

# Diss and District Neighbourhood Plan

Site Options and Assessment  
2022 Additional Sites Focused Report

Prepared for: Diss Town Council

2 March 2022

## Quality information

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### Abbreviations used in the report

DDNP	Diss and District Neighbourhood Plan
GNLP	Greater Norwich Local Plan
Ha	Hectare
NPPF	National Planning Policy Framework
HELAA	Housing and Economic Land Availability Assessment
SOA	Site Options and Assessment
SHELAA	Strategic Housing Economic Land Availability Assessment
TPO	Tree Preservation Order
VCHAP	Village Clusters Housing Allocations Plan

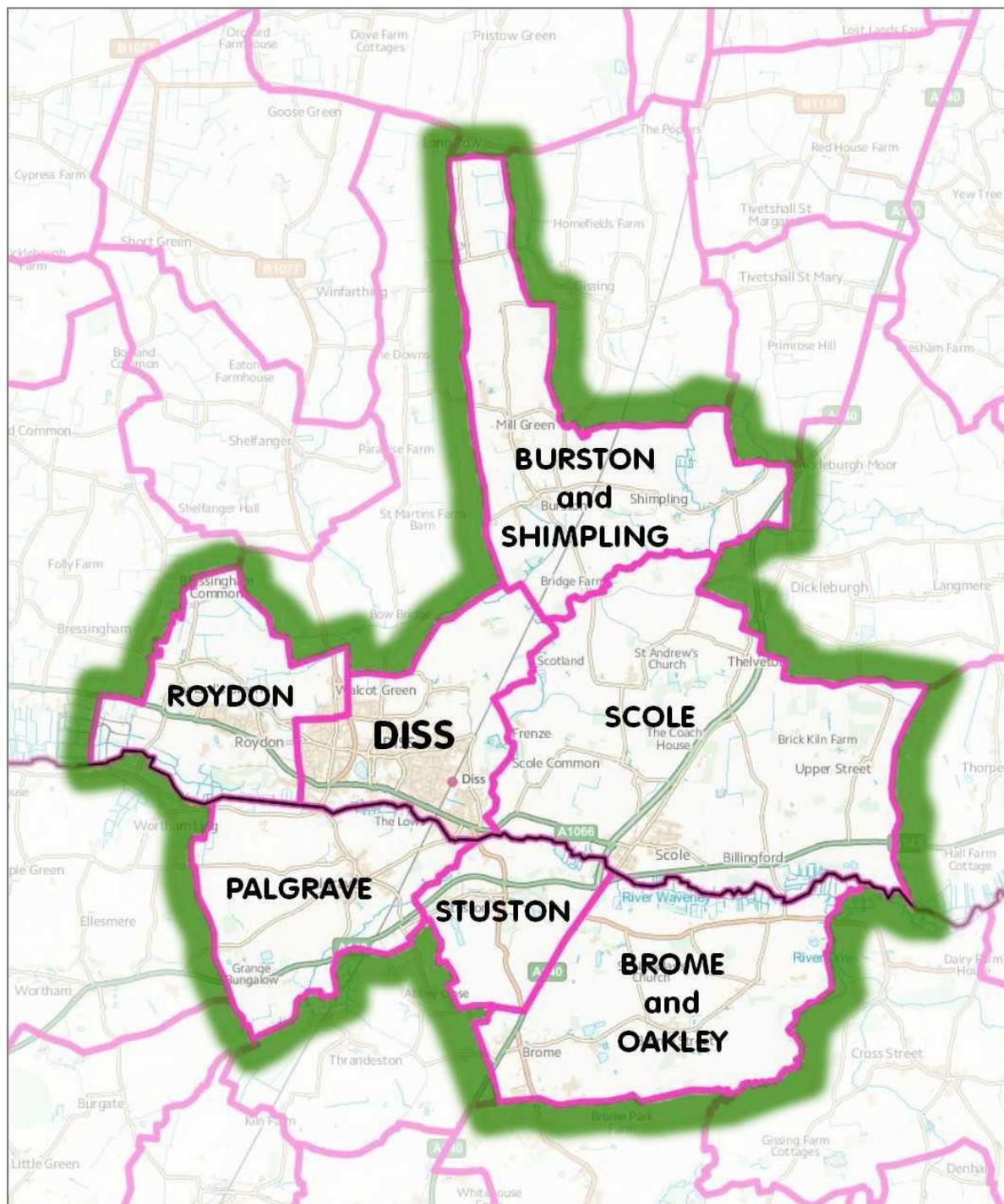
# 1. Introduction

- 1.1 This report is an independent site assessment for the Diss and District Neighbourhood Plan (DDNP) on behalf of Diss Town Council. The DDNP is a joint Neighbourhood Plan led by Diss Town Council in partnership with six neighbouring parishes, including Burston and Shimpling, Roydon and Scole in South Norfolk and Palgrave, Stuston and Brome and Oakley in Mid Suffolk. The work undertaken was agreed with Diss Town Council and the Department for Levelling Up, Housing and Communities in December 2021 as part of the national Neighbourhood Planning Technical Support Programme led by Locality. **Figure 1** provides a map of the designated Diss and District Neighbourhood Area.
- 1.2 This report follows on from two previous Site Options and Assessment (SOA) report undertaken in January 2019 and December 2020 by AECOM on behalf of Diss Town Council. The previous SOA reports assessed a total of 52 sites within the Neighbourhood Area on whether a site is appropriate for allocation in the emerging Neighbourhood Plan based on whether it is suitable, available and achievable. These three SOA reports should be read in conjunction.
- 1.3 Since the publication of the last SOA report in December 2020, the Qualifying Body has been informed that allocations in Diss from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015) would not be rolled over into the emerging Greater Norwich Local Plan (GNLP). As a result, the residual housing requirement for the Diss and District Neighbourhood Plan (for the South Norfolk part of the Neighbourhood Area) has increased from 250 to 370 homes. The Qualifying Body has been subsequently advised that they can consider allocating some or all of these sites in the emerging Neighbourhood Plan in order to contribute towards the housing requirement. In addition, a number of additional sites and new information on previously assessed sites have been submitted to the Diss Town Council for potential allocation in the emerging Neighbourhood Plan in response to its Regulation 14 consultation held from June 2021 to August 2021.
- 1.1 The purpose of this third and focused SOA report is to produce a clear and evidence-based assessment as to whether these additional sites identified are appropriate for allocation in the Neighbourhood Plan and whether any new or updated information submitted through the DDNP's Regulation 14 consultation might have changed the previous assessments' conclusions. A comprehensive review of all sites previously considered in light of updates to the adopted and emerging national and local policy<sup>1</sup> will be included in a further consolidated report and is not within the scope of this assessment.
- 1.4 This assessment in itself does not allocate sites. It is the responsibility of the Qualifying Body to decide, guided by this and previous SOA reports and other relevant information, which sites to select for allocation to best address the housing requirement and Neighbourhood Plan objectives.

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<sup>1</sup> Key updates to the adopted and emerging policy context include: (1) Revision to the National Planning Policy Framework (July 2021); (2) Publication of the Regulation 19 Greater Norwich Local Plan (now submitted and under examination); (3) Publication of the Regulation 19 Babergh and Mid Suffolk Joint Local Plan (now submitted and under examination); and (4) Publication of the Draft South Norfolk Village Clusters Housing Allocation Plan (Regulation 18).

Figure 1 Diss and District Neighbourhood Plan Designated Area



Source: Extract from Mid Suffolk District Council's website<sup>2</sup>

<sup>2</sup> Available at: <https://www.babergh.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/diss-and-district-neighbourhood-plan/>

## 2. Policy Context

- 2.1 All Neighbourhood Development Plan policies, including allocations, must be in general conformity with the strategic policies of the adopted Local Plan and should have regard to emerging Local Plan policies. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 2.2 National policy is set out in the National Planning Policy Framework (Revised in July 2021) and is supported by the Planning Practice Guidance (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans. It should be noted that the NPPF has been revised since the preparation of the last Site Options and Assessment report.
- 2.3 At the local level, the relevant development plan documents for Diss and District include:
- The adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2011 with amendments in 2014)<sup>3</sup>
  - The adopted South Norfolk Local Plan Development Management Policies Document (October 2015)<sup>4</sup>
  - The adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)<sup>5</sup>
  - The emerging Greater Norwich Local Plan (GNLP)<sup>6</sup>
  - The emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP)<sup>7</sup>
  - The adopted Mid Suffolk Core Strategy 2008<sup>8</sup>
  - The emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP)<sup>9</sup>
  - The adopted Norfolk Minerals and Waste Development Framework (including the Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026)<sup>10</sup>
- 2.4 A number of other policy sources and evidence base documents have also been reviewed in order to understand the context for potential site allocations, including the Greater Norwich Local Plan Housing and Economic Land Availability Assessment (HELAA) Addendum III (December 2020)<sup>11</sup>, the Greater Norwich Local Plan settlement-specific site assessment booklets (December

<sup>3</sup> Available at <https://www.gnlp.org.uk/sites/gnlp/files/2021-01/JCS-adopted-doc-2014.pdf>

<sup>4</sup> Available at <https://www.southnorfolkandbroadland.gov.uk/downloads/file/245/development-management-policies-document>

<sup>5</sup> Available at <https://www.southnorfolkandbroadland.gov.uk/downloads/file/220/ssapd-section-0-1-contents-and-introduction-major-growth-locations>

<sup>6</sup> Available at <https://www.gnlp.org.uk/>

<sup>7</sup> Available at <https://www.southnorfolkandbroadland.gov.uk/emerging-local-plan/south-norfolk-village-clusters-housing-allocations-plan>

<sup>8</sup> Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

<sup>9</sup> Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

<sup>10</sup> Available at <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/minerals-and-waste-planning-policies/adopted-policy-documents>

<sup>11</sup> Available at <https://www.gnlp.org.uk/sites/gnlp/files/2021-10/HELAA%20Addendum%20III%20-%20Dec%202020.pdf>

2020)<sup>12</sup>, the Babergh and Mid Suffolk Joint Local Strategic Housing and Economic Land Availability Assessment (SHELAA) (October 2020)<sup>13</sup> and the Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020)<sup>14</sup>.

- 2.5 The section below highlights the relevant policies of the documents that were not included or have been significantly updated since the last Site Options and Assessment Report. This report has had regard to all other relevant policies and evidence base documents highlighted in the previous Site Options and Assessment Reports.

## National Planning Policy Framework (Revised in July 2021)

- 2.6 The National Planning Policy Framework (NPPF)<sup>15</sup> sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 2.7 **Paragraph 8** highlights that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective.
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.8 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies. **Paragraph 29** further states that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should

<sup>12</sup> Available at [https://www.gnlp.org.uk/sites/gnlp/files/2021-10/Diss%20Booklet\\_0.pdf](https://www.gnlp.org.uk/sites/gnlp/files/2021-10/Diss%20Booklet_0.pdf)

<sup>13</sup> Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/E-EvidenceBase/Housing-EH/EH06-BMSDC-Joint-SHELAA-Report-Oct-2020.pdf>

<sup>14</sup> Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/landscape-sensitivity-assessment/>

<sup>15</sup> Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

- 2.9 **Paragraph 69** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Furthermore, **paragraph 70** highlights that neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.
- 2.10 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future risk).
- 2.11 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. **Footnote 58** suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer- quality land should be preferred to those of a high quality.
- 2.12 **Paragraph 179** seeks to protect and enhance biodiversity and geodiversity through the plan-making process. In particular, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gain for biodiversity.
- 2.13 **Paragraph 180** requires local planning authorities to apply a list of principles in relation to biodiversity and geodiversity when determining planning applications. Principle (A) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 2.14 **Paragraph 189** explains that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage. These assets are an irreplaceable resource and should be considered in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.15 **Paragraph 199** states that great weight should be given to the assets' conservation when considering the impact of a proposed development on the significance of a designated heritage assets, irrespective of whether any potential harm amounts to substantial harm total loss or less than substantial harm to its significance. **Paragraph 200** explains that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.
- 2.16 **Paragraph 201** states that local planning authorities should refuse consent where a proposed development will lead to substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the criteria set out apply.

