigh Road, Sproughton	1.4	Residential	25	<p>Suitability: Site is potentially considered suitable, but the following constraints require further consideration: Highways - regarding access, footpaths and infrastructure required. Heritage - potential impact on listed building. Noise pollution from A14. Utilities - water mains crossing site.</p> <p>Availability: Submission has proposed 6-10 years deliverability. Site is owned by a developer.</p> <p>Achievability: This site is disconnected from any existing residential settlement, therefore</p>	No	No	Yes	<p>No, the conclusions are not reasonable to be carried forward to the Neighbourhood Plan site assessment as the site is not compliant with existing policy.</p>	<p>The site is not suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position outside the adopted settlement boundary as this is not compliant with Core Strategy Policy CS11. The site is potentially suitable if considered as part of a larger urban extension of Ipswich to the west (together with other sites including SS0191, SS1024 and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population.</p>

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Site Ref.	Address	Site size Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				<p>there are issues regarding compatibility. May only be considered in connection with SS0191.</p> <p>Summary: Site is potentially considered suitable for residential development taking identified constraints into account.</p> <p><i>This site is included in the emerging JLP as allocation as LA013 for 800 dwellings (this allocation also includes SHELAA parcels SS09191 and SS1024)</i></p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>The site is located in a Special Landscape Area and the Sproughton Neighbourhood Plan Landscape Appraisal notes that this area acts as an important setting both to the Gipping Valley and Ipswich. While landscape enhancement measures should include; the planting of willow and alder along watercourses; retention and restoration of valley floor meadows; and the planting of oak and ash on the valley sides. Additional planting around areas of development associated with existing settlements, or employment clusters should also be encouraged. Planting on the upper slopes of the valley sides will help to define and</p>

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Site Ref.	Address	Site size	Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
										emphasise the valley landform and mitigate visual and noise intrusion from the A14 and edge of Ipswich.
SS0191	Land north of the A1071, Sproughton	30.6	Residential	475	Suitability: Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon adjoining County Wildlife site. Heritage- potential impact upon heritage assets. Biodiversity-protected species identified on site. Public rights of way pass through the site. Utilities - water mains crosses site. Availability: Submission has	No	No	No	Yes, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment	The site is potentially suitable if considered as part of a larger urban extension of Ipswich to the west (with other sites including SS0954, SS0954 and SS0299). Together the sites would represent a significant growth area and would need to provide the necessary infrastructure to support the arising population. The site is also potentially suitable for development and therefore allocation in the Neighbourhood Plan if considered in isolation due to its position adjacent to the adopted settlement boundary, but would

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Site Ref.	Address	Site size Proposed land use	Capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				<p>proposed 6-10 years deliverability. Site is owned by a developer. Title deeds have been submitted.</p> <p>Achievability: The submission confirms that the site could come forward in 6- 10 years. There are no known abnormal costs which would affect viability. Part of the site has a legal covenant restricting development.</p> <p>Summary: The site is potentially considered suitable for residential development, taking identified constraints into consideration. Total development area reduced subject to impact assessment of County Wildlife site.</p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/ defensible?</p>		<p>require consultation with BMSDC to confirm compliance with policy. Constraints identified in the SHELAA would need to be taken into account, including heritage, access, country wildlife site and biodiversity.</p> <p>The site is located in a Special Landscape Area and the Sproughton Neighbourhood Plan Landscape Appraisal notes that this area acts as an important setting both to the Gipping Valley and Ipswich. While landscape enhancement measures should include; the planting of willow and alder along watercourses; retention and restoration of valley floor meadows; and the planting of oak and ash on the valley</p>

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						Has the site been excluded as unsuitable due to size?	Does more recent or additional information now exist which could change the SHELAA findings?	Concerns that the SHELAA conclusion is reasonable/defensible?		
					<i>This site is included in the emerging JLP as allocation as LA013 for 800 dwellings (this allocation also includes SHELAA parcels SS0954 and SS1024)</i>				sides. Additional planting around areas of development associated with existing settlements, or employment clusters should also be encouraged. Planting on the upper slopes of the valley sides will help to define and emphasise the valley landform and mitigate visual and noise intrusion from the A14 and edge of Ipswich.	
SS1185	Land to the south of Poplar Lane, Sproughton	13	Residential	150	SHELAA site assessment suitability: Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact upon listed building to the north Flood Risk -	No	The north eastern section of this site is covered by Planning Application Ref. B/15/00993 in 2015 which is under construction. Therefore this assessment is based on the land outside of this planning application. The site is part of a wider adopted mixed use allocation (under Policy C7 in the Babergh Core Strategy). Given the housing development on adjacent sites within the wider allocation, this site is assessed to deliver employment allocation.	Yes	Yes, the conclusions are not reasonable to be carried forward to the Neighbourhood Plan site assessment	The site is allocated in the Babergh Core Strategy under Policy C7 as part of a wider site for mixed use development. Given the delivery of housing on the adjacent land within the wider allocation this land will need to deliver the employment allocated on the site. Any Neighbourhood Plan allocation for policy for

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					<p>surface water flood risk Biodiversity - Potential impact upon protected species Potential noise pollution from the A14. Utilities - water mains crossing site.</p> <p>Availability: Land available within 0-5 years.</p> <p>Achievability: The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>Site conclusions: Site is potentially suitable for residential development taking identified constraints into account.</p>	<p>Has the site been excluded as unsuitable due to size?</p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p> <p>Concerns that the SHELAA conclusion is reasonable/defensible?</p>		<p>this site should not conflict with the adopted policy and should have regard to the emerging policy.</p> <p>Therefore, the part of the site not currently covered by a planning consent or a Local Plan allocation is suitable for allocation for employment use in the Neighbourhood Plan. This would be the case if the new Local Plan is adopted with policy LA014 in the same form as the current draft Local Plan.</p> <p>The site is located in a Special Landscape Area.</p>

Appendix C Site SS0725