2.17 **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

## Adopted South Norfolk Local Plan Development Management Policies Document (October 2015)

2.18 **Policy DM 1.3 The sustainable location of new development** states that

1) All new development should be located so that it positively contributes to the sustainable development of South Norfolk as led by the Local Plan. The Council will work with developers to promote and achieve proposals that are:

- Located on Allocated Sites or within the development boundaries of Settlements defined on the Policies Map, comprising the Norwich Fringe, Main Towns, Key Service Centres, Service Villages and Other Villages; and
- Of a scale proportionate to the level of growth planned in that location, and the role and function of the Settlement within which it is located, as defined in the Local Plan.

2) Permission for development in the Countryside outside of the defined development boundaries of Settlements will only be granted if:

- Where specific Development Management Policies allow for development outside of development boundaries or
- Otherwise demonstrates overriding benefits in terms of economic, social and environment dimensions as addressed in Policy 1.1.

2.19 **Policy DM 2.1 Employment and business development** notes that proposals for employment uses on new sites located within the development boundaries will be supported subject to the policies of the Local Plan.

2.20 **Policy DM 2.2 Protection of employment sites** seeks to safeguard sites and buildings allocated for business class and other employment uses. It also seeks to safeguard all other land and buildings currently in or last used for an employment use. Proposals leading to the loss of such sites and buildings will be permitted where:

- The possibility of re-using or redeveloping the site / premises for a range of alternative business purposes has been fully explored and it can be demonstrated that the site or premises is no longer economically viable or practical to retain for an Employment Use; OR
- There would be an overriding economic, environmental or community benefit from redevelopment or change to another use which outweighs the benefit of the current lawful use continuing.

## Adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)

2.21 The adopted South Norfolk Local Plan Site Specific Allocations and Policies Document designates area of land to deliver housing, employment, recreation, open spaces and community uses up to 2026.

- 2.22 Policy DIS1 Land north of Vince's Road** allocates the 1.18 Ha site for housing to accommodate approximately 35 dwellings. The developers of the site are required to deliver access from Frenze Hall Lane through the adjacent housing development to the north of the site, provide appropriate landscaping along the boundary to Vince's Road employment area, contributes towards protection and enhancement of green infrastructure along Frenze Brook and confirm wastewater infrastructure capacity.
- 2.23 Policy DIS2 Land off Park Road** allocates 4.6 Ha of land for open space, green space, a riverside walk and a small area of land for residential development of approximately 10-15 dwellings within Flood Zone 1. Policy DIS2 also out a range of requirements relating to the location of the dwellings in relation to each other and existing built and environmental context, on-site and off-site green and open space requirements and the potential provision of a riverside walk.
- 2.24 Policy DIS3 Land off Denmark Lane (Roydon Parish)** allocates the 1.6 Ha site for housing to accommodate approximately 42 dwellings. The developers of the site are required to:
- Make appropriate footway improvements and provide road access from Denmark Lane
  - Provide approximately 10m landscape belt to its western boundary reflected to provide a soft edge to the development
  - Confirm wastewater infrastructure capacity prior to development taking place
  - Conform with the Norfolk Minerals and Waste Core Strategy Policy CS16 as the site is underlain by safeguarded mineral resources
- 2.25 Policy DIS4 Land north of Frenze Hall Lane** allocates the 4.7 Ha site for housing to accommodate approximately 125 dwellings.
- 2.26 Policy DIS5 Former haulage depot, Victoria Road** allocates 0.6 Ha of land for housing to accommodate a maximum of 15 dwellings.
- 2.27 Policy DIS6 Former Hamlins Factory site, Park Road** allocates 1.76 Ha of land for retail, leisure, offices and housing.
- 2.28 Policy DIS7 Feather Mills Site, Park Road** allocates 2.21 Ha of land for retail (non-food goods), leisure, offices (Class A2 only) and housing, with any housing only constituting no more than 25% of the site by area. Policy DIS7 also highlights a list of requirements including the provision of public access through to DIS2, considerations of impacts on TPO trees along Park Road and adjacent Conservation Areas, contributions towards green infrastructure, confirmation of wastewater infrastructure capacity, as well as management of potential contamination and safeguarded mineral resources on site.
- 2.29 Policy DIS8 Land at Station Road/Nelson Road** allocates approximately 2.89 Ha of land for employment uses (Class B1<sup>16</sup>).
- 2.30 Policy DIS9 Land at Sandy Lane (north of Diss Business Park)** allocates 4.22 Ha of land for employment uses in Classes B2 and B8. Policy DIS9 also

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<sup>16</sup> Note that the current Use Classes were last updated in September 2020, where Class B1 Business was revoked and effectively replaced with the new Class E(g).

sets out a list of requirements for the site in relation to land uses, access, utilities, landscaping, green infrastructure, wastewater infrastructure capacity and mineral resources.

2.31 **Policy DIS10 Diss Business Park** allocates 3.7 Ha of land for employment uses in Classes B1, B2 and B8. The policy also sets out a list of requirements in relation to land uses, access, utilities, landscaping, green infrastructure, wastewater infrastructure capacity and mineral resources.

## Draft Greater Norwich Local Plan

2.32 Since the last Site Options and Assessment Report, the Greater Norwich Local Plan has been published for Regulation 19 Consultation in early 2021 and subsequently submitted to the Secretary of State for independent examination in July 2021. The draft plan is now under examination. When adopted, the GNLP will supersede the current JCS, development management policies document and the Site Allocations documents in each of the three districts.

2.33 **Policy 1 The Sustainable Growth Strategy** states that sustainable development and inclusive growth are supported by delivery of the following between 2018 and 2038:

- to meet the need for around 40,550 new homes, provision is made for a minimum of 49,492 new homes;
- to aid delivery of 33,000 additional jobs and support key economic sectors, around 360 hectares of employment land is allocated, and employment opportunities are promoted at the local level;
- supporting infrastructure will be provided in line with policies 2 and 4;
- environmental protection and enhancement measures including further improvements to the green infrastructure network will be delivered.

2.34 The policy defines the settlement hierarchy in Greater Norwich, with Diss (including parts of Roydon) identified as a main town, which is at the second tier followed by key services centre and village clusters.

2.35 To provide choice and aid delivery of housing, the policy also states that proposals for additional 'windfall' housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement, and subject to other local plan policies:

- Within settlement boundaries in accordance with the above settlement hierarchy;
- Elsewhere in village clusters, subject to the requirements of Policy 7.4.
- On sites of up to 3 to 5 dwellings in all parishes, subject to the requirements of Policy 7.5.

2.36 **Policy 7.2 The Main Towns** notes that residential development within settlement boundaries will be acceptable subject to meeting the criteria of other policies in the development plan. It also notes that small scale employment development will be acceptable in principle in the towns subject to meeting other policies.

- 2.37 Policy 7.2 also identifies a total housing commitment of 763 dwellings for Diss (including parts of Roydon) in 2018-2038, including 400 dwellings to be delivered through new allocations. In terms of employment, the policy identifies a total of 10.8 Ha of existing undeveloped employment allocations to be delivered in Diss (with part of Roydon).
- 2.38 **Policy 7.5 Small Scale Windfall Housing Development** states that ‘small scale residential development will be permitted adjacent to a development boundary or on sites within or adjacent to a recognisable group of dwellings where:
- Cumulative development permitted under this policy will be no more than 3 dwellings in small parishes or 5 dwellings in larger parishes (as defined in appendix 7) during the lifetime of the plan; and
  - The proposal respects the form and character of the settlement; and
  - The proposal would result in no adverse impact on the landscape and natural environment; and
  - The proposal accords with other relevant Local Plan policies Positive consideration will be given to self and custom build’.
- 2.39 **Policy GNLP0102 Land at Frontier Agriculture Ltd, Sandy Lane, Diss** allocates the 3.61 Ha site for residential development to accommodate approximately 150 homes. All other site allocations proposed in the Regulation 18 version of the draft plan has not been proposed for allocations in the current version. Paragraph 4.20 of the draft Plan advises that decision on the allocation or reallocation of development land in Diss are devolved to the neighbourhood planning process.

## Emerging South Norfolk Village Clusters Housing Allocations Plan

- 2.40 The emerging South Norfolk Village Clusters Housing Allocations Plan seeks to allocates smaller sites (range of 12-50 homes) across the 48 village clusters in South Norfolk and defines settlement limits for these villages within these clusters. Within the Neighbourhood Area, the village clusters in South Norfolk are Burston, Shimpling Roydon and Scole.
- 2.41 A Regulation 18 draft Plan has been published for consultation in Summer 2021. Within the Neighbourhood Area, the VCHAP states that the assessment and allocation of sites will be undertaken through the neighbourhood planning process.

## Norfolk Minerals and Waste Development Framework

- 2.42 **Core Strategy Policy CS16 Safeguarding mineral and waste sites and mineral sources** seeks to safeguard existing, permitted and allocated minerals extraction and associated development with waste management facilities. In addition, the Mineral Planning Authority should also be consulted on all development proposals within Mineral Consultation Areas, except for the 12 excluded development types set out in Appendix 3 of the adopted Strategy.

2.43 Norfolk County Council is currently preparing a Norfolk Minerals and Waste Local Plan Review which will consolidate the three adopted DPDs and extend the plan period to the end of 2036. It is expected that the Pre-Submission Regulation 19 Publication will take place in 2022.

## Babergh and Mid Suffolk Joint Local Plan

2.44 The Babergh and Mid Suffolk Joint Local Plan provides the strategy for development in Babergh and Mid Suffolk up to 2037. It was submitted to the Secretary of State for independent examination in March 2021.

2.45 Policy JS01 identifies a number of hinterland and hamlets sites in Babergh and Mid Suffolk for housing. It requires the development of these sites to comply with the relevant policies of the Plan and have regard to the Council's latest Infrastructure Delivery Plan for infrastructure capacity and requirements. Two sites have been allocated for a total of 15 dwellings within the Neighbourhood Area, including:

- Oakley: Land south of B1118 – 5 dwellings
- Oakley: Land north of B1118 – 10 dwellings

2.46 In December 2021, correspondence between the Babergh and Mid Suffolk District Councils and the Inspectors (document G09<sup>17</sup> and G10<sup>18</sup>) indicate that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies (including Policy JS01) would be deleted from the emerging Local Plan with the settlement boundaries in the adopted (as opposed to proposed) policies map to be retained (among other modifications including a review of the settlement hierarchy).

2.47 These elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base. They would be considered in the preparation and adoption of a 'Part 2' Local Plan which is expected to start as soon as possible after the adoption of 'Part 1' of the emerging Local Plan.

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<sup>17</sup> Available at: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/G-ExaminationCorrespondence/G09-Letter-Inspectors-to-BMSDC.pdf>

<sup>18</sup> Available at : <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/G-ExaminationCorrespondence/G10-Letter-BMSDC-to-Inspectors.pdf>

## 3. Methodology

3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are the Housing and Economic Land Availability Assessment (March 2015)<sup>19</sup>, Neighbourhood Planning (updated February 2018)<sup>20</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>21</sup>. These all support assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below and is consistent to the methodology used in the previous SOA reports.

### Task 1: Site Identification

3.2 The first task is to identify which sites should be considered as part of this third and focused assessment for the Diss and District Neighbourhood Plan. For this focused report, this includes:

- Sites identified and assessed in the GNLP Housing and Economic Land Availability Assessment (HELAA) but have not been assessed in the previous SOA reports
- Sites previously assessed in the two previous SOA reports but new or updated information have been made available as part of the Local Plan and/or Neighbourhood Plan's consultation
- Sites allocated in the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015) to be considered for reallocation
- New sites submitted for consideration as part of the Local Plan and/or Neighbourhood Plan's consultation

3.3 As presented in **Table 2**, a total of 25 sites have been identified for this focused report. However, a number of sites already have planning permissions and should be excluded from further assessments. This includes:

- DIS4 Land north of Frenze Hall Lane
- DIS5 Former haulage depot, Victoria Road
- DIS6 Former Hamlins Factory site, Park Road
- DIS8 Land at Station Road/Nelson Road
- DIS10 Land at Diss Business Park

### Task 2: Site Assessment and Review

3.4 For sites that have already been assessed in the GNLP Housing and Economic Land Availability Assessment, a thorough review of the report conclusions is conducted to establish whether there is any new or additional evidence available that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the

<sup>19</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>20</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>21</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Neighbourhood Plan; and whether the assessment conclusions are fully supported by evidence.

- 3.5 Other sites previously assessed in the two SOA reports with new or updated information provided are reviewed to investigate if the new or additional evidence may have changed the previous assessments' findings.
- 3.6 All remaining new sites are assessed using a site appraisal proforma developed by AECOM for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance and the Locality Site Assessment Toolkit). The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.7 The proforma used for the assessment enables a range of information to be recorded, including the following:
  - General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability
- 3.8 Completion of the site proformas was done through a combination of desktop assessment and site visits in January 2022 and February 2022. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task3: Consolidation of Results

- 3.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or very few constraints and are thus appropriate as site allocations, 'amber' for sites which are potentially suitable if constraints can be resolved and 'red' for sites which are not considered currently to be suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. whether or not the site is suitable, available and achievable.

## Task 4: Indicative Development Capacity

- 3.10 Where sites were previously included in the adopted Local Plan, HELAA or previous SOAs, the indicative development capacity shown in these documents has been used as a starting point, unless more updated information has been submitted. The HELAA states that capacity figures for South Norfolk are estimated using a density of 25 dwellings per hectare (dph). If site promoters have put forward an indicative development capacity, this has been used as appropriate.
- 3.11 Where a site was neither included in previous evidence base documents and the landowner or developer did not submit a capacity figure, the indicative density of 25dph has been used for housing sites as for the HELAA and previous SOAs' sites, to make the assessment as consistent as possible. This is also supported by the Diss and District Neighbourhood Plan Design Code produced by AECOM in 2019, which states that development sites which are rural in nature should have a density not exceeding 25 dwellings. **Table 1** below shows how the net density is calculated for sites within different contexts.
- 3.12 The indicative densities and capacities stated for each site in this assessment should however be considered as a starting point only and are only relevant if the entire site was developed. 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 (such as for example the characteristics of the individual site location).

**Table 1 AECOM Indicative Housing Density Calculation**

Site Area	Gross to net ratio standards	Net housing density (dph)
Up to 0.4 Ha	90%	25
0.4 to 2 Ha	80%	25
2 Ha to 10 Ha	75%	25
Over 10 Ha	50%	25

**Table 2 Sites identified for assessment**

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
DIS1	Land North of Vince's Road	Diss	1.18	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
DIS2	Land off Park Road	Diss	4.6	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
DIS3	Land off Denmark Lane (Roydon parish)	Roydon	1.6	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
DIS4	Land north of Frenze Hall Lane	Diss	4.7	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies	June 2017, Planning Application ( <a href="#">2016/1566</a> ) approved for a residential development comprising 136 no. dwelling houses with associated access,	The site is now built out and does not need to be allocated in the Neighbourhood Plan. Further assessment in this SOA is not required.

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
				Document (October 2015)	car parking, refuse and recycling provision and landscaping	
DIS5	Former haulage depot, Victoria Road	Diss	0.83	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	June 2014, Planning Application ( <a href="#">2014/0699</a> ) approved for the construction of a care home and ancillary works including the demolition of existing buildings (amendments to the original planning permission 2013/0385/F including the relocation of refuse storage and conservatories under balconies)	The site is now built out and does not need to be allocated in the Neighbourhood Plan. Further assessment in this SOA is not required.
DIS6	Former Hamlins Factory site, Park Road	Diss	1.76	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	December 2021, Appeal allowed and planning application approved ( <a href="#">2021/0307</a> ) for the redevelopment of the site to form 58 no. retirement apartments and 15 no. retirement cottages including communal facilities, access, car parking and landscaping	As the planning permission has been granted, the site would not need to be allocated in the Neighbourhood Plan (although support for development at this location could be demonstrated through an allocation). Further assessment in this SOA is not required.

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
DIS7	Feather Mills site, Park Road	Diss	2.21	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
DIS8	Land at Station Road/Nelson Road	Diss	2.89	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	February 2021, Planning Application ( <a href="#">2020/0478</a> ) approved for the demolition of existing bungalow and erection of an extra care building containing 77 apartments and communal facilities.	As the planning permission has been granted, the site would not need to be allocated in the Neighbourhood Plan (although support for development at this location could be demonstrated through an allocation). Further assessment in this SOA is not required.
DIS9	Land at Sandy Lane (north of Diss Business Park)	Diss	4.22	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies Document (October 2015)	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
DIS10	Land at Diss Business Park	Diss	3.7	Allocations from the adopted South Norfolk Local Plan Site Specific Allocations and Policies	September 2004, Planning Application ( <a href="#">2004/1590</a> ) approved for the proposed section of Unit 21 (B1 Use) and	The site is now built out and does not need to be allocated in the Neighbourhood Plan although the site could be potentially allocated to

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
				Document (October 2015)	Unit 22-30 (B8) with associated parking and service area.	safeguard its continued use as employment land.
PAL01	Land to the east of Priory Road	Palgrave	0.67	Put forward as part of the DDNP's consultation	Land to the north of the site: January 2018, Outline planning application (DC/17/03178) granted for the erection of 9 dwellings.	Full Site Assessment using the standard site appraisal proforma
PAL02	Land to the south of Priory Road	Palgrave	0.51	Put forward as part of the DDNP's consultation	Land to the east of the site (opposite Priory Road): June 2017, Outline planning application (4010/16) granted for the erection of 5 no. dwellings and garages and construction of a new vehicular access. May 2019, Application for reserved matters (DC/19/02225) granted for approved outline planning permission 4010/16. The site is now under construction.	Full Site Assessment using the standard site appraisal proforma
PAL03	Land to the south of Lion Road (adjacent to Clarke Close)	Palgrave	1	Put forward as part of the DDNP's consultation	Land to the northeast of the site: November 2016, Full planning application (4195/15) approved for the erection of 21 dwellings ,	Full Site Assessment using the standard site appraisal proforma

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
					3 no. new highways accesses, associated parking turning & on-site open space. The site has now been built out.	
PAL04	Land to the south of Lion Road	Palgrave	1	Put forward as part of the DDNP's consultation	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).	Full Site Assessment using the standard site appraisal proforma
PAL05	Land to the north of Lion Road	Palgrave	1	Put forward as part of the DDNP's consultation	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).	Full Site Assessment using the standard site appraisal proforma
PAL06	Land north of Lion Road	Palgrave	4	Put forward as part of the DDNP's consultation	No recent or relevant planning applications.	The site has been assessed as SS0734 Land to the north of Lion Road, Palgrave in the Babergh and Mid Suffolk Joint Local Plan Strategic Housing and Economic Land Availability Assessment (SHELAA) October 2020. The SHELAA has discounted the site at sifting stage due to its 'poor connectivity to the existing settlement'.

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
						As a full assessment has not been conducted, the site would be assessed using the standard site appraisal proforma for this SOA.
735	Land north of Old High Road	Roydon	1.49	Put forward in October 2021 as part of the GNLP consultation	No recent or relevant planning applications	Full Site Assessment using the standard site appraisal proforma
251	The Laurels, Diss Road	Scole	0.17	Put forward in October 2021 as part of the GNLP consultation	Land directly to the south of the site (Scole Engineering): October 2020, Planning Application ( <a href="#">2020/1236</a> ) approved for the change of use from the commercial use to residential use to create 6 dwellings including demolition of existing garage workshop buildings.	Full Site Assessment using the standard site appraisal proforma
DDNP 11	Land east of Norwich Road (southern part)	Scole	2.7	Put forward as part of the DDNP's consultation	No recent or relevant planning applications	The southern half of the site SN4022 previously assessed in the 2020 SOA. Conclusions from previous SOAs to be reviewed in light of alternative site boundary submitted.
DDNP 14	Lower Oakley, Plot A / Land north of B1118	Brome and Oakley	0.41	Put forward as part of the DDNP's consultation	No recent or relevant planning applications	The site forms part of Site 9 previously assessed in the 2020 SOA. The site has also been assessed (SS1011) in the Babergh and Mid Suffolk Joint Local Plan

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
						<p>Strategic Housing and Economic Land Availability Assessment October 2020. Aligned to the 2020 SOA conclusions, the assessment concludes that the site is potentially suitable (with further assessments regarding access, footpaths, infrastructure required and potential impacts on heritage assets required), available and achievable.</p> <p>The site has been allocated for 10 dwellings (Policy LS01) in the draft Babergh and Mid Suffolk Joint Local Plan currently under examination. However, correspondence between the Babergh and Mid Suffolk District Councils and the Inspectors in December 2021 has agreed that the proposed housing allocation policies (including Policy LS01) will be deleted from the emerging Local Plan moving forward as it is found unsound at present.</p> <p>SOAs to be reviewed in light of updated or additional information submitted.</p>

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
DDNP 15	Lower Oakley, Plot B (western part) / Land south of the B1118	Brome and Oakley	0.20	Put forward as part of the DDNP's consultation	No recent or relevant planning applications	<p>The site forms the western part of Site 10 previously assessed in the 2020 SOA. The site has also been assessed (SS0542) in the Babergh and Mid Suffolk Joint Local Plan Strategic Housing and Economic Land Availability Assessment October 2020. Aligned to the 2020 SOA conclusions, the assessment concludes that the site is potentially suitable (with further assessments regarding access, footpaths, infrastructure required and potential impacts on heritage assets required), available and achievable.</p> <p>The site has been allocated for 5 dwellings (Policy LS01) in the draft Babergh and Mid Suffolk Joint Local Plan currently under examination. However, correspondence between the Babergh and Mid Suffolk District Councils and the Inspectors in December 2021 has agreed that the proposed housing allocation policies (including Policy LS01) will be deleted from the emerging Local Plan moving forward as it is found unsound at present.</p>

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
						SOAs to be reviewed in light of updated or additional information submitted.
SN052 6REV	Land south of High Road	Roydon	1.0	VCHAP	No recent or relevant planning applications	The site has been reviewed in the previous SOA but further evidence has been submitted through the Neighbourhood Plan's consultation. Conclusions from previous SOAs to be reviewed in light of updated or additional information submitted.
GNLP 1044	Walcot Green	Diss	11.0	GNLP HELAA Addendum III December 2020	To the west of the site: <b>Land north of Walcot Rise</b> – July 2019, Planning Application ( <a href="#">2019/1555</a> ) validated for the outline application including access, with all other matters reserved for up to 80 (maximum) residential dwellings. Pending consideration as of January 2022.  Comments submitted by South Norfolk and Broadland Council Senior Heritage and Design Officers highlights the existing separation and difference in	The site has been reviewed in the previous SOA but further evidence has been submitted through the Neighbourhood Plan's consultation. Conclusions from the 2020 SOA to be reviewed in light of updated or additional information submitted.

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
					<p>character between the hamlet of Walcott Green and the suburban settlement expansion of Diss. In particular, the strong edge of landscaping to the south of Walcott combined with open fields assists in maintaining the separation between the two settlements and preserving the character of the more rural settlement of Walcott Green to the north.</p> <p>To the south of the site:  <b>Land North of Frenze Hall Lane</b> -- June 2017, Planning Application (<a href="#">2016/1566</a>) approved for a residential development comprising 136 no. dwelling houses with associated access, car parking, refuse and recycling provision and landscaping.</p>	
GNLP 4010	Tottington Lane	Roydon	1.07	GNLP HELAA Addendum III December 2020	No recent or relevant planning applications	HELAA Review

Site Ref.	Site Name	Parish	Area (Ha)	Source	Relevant Planning History	Assessment Required for this SOA
GNLP 4049	Land south of Burston Road	Diss	20.49	GNLP HELAA Addendum III December 2020	<p>To the southeast of the site:</p> <p><b>Land north of Walcot Rise –</b> July 2019, Planning Application (<a href="#">2019/1555</a>) validated for the outline application including access, with all other matters reserved for up to 80 (maximum) residential dwellings. Pending consideration as of January 2022.</p> <p>Comments submitted by South Norfolk and Broadland Council Senior Heritage and Design Officers highlights the existing separation and difference in character between the hamlet of Walcott Green and the suburban settlement expansion of Diss. In particular, the strong edge of landscaping to the south of Walcott combined with open fields assists in maintaining the separation between the two settlements and preserving the character of the more rural settlement of Walcott Green to the north.</p>	HELAA Review

## 4. Conclusions

### Site Assessment Summary

- 4.1 Diss and District Neighbourhood Plan intends to allocate sites for housing that accord with the adopted strategic policies and take into account the emerging local plan policies, relevant evidence base documents and the objectives of the Neighbourhood Plan. This report follows on from two previous Site Options and Assessment (SOA) report undertaken in 2019 and 2020 by AECOM which assessed a total of 52 sites within the Neighbourhood Area on whether a site is appropriate for allocation in the emerging Neighbourhood Plan.
- 4.2 A total of 25 sites were identified for this third and focused assessment which considers whether additional sites identified through the adopted Local Plan and Neighbourhood Plan consultations since the last SOA are appropriate for allocation in the Neighbourhood Plan and whether any new or updated information submitted through the DDNP's Regulation 14 consultation might have changed the previous assessments' conclusions. 5 out of the 25 sites identified already have planning permissions would not need to be allocated in the Neighbourhood Plan. These sites are excluded from further assessments in this Focused Report.
- 4.3 **Table 3** provides the assessment results of this Focused Report of the remaining 20 sites reviewed or assessed. The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The summary table should be read alongside the completed reviews forms and proformas presented in **Appendix A HELAA Review**, **Appendix B Review Previously Assessed Sites** and **Appendix C Site Assessment Proforma**.
- 4.4 Of the remaining 20 sites reviewed or assessed, this site assessment found that Site DIS1 Land north of Vince's Road, DIS2 Land off Park Road (northern part), DIS 3 Land off Denmark Lane (Roydon parish), DIS7 Feather Mills site (Park Road) and DIS 9 Land at Sandy Lane (north of Business Park) are suitable for allocation in the Neighbourhood Plan.
- 4.5 PAL01 Land to the east of Priors Road, Site 251 The Laurels, DDNP11 Land east of Norwich Road, the western parcel of DDNP15 Lower Oakely Plot B, SN0526REV Land south of High Road, GNLP1044 Walcot Green, GNLP4010 Tottington Lane and GNLP4049 Land south of Burston Road were found to be potentially suitable for allocation in the Neighbourhood Plan subject to mitigation of various constraints and complying with relevant policy.
- 4.6 The remaining sites were found to be unsuitable for allocation in the Neighbourhood Plan.
- 4.7 A plan showing all sites assessed and their traffic light rating is shown in **Figure 2**.

**Table 3 Summary of Site Assessment**

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
DIS1	Land North of Vince’s Road	1.18	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the north east of the town, adjacent to the railway line. The south eastern part of the site has dense tree cover and would not be appropriate to develop, this would therefore reduce the potential development area on the site. The proximity to the railway line may also be a constraint; however, due to tree coverage along the railway and the development to the north which has been built up to the edge of the railway, this is unlikely to reduce the developable area further. This site meets both emerging and adopted Local Plan policy. Vehicular access could be provided from Prince William Way. The previous Local Plan allocation for housing is appropriate to carry forward for allocation in the Neighbourhood Plan; however, the development potential is likely to be reduced to around 10 dwellings to allow for retention of the trees.</p>	<p>Suitable for development of 10 dwellings</p>
DIS2	Land off Park Road	4.6	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the south of the town, it straddles the settlement boundary and the majority of the site is outside of it. This site is in the same ownership as DIS7 and they are proposed to be developed as one scheme. Access to the site would need to be provided through DISS7, as there is no direct access to the site. Therefore, this site would not be suitable if these sites did not come forward together. The site has medium to high flood risk, there are areas of Flood Zone 3 on the southern boundary and areas of Flood Zone 2 in the centre of the site. Therefore, these areas</p>	<p>Northern part of the site is suitable for development for approximately 20-30 dwellings with DIS7.</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>should be excluded from any housing development. There is also risk of surface water flooding which would need to be considered in the design of a scheme.</p> <p>In addition, it is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, the northern part of the site, located within the settlement boundary, is suitable for allocation together with DIS7. Subject to redrawing the settlement boundary to include the southern part of the site, this would make the area potentially suitable. However, due to considerable areas of Flood Zone 2 and 3 further design work is required to understand whether housing would be possible in the small area of Flood Zone 1. However, the neighbourhood planning group may wish to carry forward the southern part of this site as a designated Green Space, as it was designated as this in the previous Local Plan.</p>	<p>The southern part is <b>potentially</b> suitable for development</p>
DIS3	Land off Denmark Lane (Roydon parish)	1.6	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the west of the town. The site has a medium risk of surface water flooding which would need to be a consideration in the design of a development scheme. This site meets both emerging and adopted Local Plan policy. This previous Local Plan allocation for 42 dwellings is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>	<p>Suitable for development of 40 dwellings</p>
DIS7	Feather Mills site, Park Road	2.21	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a partially previously developed site located to the south of the town. It is in the same ownership as site DIS2 and they are planned to be developed as one scheme. The site has a medium risk of surface water flooding and is adjacent to the Conservation Area, both of which would need to be a consideration in the design of a development scheme. This site meets both emerging and adopted Local Plan policy. The previous Local Plan allocation includes this as a mixed use allocation for employment, leisure and some housing. This site is appropriate for this allocation to be carried forward in the Neighbourhood Plan.</p>	<p>Suitable for development for approximately 20-30 dwellings with DIS2.</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
DIS9	Land at Sandy Lane (north of Diss Business Park)	4.22	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the east of the town and was proposed for allocation for employment uses in the Local Plan. The site is relatively unconstrained, but is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, this would need to be mitigated in the design of a development scheme. This site meets both emerging and adopted Local Plan policy. The previous Local Plan allocation for employment is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>	Suitable for employment development
DIS10	Land at Diss Business Park	3.7	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the east of the town and was proposed for allocation for employment uses in the Local Plan. The site is relatively unconstrained, but is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, this would need to be mitigated in the design of a development scheme. This site meets both emerging and adopted Local Plan policy. The previous Local Plan allocation for employment is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>	The site is now built out and does not need to be allocated in the Neighbourhood Plan although the site is suitable to be allocated to safeguard its continued use as employment land.
PAL01	Land to the east of Priory Road	0.67	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield adjacent to and connected to the existing built up area. Although the site is well related to the existing settlement pattern, it is outside of and not connected to the adopted settlement boundary as its surrounding development have not been built at the time. The site is adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan but this is expected to be withdrawn. The site is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities, though in close proximity to local bus stops with services to and from Diss.</p>	Potentially suitable for 8 dwellings

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>A suitable access could be facilitated through Gassock Drive subject to further consultation with the relevant Highways Authority. The private drive appears to be under the same land ownership and available to be used as the key access to the site, although this would need to be confirmed. This access is opposite to a Grade II listed building, the Priory, but it is unlikely that any modifications that might potentially harm the designated heritage asset would be required. Given the site's location at the edge of the historic settlement, there might be a possibility that heritage assets of potential archaeological interest might be encountered. Further heritage and archaeological assessments might be required.</p> <p>The site is excellently screened by a thick hedgerow to the rear which provides a soft settlement edge. Development of the site is not likely to negatively impact the landscape character of the area but instead presents an opportunity to integrate and improve the existing townscape.</p> <p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site falls within the Network Enhancement Zone 1 identified by Natural England with potential for habitat recreation. Development of the site should not harm its potential biodiversity value and should where possible promote habitats recreation in accordance</p>	

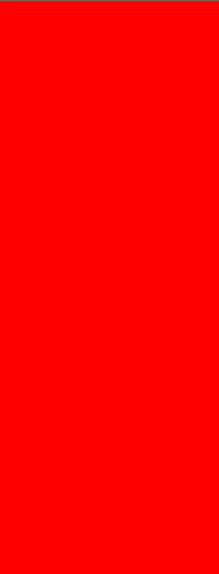
Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>with Policy CP5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p> <p>The site is available for development and promoted by an agent on behalf of the landowner for 8 dwellings. If the settlement boundary of Palgrave is extended to include the site through the Neighbourhood Plan and that the proposed development is capable of meeting local needs as defined in Policy CS1 of the adopted Mid Suffolk Core Strategy, the site is potentially suitable for development and allocation in the Neighbourhood Plan subject to confirmation of access (including land ownership), mitigation of constraints and further investigation related to biodiversity, agricultural land quality, as well as heritage and archaeology.</p>	
PAL02	Land to the south of Priory Road	0.51	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield adjacent, though not connected, to the existing built-up area and settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>The site is served by an existing access however it is at an acute blind turn from the narrow Priory Road. There is also limited potential to create an alternative access further south of Priory Road which has limited capacity to accommodate further increase in traffic. It is unlikely that a safe and suitable access could be created to support the development although this would need to be further consulted with the relevant Highways Authority.</p>	Not currently suitable for development

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The submitted site boundary is along a triangular corner of a wider field located at a commanding position above a valley to the south east. Development of the site would represent an illogical extension of the settlement downslope, encroaching into the open countryside. Due to its visual prominence, development of the site will also adversely impact the rural and tranquil character and views from the public footpath along the northern boundary of the site.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to access and impacts on settlement, landscape and visual character of Palgrave.</p>	Not currently suitable for development
PAL03	Land to the south of Lion Road (adjacent to Clarke Close)	1	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield adjacent, though not connected, to the existing built-up area. It is outside of the settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>Development of the site would have a poor relationship with the existing settlement form, crossing the soft settlement edge formed by existing tree belts and encroaching into the open countryside. It represents an illogical extension of Palgrave to its west with no defensible boundaries in the vicinity. It would also amount to backland development.</p> <p>The site is exposed to a broad area of open countryside, where its undeveloped character contributes to the existing view quality. Development of the site would be visually intrusive when viewed from nearby public rights of way and the wider</p>	

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>landscape, although it is acknowledged that existing overhead power lines forms a prominent feature at present.</p> <p>The site is served by an existing field access which might not have adequate visibility splays to support the proposed development. Further consultation with the relevant Highways Authority would be required.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to settlement form, landscape and visual sensitivity.</p>	
PAL04	Land to the south of Lion Road	1	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau exposed to a broad area of the open countryside. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p>	Not currently suitable for development

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site’s developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.</p> <p>The site is put forward for residential development as part of the DDNP’s consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>	
PAL05	Land to the north of Lion Road	1	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau with surrounding land dipping away to 45m altitude rapidly to the north. It is exposed to a broad area of the open countryside. Development of the site will dominate views southwards from public rights of ways and Millway Lane and adversely impact the tranquillity and rural character of the wider landscape.</p>	

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The site is put forward for residential development as part of the DDNP’s consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>	
PAL06	Land north of Lion Road	4	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a greenfield adjacent and connected to the existing built-up area. However it is outside and not connected to the adopted settlement boundary, with the majority of the site also not connected to the proposed settlement boundary of Palgrave. Development of the site would represent a significant backland development that poorly relate to the existing settlement. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>The site sits at a flat plateau and is visually open. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity to the east of the site and from the wider landscape. In particular, views to and from designated heritage assets and existing public rights of way will be completely blocked with limited mitigation possible. Development of the site is likely to negatively impact the character of setting in which the existing designated heritage assets are experienced and observed, particularly when at the approach of Palgrave with the two Grade II listed buildings from Millway Lane which remains rural and tranquil in character.</p> <p>A suitable access could be potentially facilitated from Lion Road however it is likely to completely erase part of a public footpath leading to the north west. If the diversion of the existing public rights of way is essential, an alternative route would need to be identified and consulted with the Local Planning Authority.</p>	Not currently suitable for development

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site’s developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.</p> <p>The site is available for development and is promoted for 45 dwellings and a new primary school. It is acknowledged that the proposal could potentially deliver an important social infrastructure as representations from Suffolk County Council to multiple recent planning permissions has highlighted that schools within the local catchments have no available capacity at present and that it is not currently possible to expand the schools at their current locations. However, the site is currently unsuitable for development and allocation in the Neighbourhood Plan due to significant constraints in relation to settlement pattern, landscape and visual sensitivity, heritage and public rights of way.</p>	
735	Land north of Old High Road	1.49	<p><b>To be read in conjunction with Appendix C</b></p> <p>This is a greenfield site located to the west of the town, between Diss and Roydon, and is outside the settlement boundary. The site is relatively unconstrained, but does not meet adopted or emerging Local Plan policy; therefore the site is not appropriate for housing allocation in the Neighbourhood Plan.</p>	
251	The Laurels, Diss Road	0.17	<p><b>To be read in conjunction with Appendix C</b></p> <p>The site is a previously developed garage adjacent to the committed development at Scole Engineering under the same land ownership. It is adjacent to the existing settlement boundary of Scole. The site is within Scole Conservation Area and may contain heritage assets of archaeological interest. Further heritage and archaeological assessments would be required. Development of the site may lead to the loss of</p>	<p>Potentially suitable for 4 dwellings</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>employment space and would need to comply with Policy DM2.2 of the Local Plan in demonstrating that the site is no longer viable or practical to retain as employment space. If the settlement boundary of Scole was extended to include this site taking into account draft Local Plan policy 7.2, the site is potentially suitable, available and achievable for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints in relation to heritage, archaeology, remediation and the loss of employment space.</p>	
DDNP 11	Land east of Norwich Road (southern part)	2.7	<p><b>To be read in conjunction with Appendix B</b></p> <p>This large flat agricultural field is available. The site is in close proximity to Scole Primary School and is located on the edge of the built-up area of Scole. Traffic noise is clearly audible from the A140 dual carriageway, whereby development would potentially require additional noise attenuation. The site is served by footpath along Norwich Road. There is currently no access to the site although access could be gained from Norwich Road. The site is at medium risk to surface water flooding and therefore mitigation is required if the site is developed. In addition, a Public Right of Way runs through the site and therefore needs to be considered at detailed design stage.</p> <p>Although the site is within a Woodland Priority Habitat Network which is a potential constraint in terms of the potential for harmful effects from development, this can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>The site is adjacent to the remarkable timber-frame Grade II listed High House on Norwich Road. Development of the whole site would significantly extend the village to the north along Norwich Road, however the site is screened from view from Norwich Road. The site contains no identifiable landscape features within the field. The site is adjacent to an unbuilt Local Plan residential allocation.</p>	<p>Potentially suitable for development. The site is proposed for 130 dwellings (for the larger site area SN4022).</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The site is adjacent to the built-up area and settlement boundary of Scole. If the settlement boundary was extended to include this site, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, noise attenuation, heritage assets, surface water flooding and a Public Right of Way which runs through the site. If the full site was allocated, this would impact on the character of the settlement. Therefore, partial allocation is recommended. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p> <p>An alternative boundary (DDNP11) has been put forward as part of the DDNP's Regulation 14 consultation which proposes partial development of the site concentrated on the southern part of the development. This is in line with the recommendations of this assessment for partial allocation to limit impact on the character of the settlement. Considering the site's location at the fringe of settlement, the provision of appropriate landscape buffers to the northern and eastern boundary might be required to provide a soft edge to the development.</p>	
DDNP 14	Lower Oakley, Plot A / Land north of B1118	0.41	<p><b>To be read in conjunction with Appendix B</b></p> <p>The site is a flat agricultural field available adjacent to the built-up area of Oakley. It is not in close proximity to services and facilities nor the town centre of Diss or Scole.</p> <p>The site entirely comprises of priority habitats (Coastal and Flood Plain Grazing Marsh) where its loss is unavoidable if developed. Development of the site would be in contrary to Paragraph 180 of the National Planning Policy Framework which states that Local Planning Authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site</p>	Not currently suitable for development

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. This Site Assessment shows that alternative sites with less harmful impacts are potentially suitable and available within the Diss and District Neighbourhood Planning Area. Allocation of the site for residential use in the emerging Neighbourhood Plan may also be contrary to Paragraph 179 of the NPPF which states that plans should promote the conservation, restoration and enhancement of priority habitats.</p> <p>The site is located on the valley floor in a Special Landscape Area. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping. The site is considered to be of medium landscape sensitivity and highly visual sensitivity due to its prominence on approach to Oakley. Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</p> <p>The site is subject to medium risk of surface water flooding.</p>	
DDNP 15	Lower Oakley, Plot B (western part) / Land south of the B1118	0.20	<p><b>To be read in conjunction with Appendix B</b></p> <p>Both greenfield parcels are available for development.</p> <p>The western parcel is adjacent to the built-up area of Oakley and is within the existing settlement boundary. The eastern parcel is adjacent to the settlement boundary. The site is not in close proximity to any services nor town centre and therefore is not the most suitable site in terms of accessibility. There is currently no access onto the site although access could be gained from the B118 (Lower Oakley).</p>	<p><b>Western Parcel:</b> Potentially suitable for development (AECOM calculated)</p>

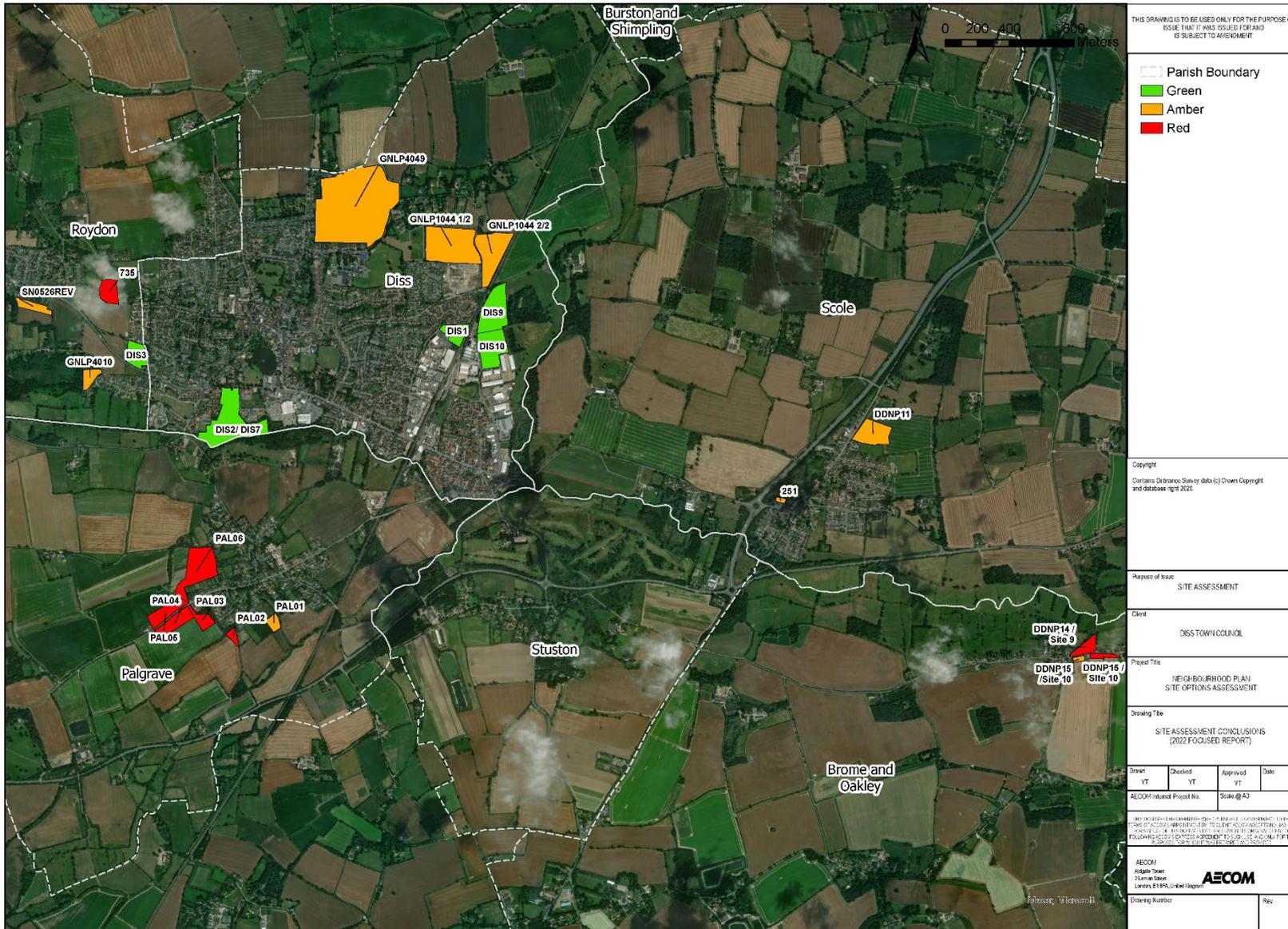
Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>The site is located in open countryside and split into two separate parcels either side of the Grade II listed Weaver’s Cottage.</p> <p>The sites are gently sloping and part of a larger steeply sloping valley land form. The sites form part of the rolling valley landscape, where development of the whole site would impact on landscape and character of the village and the setting of the listed building. The eastern parcel is not contained and is sited in open countryside. The village of Oakley is largely ribbon development on the valley floor on the north side of the B118.</p> <p>Both parcels could be brought into the settlement boundary through allocation, subject to agreement from the local authority.</p> <p>Due to its location and constraints, the western parcel is potentially suitable for development and allocation in the Neighbourhood Plan, subject to making appropriate access, subject to meeting relevant Plan policies, subject to sympathetic design minimising the impact on the setting of the heritage asset and village in the Waveney valley landscape, and subject to mitigation of impacts on habitats.</p> <p>Development of the eastern parcel of the site is not suitable due to its likely landscape impact (location of development on bottom of rolling valley land form); impact of development on valley views and setting of village along the valley floor; extension of ribbon development of the village to the east encroaching into the open countryside; and impact on the setting of a grade II listed building on approach to the village.</p>	<p>capacity: 6 dwellings)</p> <p><b>Eastern Parcel:</b> Not currently suitable for development</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
SN052 6REV	Land south of High Road	1.0	<p><b>To be read in conjunction with Appendix B</b></p> <p>The site is agricultural land that has recently been harvested. The site is available for development. Possible access to the site could be made through a narrow road between properties (probably private). This potential access point would achieve the required road width with a footpath to High Road. Another potential access point is through a vacant narrow plot of land from High Road to the north eastern part of the site. However, this is not within the redline boundary of the site.</p> <p>The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop. The site is within close proximity to Roydon Fen Local Nature Reserve and so there is some risk of adverse impact on ecological networks in the area. In addition, boundary features and woodland to the south would need protection and enhancement; protected species surveys may be necessary; and a Right of Way/Norfolk Trail immediately adjacent to site would need protection and enhancement.</p> <p>The site has a flat topography with no identifiable landscape features. The site is contained to the north, with residences overlooking the site. A converted residential water tower looks onto the site and a church tower can be seen from the site to the west. The site is in open countryside with partial views to the east and south- west into Roydon Fen and towards the built-up area of Diss.</p> <p>The site is adjacent to the built-up area and settlement boundary of Roydon. If the settlement boundary of Roydon was extended to include this site, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to</p>	<p>Potentially suitable for development. The site is promoted for 25 dwellings.</p>

Site Ref.	Site Name	Area (Ha)	2022 Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>establishing appropriate access, habitats, ecological network, views, landscape and the form and character of the settlement. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>	
GNLP 1044	Walcot Green	11.0	<p><b>To be read in conjunction with Appendix B</b>                      If the settlement boundary of Diss was extended to include this site taking into account draft Policy 7.2 of the GNLP, the site is potentially suitable for allocation, subject to mitigation of constraints related to highways, noise, wastewater, heritage, ecology, flood risk, landscape and the form and character of the settlement. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>	<p>Potentially suitable for development.                      The site proposed for 120 dwellings and 10 self-build plots.</p>
GNLP 4010	Tottington Lane	1.07	<p><b>To be read in conjunction with Appendix A</b>                      The site is located adjacent to the settlement boundary but in a relatively remote and less sustainable location for development at present. If the settlement boundary of Diss was extended to include this site, the site would be potentially suitable, available and achievable for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to access and highways, heritage, biodiversity, townscape, landscape, utilities infrastructure and the form and character of settlements.</p>	<p>Potentially suitable for development.                      The site is proposed for 10+ dwellings.</p>
GNLP 4049	Land south of Burston Road	20.49	<p><b>To be read in conjunction with Appendix A</b>                      The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, the site would be potentially suitable, available and achievable for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to access and highways, heritage, surface water flood risk, townscape, landscape, utilities capacity and the form and character of settlements.</p>	<p>Potentially suitable for development</p>

## Figure 2 Site Assessment Conclusions (2022 Focused Report)

A larger print version of the map is shown in Appendix D



4.8 A number of sites assessed are adjacent but currently outside of the existing settlement boundary. If the neighbourhood group intends to propose sites as allocations which are adjacent to and well related to one of the settlements in the Neighbourhood Area, subject to mitigation of constraints, it is recommended that they discuss the altering of the settlement boundary to include such sites with the relevant local authority that the settlement is located in.

## Affordable Housing

4.9 10 sites considered in this 2022 focused assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 9 of these have the potential to accommodate 10 or more homes and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area<sup>22</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>23</sup>), 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 65.

4.10 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.

## Next Steps

4.11 This focused SOA report provides an assessment of the 25 sites identified, but a comprehensive review of all sites previously considered in light of updates to the adopted and emerging national and local policy will be included in a further, follow-up consolidated report.

4.12 Based on the findings of the consolidated report, Diss and District Neighbourhood Group, in conjunction with the Town Council, should engage with Mid Suffolk District Council, South Norfolk Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites.

4.13 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with the planning authority;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders; and
- Neighbourhood Plan conformity with strategic Local Plan policy

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<sup>22</sup> see NPPF para 63-65

<sup>23</sup> The Government recently 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. You can find out more here: <https://www.gov.uk/guidance/first-homes>

4.14 The Town Council should be able to demonstrate that the sites are viable for development, i.e. that they provide an adequate financial return for the developer. It is recommended that the Town Council discuss site viability with Mid Suffolk District Council and South Norfolk Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

# Appendix A HELAA Review

GNLP4010 Tottington Lane	
<b>Site Reference</b>	GNLP4010 (HELAA Addendum III December 2020)
<b>Site Address</b>	Tottington Lane
<b>Site Source</b>	Greater Norwich Local Plan Housing and Economic Land Availability Assessment (HELAA) Addendum III December 2020
<b>Gross Site Area (Hectares)</b>	1.07
<b>Proposed Development</b>	10+ dwellings
GNLP HELAA Addendum III Conclusions	
Suitability	<p><b>Suitable</b> – This is a 1.07 ha site off Tottington Lane and Potash Lane that is promoted for a minimum of 10 homes. Although the site benefits from an edge of Diss location, the distance to services and facilities is generally at least a kilometre, and footpath connections along Tottington Lane are incomplete. Initial highways evidence raises concern over the network and the site’s remoteness for pedestrians. A significant constraint of the site is the proximity of Roydon Fen County Wildlife Site, which the western boundary of GNLP4010 appears to encroach upon. The site is also within the 1 km impact zone of Wortham Ling SSSI. The distance of less than 40 metres from the Grade II Listed cottage ‘By the Potash’ is another factor. However, there are no known constraints from flood risk, utilities infrastructure, contamination or ground instability. Although the site has some constraints, it is considered suitable for the land availability assessment.</p> <p><b>Note:</b> The site scores <b>green</b> in the following categories of the constraints and impacts analysis as part of the suitability assessment: utilities capacity, utilities infrastructure, contamination and ground stability and market attractiveness</p> <p>The site scores <b>amber</b> in the following categories of the constraints and impacts analysis as part of the suitability assessment: site access, accessibility to services, flood risk, significant landscape impacts, sensitive townscape, historic environment and transport and roads</p> <p>The site scores <b>red</b> in the following categories of the constraints and impacts analysis as part of the suitability assessment: biodiversity and geodiversity</p>
Availability	<b>Available</b> – The proposer has indicated that the site is likely to be available within 1-5 years (by March 2021).
Achievability	<b>Available</b> – The proposer has indicated that the site is likely to be available within 1-5 years (by March 2021).
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	<b>No</b>

<p>Does more recent or additional information now exist which could change the SHELAA findings?</p>	<p><b>No, but additional information identified on MAGIC should be considered:</b></p> <ul style="list-style-type: none"> <li>• The western part of the site is identified as a Priority Habitat (Deciduous Woodland)</li> <li>• The site is crossed by overhead electricity poles in the middle of the site which might impact the developable area / viability of the site</li> </ul>
<p>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</p>	<p><b>No but further considerations are identified:</b></p> <ul style="list-style-type: none"> <li>• The site is adjacent to the settlement boundary of Diss. Development of the site is likely to elongate the settlement pattern of Diss, however, it is unlikely to significantly increase the risks of coalescence between Diss and Roydon due to its location and the potential gap provided by Roydon Fen County Wildlife Site.</li> <li>• This part of Diss is not served by a continuous pedestrian network and Tottington Lane is generally narrow with limited scope for widening (approximately 5.5m wide). The site is not in a very sustainable location for development at present.</li> </ul>
<p><b>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</b></p>	<p><b>Yes</b></p>
<p><b>In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)</b></p>	<p>The site is located adjacent to the settlement boundary but in a relatively remote and less sustainable location for development at present. If the settlement boundary of Diss was extended to include this site, the site would be <b>potentially suitable, available and achievable</b> for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to access and highways, heritage, biodiversity, townscape, landscape, utilities infrastructure and the form and character of settlements.</p>

GNLP4049 South of Burston Road	
<b>Site Reference</b>	GNLP4049 (HELAA Addendum III December 2020)
<b>Site Address</b>	South of Burston Road
<b>Site Source</b>	Greater Norwich Local Plan Housing and Economic Land Availability Assessment (HELAA) Addendum III December 2020
<b>Gross Site Area (Hectares)</b>	20.49
<b>Proposed development</b>	Housing with land for education provision (capacity not specified – AECOM calculated capacity = 256 dwellings)
GNLP HELAA Addendum III Conclusions	
Suitability	<p><b>Suitable</b> – This a 20.49 ha greenfield site east of Heywood Road, south of Burston Road, and north of Walcot Road. The site is promoted for housing with land for education provision and a country park. Initial highways evidence raises concern about the network west and south, but suggests development potential could exist if considered with other sites.</p> <p>The site lies within an accessible distance of services, including employment opportunities, schools, shops and the railway station. For example Diss High School is immediately to the south. The site could impact on some listed buildings in Walcot Green, but these considerations are thought mitigatable. There are no significant areas of flood risk on the site, except for some parts at surface water flood risk (for which an attenuation basin is proposed). Due to the size of the site, there are likely to be townscape and landscape considerations. To facilitate development sewerage upgrades would likely be required, but there are no known constraints from contamination or ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable for the land availability assessment.</p> <p><b>Note:</b> The site scores <b>green</b> in the following categories of the constraints and impacts analysis as part of the suitability assessment: accessibility to services, utilities infrastructure, contamination and ground stability, market attractiveness, biodiversity and geodiversity, open space and GI and compatibility with neighbouring uses.</p> <p>The site scores <b>amber</b> in the following categories of the constraints and impacts analysis as part of the suitability assessment: site access, utilities capacity, flood risk, significant landscape impacts, sensitive townscapes, historic environment, as well as Transport and Roads.</p>
Availability	<b>Available</b> – The proposer has indicated that the site is likely to be available within 1-5 years (by March 2021).
Achievability	<b>Available</b> – The proposer has indicated that the site is likely to be available within 1-5 years (by March 2021).
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	<b>No</b>

<p>Does more recent or additional information now exist which could change the SHELAA findings?</p>	<p>Further comments provided to the LPA by consultees (published as part of the Site Assessment Booklets in January 2021)<sup>24</sup> should be considered:</p> <ul style="list-style-type: none"> <li>• Lead Local Flood Authority (LLFA): The site is affected by a minor extension of a flow path</li> <li>• Highways: Network below required standard to support development traffic</li> <li>• Development Management: Concerns about setting of Walcot Green Hamlet.</li> </ul>
<p>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</p>	<p><b>No but further considerations are identified:</b></p> <p>The site is adjacent to the settlement boundary of Diss and in close proximity to the rural hamlet of Walcot Green. The two settlements of varying character are currently separated by existing fields to the south and west of Walcot Green, including the site in concern. There are no strategic gaps identified in the adopted or emerging Local Plan around Diss or Walcot Green but full development of the site is likely to lead to coalescence between the two settlements. It is also likely to impact the rural character, identity and settlement form of Walcot Green, although this could be potentially mitigated through the provision of green or landscape gaps.</p> <p>The site is currently proposed to be accessed through the north of Burston Road but secondary accesses is likely to be required considering the size of the site. Its relationship to the existing frontage development would need to be carefully designed.</p>
<p><b>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</b></p>	<p><b>Yes</b></p>
<p><b>In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)</b></p>	<p>The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, the site would be <b>potentially suitable, available and achievable</b> for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to access and highways, heritage, surface water flood risk, townscape, landscape, utilities capacity and the form and character of settlements.</p>

<sup>24</sup> [https://www.gnlp.org.uk/sites/gnlp/files/2021-01/Diss%20Booklet\\_0.pdf](https://www.gnlp.org.uk/sites/gnlp/files/2021-01/Diss%20Booklet_0.pdf)

# Appendix B Review of Previously Assessed Sites

## SN4022 / DDNP11

*Amendments made in 2022 following the review of new or additional information submitted are highlighted in bold italics. An alternative boundary DDNP11 is proposed in 2020 which forms the southern part of Site SN4022.*

### 1. Site Details

<b>Site Reference / Name</b>	SN4022 / <b><i>DDNP11 (southern part of SN4022)</i></b>
<b>Site Address / Location</b>	East of Norwich Road, Scole
<b>Gross Site Area</b> (Hectares)	SN4022: 5.20 / <b><i>DDNP11: 2.7</i></b>
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Large flat agricultural field
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	130 dwellings ( <b><i>DDNP11: No proposed capacity for the alternative boundary put forward</i></b> )
<b>Site identification method / source</b>	Submitted to Local Authority as part of GNLP Call for sites March 2020*
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and eastern boundaries are adjacent to fields. The southern boundary is adjacent to site GNLP0511 and other housing. The western boundary is adjacent to Norwich Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Woodland Priority Habitat Network (Lower Spatial Priority)</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - woodland priority habitat area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be easily gained from Norwich Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be easily gained from Norwich Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be easily gained from Norwich Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Public Right of Way through the site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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)	>1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

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

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - no identifiable landscape features in the site</p>
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**2. Assessment of Suitability**

<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p><i>Low sensitivity</i> - site is screened from view from Norwich Road.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><i>Some impact, and/or mitigation possible</i> - 2 Grade II listed buildings adjacent to the site</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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><i>Limited or no impact or no requirement for mitigation</i></p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Scale - is classed as “village cluster” of its own, therefore draft policy 7.4 Housing target = 25 additional dwellings</p> <p>Policy 7.4 of the <b>draft</b> GNLN states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact shouldn't be negative on character and scale of settlements in cluster. However, draft policy 7.5 states that development is acceptable if maximum of 3 dwellings within each parish during lifetime of plan is on sites adjacent to development boundary or infill sites within recognisable group of dwellings to respect form and character of the settlement as well as no detrimental impact on landscape / environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>SN4022: Yes</p> <p><b>DDNP11: No. However, considering the site's location at the fringe of settlement, the provision of appropriate landscape buffers to the northern and eastern boundary might be required to provide a soft edge to the development.</b></p>

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<p><b>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?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>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)</b></p>	<p>See column G18 However, development volume would have to be limited to maximum 15 units in line with draft policy 7.4</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>This site was put forward to the LA as part of VCHAP; The site is adjacent to a housing allocation (SCO1).</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b>  Unknown</p>

**Summary of justification for rating**

This large flat agricultural field is available. The site is in close proximity to Scole Primary School and is located on the edge of the built-up area of Scole. Traffic noise is clearly audible from the A140 dual carriageway, whereby development would potentially require additional noise attenuation.

The site is served by footpath along Norwich Road. There is currently no access to the site although access could be gained from Norwich Road.

The site is at medium risk to surface water flooding and therefore mitigation is required if the site is developed. In addition, a Public Right of Way runs through the site and therefore needs to be considered at detailed design stage.

Although the site is within a Woodland Priority Habitat Network which is a potential constraint in terms of the potential for harmful effects from development, this can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.

The site is adjacent to the remarkable timber-frame Grade II listed High House on Norwich Road. Development of the whole site would significantly extend the village to the north along Norwich Road, however the site is screened from view from Norwich Road. The site contains no identifiable landscape features within the field. The site is adjacent to an unbuilt Local Plan residential allocation.

The site is adjacent to the built-up area and settlement boundary of Scole. If the settlement boundary was extended to include this site, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, noise attenuation, heritage assets, surface water flooding and a Public Right of Way which runs through the site. If the full site was allocated, this would impact on the character of the settlement. Therefore, partial allocation is recommended. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.

***An alternative boundary has been put forward as part of the DDNP's Regulation 14 consultation which proposes partial development of the site concentrated on the southern part of the development. This is in line with the recommendations of this assessment for partial allocation to limit impact on the character of the settlement. Considering the site's location at the fringe of settlement, the provision of appropriate landscape buffers to the northern and eastern boundary might be required to provide a soft edge to the development.***

## SN0526REV

***Amendments made in 2022 following the review of new or additional information submitted are highlighted in bold italics. Additional evidence base documents were made available to Diss Town Council through the DDNP's consultation for consideration by the site promoter, including a Heritage Assessment, a Landscape Statement, an Ecology Statement, a Townscape Statement, Proposed Layout and Design Strategies and Letter Reports regarding Drainage, Utilities and Highways. Note that the overall rating of the site has not been changed.***

1. Site Details	
<b>Site Reference / Name</b>	SN0526REV
<b>Site Address / Location</b>	Land south of High Road, Roydon
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	Larger version of the site in the GNLP HELAA Reg 18 (December 2017) (reference: GNLP0526)
<b>Existing land use</b>	Agricultural land recently harvested
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25 dwellings
<b>Site identification method / source</b>	Submitted to Local Authority as part of GNLP Call for sites March 2020
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to private gardens. The eastern, western and southern boundaries are all adjacent to fields.
	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – Evidence submitted by the site promoter in 2021 indicates that vehicular access to the site can be potentially achieved from High Road (A1066) to provide a type 3 access road with the required visibility splays without the need for third party land. The representation confirmed that the narrowest part of the access is 8.8m wide. The representation also identifies an alternative access to the east of the site involving a 6m wide carriageway with 1.8m wide footways on either side of the road, however, this option would require the removal of trees, hedges and fence. The preferred access is likely to be suitable to support the proposed development subject to further highways assessment and consultation with Norfolk County Council.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – A suitable pedestrian access could be potentially created as an extension from the existing pavements on High Road, subject to further highways assessment and consultation with Norfolk County Council.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – A suitable cycle access could be potentially created subject to further highways assessment and consultation with Norfolk County Council.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - Right of Way/Norfolk Trail adjacent to the site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown

**2. Assessment of Suitability**

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

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

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	Low sensitivity
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**2. Assessment of Suitability**

**Is the site low , medium or high sensitivity in terms of visual amenity?**

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**Medium sensitivity** - The site is contained to the north, with residences looking onto the site. A converted residential water tower looks directly onto the site. The church tower can be seen from the site to the west. The site is in open countryside with partial views to the east and south-west into Roydon Fen and towards the built-up area of Diss.

**A Landscape Statement submitted by the site promoter in 2021 acknowledges that the most sensitive receptors to development on the site are people in the existing residential properties directly north of the site and from the converted water tower which has an elevated view of the site. The statement suggests that there is potential to mitigate effects on views from the north of the site through careful siting of the proposed housing and the use of boundary planting.**

**The statement also states that the existing dense woodland buffer would screen the majority of views to residences and public footpath (FP15) with the exception of a 20m long gap at the northern end of the woodland belt which provides an open view into the site. The assessment concludes that while the use of boundary planting could mitigate some visual effects, this would represent a landscape character effect that cannot be fully mitigated due to the loss of the existing rural view.**

**Heritage Constraints**

**Would the development of the site cause harm to a designated heritage asset or its setting?**

- Directly impact and/or mitigation not possible /*
- Some impact, and/or mitigation possible /*
- Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

- Directly impact and/or mitigation not possible /*
- Some impact, and/or mitigation possible /*
- Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

**A Heritage Assessment submitted by the site promoter in 2021 assesses the potential impacts of the proposed residential development on the significance and setting of the Tower House if it were to be recognised as a non-designated heritage asset (note that the representation objects to the identification of Tower House as a non-designated heritage asset quoting a recent appeal decision at the Heights, Haslemere were Inspector and Historic England have commented on the significance of the asset). In particular, the report highlights:**

- **The original intended residential context for the Tower House as part of a 100-dwelling development**
- **The Tower House is currently appreciated alongside suburban development**
- **Development on the site could be sensitively designed in keeping with the character of the surrounding context**
- **Existing views towards Tower House could be maintained through the management of building heights and positioning of development away from identified site lines**

Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>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?</b> <b>Yes / No / Unknown</b></p>	No
2. Assessment of Suitability	
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Diss and Roydon built up area – classed as “Main Town”; site is adjacent to but not within settlement boundary, therefore draft policy 7.2 does not apply; Policy 7.4 of the <i>draft</i> GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact shouldn't be negative on character and scale of settlements in cluster. However, draft policy 7.5 states that development is ok if maximum of 3 dwellings within each parish during lifetime of plan is on sites adjacent to development boundary or infill sites within recognisable group of dwellings to respect form and character of the settlement as well as no detrimental impact on landscape / environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	Unknown

**3. Assessment of Availability**

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

**4. Assessment of Viability**

<p><b>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?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown <i>Representation from the site promoter indicates that there are no known existing utilities apparatus within the site with the exception of a high voltage overhead electricity pol which is unlikely to be affected by the proposed development.</i></p>
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**5. Conclusions**

<p><b>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)</b></p>	<p>See column G17 However, development volume would have to be limited to maximum 15 units in line with draft policy 7.4</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>

<p><b>Other key information</b></p>	<p>This site was put forward to the LA as part of VCHAP; HELAA states: This is a greenfield site south of existing residential development along High Road, which is a former sand quarry. This may need some further investigation in terms of ground stability. Two potential highways access points between existing dwellings to get to High Road are shown, but both are narrow and it is questionable if they would be of sufficient width to support both a road and a footway and the necessary visibility splay (some third-party land may be required which has not yet been secured). Although it would have an impact on the A1066 through Diss, the potential impacts on local roads may be possible to mitigate. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Whilst the site would not affect any heritage assets, there could be townscape and design concerns: the relationship to the existing linear frontage development could be uncomfortable (accessed through the narrow links) and would need very careful design consideration to be acceptable. The site is within close proximity to Roydon Fen Local Nature Reserve and so there is some risk of adverse impact on ecological networks in the area. In addition, boundary features and woodland to south would need protection and enhancement; protected species surveys may be necessary; and a Right of Way/Norfolk Trail immediately adjacent to site would need protection and enhancement. There are at least four core services, including a primary school, within an accessible distance – mainly in Roydon. Subject to further evidence on highways impacts and access, the site is concluded as being suitable for the land availability assessment.</p> <p><i>An Ecological Appraisal submitted by the site promoter in 2021 concludes that the likely impacts on the majority of species can be mitigated via appropriate landscaping and scheme design, with the potential to deliver net ecological enhancement.</i></p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>

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**Summary of justification for rating**

The site is agricultural land that has recently been harvested.

The site is available for development.

Possible access to the site could be made through a narrow road between properties (probably private). This potential access point would achieve the required road width with a footpath to High Road. Another potential access point is through a vacant narrow plot of land from High Road to the north eastern part of the site. However, this is not within the redline boundary of the site.

The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop. The site is within close proximity to Roydon Fen Local Nature Reserve and so there is some risk of adverse impact on ecological networks in the area. In addition, boundary features and woodland to the south would need protection and enhancement; protected species surveys may be necessary; and a Right of Way/Norfolk Trail immediately adjacent to site would need protection and enhancement.

The site has a flat topography with no identifiable landscape features. The site is contained to the north, with residences overlooking the site. A converted residential water tower looks onto the site and a church tower can be seen from the site to the west. The site is in open countryside with partial views to the east and south-west into Roydon Fen and towards the built-up area of Diss.

The site is adjacent to the built-up area and settlement boundary of Roydon. If the settlement boundary of Roydon was extended to include this site, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, habitats, ecological network, views, landscape and the form and character of the settlement. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.

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**GNLP1044 Land at Walcot Green Lane**

<b>Site Reference</b>	GNLP1044 (HELAA 2017)
<b>Site Address</b>	Land at Walcot Green Lane, Diss
<b>Site Source</b>	Greater Norwich Local Plan Housing and Economic Land Availability Assessment (HELAA) 2017
<b>Gross Site Area (Hectares)</b>	9.55
<b>Proposed Development</b>	Residential (including approximately 120 new homes and 10 self-build plots)

**GNLP HELAA Conclusions**

Suitability	<p><b>Not Suitable</b> –This greenfield site lies between Diss and Walcot Green. Part of the site is adjacent to the railway line; some noise mitigation may be necessary. The sewerage system would need upgrading, but this would be likely to be achievable. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station.</p> <p>The site could impact on some listed buildings in Walcot Green, and a Grade I-listed church in nearby Frenze. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary.</p> <p>Particularly in combination with site 599, pressure would be put on the local road network (Frenze Hall Lane and Walcot Green) and on the basis of current evidence, it appears unlikely that satisfactory highways and footpath improvements are capable of being delivered, due to the constraints (narrow roads).</p> <p>Small parts of the site alongside the railway line, that are vulnerable to surface water flooding, at 1 in 30 and 1 in 100 risk. Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.</p>
Availability	<b>Available</b>
Achievability	<b>Achievable</b>

**How can these conclusions be applied to the Neighbourhood Planning Site Assessment?**

Has the site been excluded or assessed as unsuitable due to size? – as per 2019 Site Assessment	No
Does more recent or additional information now exist which could change the SHELAA findings? – based on 2019 Site Assessment	No
Are there any concerns that the SHELAA conclusion is reasonable and defensible? – as per 2019 Site Assessment	No

<p><b>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment? – as per 2019 Site Assessment</b></p>	<p>Yes</p>
<p><b>In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N) – as per 2019 Site Assessment</b></p>	<p><b>Suitable:</b> no  <b>Available:</b> yes  <b>Achievable:</b> yes</p>
<p><b>What is the justification for this judgement? - as per 2019 Site Assessment</b></p>	<p>This is a greenfield site adjacent to the railway and visible from new built housing. It is located adjacent to the settlement boundary of Diss on the western side and the rest is outside of the settlement boundary. It is a large site on a narrow road which can't be widened due to gas mains, property issues etc. Mature trees are located on the corner of the site and there is potential for impact on listed buildings. Screening is only present at the edge of the field, therefore only if whole site was developed. There is potential for medium visual sensitivity. The appearance of the site is separate from the settlement and very rural. It is considered that this site is currently unsuitable for allocation due to significant highways concerns.</p>
<p><b>SOA Update 2020</b></p>	<p>The site is considered unsuitable for allocation due to highways concerns, which have not changed taking into account emerging GNLP or other any other more recent information available to AECOM. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
<p><b>SOA Update 2022 (Focused Review)</b></p>	<p>A Delivery Statement submitted to Diss Town Council by the site promoter in March 2021 sets out a range of highways and access solutions proposed and agreed with Norfolk County Highways. Based on the submitted evidence, the proposed measures could possibly help overcome the highways concerns highlighted in the previous assessments subject to further Highways Assessment and consultation with Norfolk County Council to confirm that the potential cumulative impacts on highway safety and operational capacity of the surrounding transport network are appropriately mitigated. The measures are:</p> <ul style="list-style-type: none"> <li>• Walcot Green Lane (including the junction with Frenze Hall Lane) will be widened to a two lane road with a new 3m shared footway/cycleway provided along the western side of Walcot Green Lane along with a crossing facility on Frenze Hall Lane</li> <li>• Land west of Walcot Green Lane to be served from a new priority junction on Walcot Green Lane</li> <li>• Reserved rights over the residential development immediately to the south for a link to the loop estate road to provide a pedestrian/cycle link and an emergency second point of access to the site</li> <li>• Provisions of footpaths through Orchard Croft to Frenze Hall Lane</li> </ul> <p>The site is located adjacent to the settlement boundary of Diss on the western side and the rest is outside of the settlement boundary. Development of the site will contribute to coalescence between the hamlet of Walcott Green and Diss, however a strategic gap has not been identified in the adopted or emerging Local Plan. Development of the site is likely to impact the form and rural character of Walcott Green which would need to be mitigated.</p> <p>If the settlement boundary of Diss was extended to include this site taking into account draft Policy 7.2 of the GNLP, the site is <b>potentially suitable for allocation</b>, subject to mitigation of constraints related to highways, noise, wastewater, heritage, ecology, flood risk, landscape and the form and character of the settlement.</p> <p>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>

## SS1011 / DDNP14 / Site 9

Amendments made in 2022 following the review of new or additional information submitted are highlighted in bold italics. Additional evidence base documents made available to Diss Town Council include: A Statement of Common Ground between Babergh and Mid Suffolk District Councils and Natural England (June 2021) in which Natural England has identified SS1011 as entirely comprised of priority habitats; and Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020).

1. Site Details	
Site Reference / Name	9 / SS1011 / DDNP14 (southern part of the site)
Site Address / Location	Lower Oakly, plot A. Brome and Oakley / <b>Land north of B1118, Oakley</b>
Gross Site Area (Hectares)	1.00 (SS1011/DDNP14: 0.41)
SHLAA/SHELAA Reference (if applicable)	SS1011
Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Conclusions Assessment Findings	<p><b>Site is potentially considered suitable for residential development taking identified constraints into account – Estimated yield: 10 dwellings</b></p> <ul style="list-style-type: none"> <li>• <b>Suitability: Site is potentially suitable, but the following considerations would require further assessment:</b> <ul style="list-style-type: none"> <li>– <b>Highways: regarding access, footpaths and infrastructure required</b></li> <li>– <b>Heritage: potential impact upon heritage assets</b></li> </ul> </li> <li>• <b>Availability: Land is under single ownership and is available in 0-5 years. Site has not been marketed. Submitted by agent on behalf of landowner.</b></li> <li>• <b>Achievability: The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</b></li> </ul>
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	9 dwellings
Site identification method / source	Submitted Neighbourhood Plan Issues and Options consultation
Planning history	None of relevance
Neighbouring uses	The northern boundary is adjacent to a field and residential garden. The eastern boundary is adjacent to Low Road and the southern boundary is adjacent to B1118. The western boundary is adjacent to a residential property.



**2. Assessment of Suitability**

**Environmental Constraints**

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**  
 Yes / No / partly or adjacent

- 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)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**  
 Yes / No / partly or adjacent / Unknown

- 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

**Yes – Natural England has confirmed that the site entirely comprise of priority habitat (Coastal and Flood Plain Grazing Marsh) where the loss of priority habitat is unavoidable.**

**Note: While the site that Natural England has investigated (i.e. SS1011) only make up the southern half of the site, the entire site (i.e. Site 9) is identified as a Priority Habitat (Coastal and Floodplain Grazing Marsh) on MAGIC.**

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**  
 See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**

Low Risk

<ul style="list-style-type: none"> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	Medium Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	Yes – <b>Natural England has confirmed that the site entirely comprise of priority habitat (Coastal and Flood Plain Grazing Marsh) where the loss of priority habitat is unavoidable.</b>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority.</b>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority. The site is not served by a continuous footway at present.</b>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority.</b>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### 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?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**Medium Sensitivity - Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020) considers the site to have medium landscape sensitivity to residential development. This is elevated by the presence of priority habitat floodplain grazing marsh which creates a semi-natural character and its localised visual prominence. The development of the site is considered to be unlikely to significantly alter the existing settlement pattern. The site falls within the Special Landscape Areas. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>High sensitivity</b> - the site is visible on approach to Oakley from Low Road and the B118. The site is part of the rolling valley open countryside landscape of the River Waveney valley.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 9 is situated partially within and partially adjacent to Oakley which is classed as a 'Hamlet Village' in the BMSDC Joint Local Plan Reg 18. Draft Policy SP03 - Settlement Hierarchy, gives conditions for Development within Hinterland and Hamlet Villages within settlement boundaries.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary / Adjacent to and connected to the existing settlement boundary - the site is partially within and partially adjacent to the settlement boundary</p>

<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No <i>Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</i></p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>Unknown</p>

### 3. Assessment of Availability

<p>Is the site available for development? Yes / No / Unknown</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? Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now / 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? Yes / No / Unknown</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><math>1 \times 0.85 = 0.85</math>. <math>0.85 \times 25 = 21.25 = 21</math> dwellings However development of full site would have cumulative impact on scale and character of settlement therefore lower number is recommended</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>
<p>Other key information</p>	<p>Not included in the VCHAP schedule of sites</p>
<p>Overall rating (Red/Amber/Green) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p>	<p><b><i>The site is not currently suitable, and available.</i></b></p>
<p>Are there any known viability issues? Yes / No</p>	<p>Unknown</p>

Summary of justification for rating

*The site is a flat agricultural field available adjacent to the built-up area of Oakley. It is not in close proximity to services and facilities nor the town centre of Diss or Scole.*

*The site entirely comprises of priority habitats (Coastal and Flood Plain Grazing Marsh) where its loss is unavoidable if developed. Development of the site would be in contrary to Paragraph 180 of the National Planning Policy Framework which states that Local Planning Authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. This Site Assessment shows that alternative sites with less harmful impacts are potentially suitable and available within the Diss and District Neighbourhood Planning Area. Allocation of the site for residential use in the emerging Neighbourhood Plan may also be contrary to Paragraph 179 of the NPPF which states that plans should promote the conservation, restoration and enhancement of priority habitats.*

*The site is located on the valley floor in a Special Landscape Area. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping. The site is considered to be of medium landscape sensitivity and highly visual sensitivity due to its prominence on approach to Oakley. Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.*

*The site is subject to medium risk of surface water flooding.*

## SS0542 / DDNP15 / Site 10

*Amendments made in 2022 following the review of new or additional information submitted are highlighted in bold italics. Additional evidence base documents were made available to Diss Town Council include the Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020).*

1. Site Details	
Site Reference / Name	Site 10
Site Address / Location	Lower Oakly, plot B. Brome and Oakley <i>(SS0542/DDNP15: Land north of B1118, Oakley)</i>
Gross Site Area (Hectares)	0.69 <i>(SS0542/DDNP15: 0.20 Ha)</i>
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Submitted Neighbourhood Plan Issues and Options consultation
Planning history	Reference: 0054/97/OL. Address: Land at North Lodge Lower Oakley. Application proposal: Severance of garden for erection of two storey house with garage, construction of new vehicular access and provision of private foul drainage system. Decision: refused (September 1997). Reason for refusal not stated.
Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Conclusions Assessment Findings	<p><b><i>SS0542 (Land south of the B1118, Brome and Oakley) which forms the western part of Site 10:</i></b></p> <p><b><i>The site is potentially considered suitable for residential development taking identified constraints into consideration – Estimated yield: 5 dwellings</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Suitability: Site is potentially considered suitable, but the following constraints would require further investigation:</i></b> <ul style="list-style-type: none"> <li>– <b><i>Highways – regarding access, footpaths and infrastructure required</i></b></li> <li>– <b><i>Heritage – impact upon heritage assets required</i></b></li> </ul> </li> <li>• <b><i>Availability: Land has not been marketed. Site is under single ownership and available within 0-5 years</i></b></li> <li>• <b><i>Achievability: The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</i></b></li> </ul>
Neighbouring uses	The northern boundary is adjacent to the B1118 (Lower Oakly). The eastern and southern boundaries are adjacent to fields. The western boundary is adjacent to Upper Oakley Road.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>No</p>
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<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
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<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</b></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 2 identified by which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b>subject to further consultation with the relevant Highways Authority. The site is not served by a continuous footway at present.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b>subject to further consultation with the relevant Highways Authority.</b></p>

<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

#### 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?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**High sensitivity**

*The Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020) considers the western parcel to have medium landscape sensitivity to residential development. This is elevated by the the setting provided to the adjacent Grade II listed building and its localised visual prominence. The development of the site is considered to be unlikely to significant alter the existing settlement pattern due to its compact size and adjacency to existing residential dwellings to its east and west. The Landscape Sensitivity Assesment have not considered the eastern parcel of the site.*

*Full development of the site is likely to have a significant impact on the landscape character of this part of Oakley as it would represent a deep encorachment into the open countryside without any defensible boundaries.*

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**High sensitivity**

**Heritage Constraints**

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*

*Some impact, and/or mitigation possible - Grade II listed Weaver's Cottage situated between sites.*

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*

*Limited or no impact or no requirement for mitigation*

**Planning Policy Constraints**

**Is the site in the Green Belt?**

*Yes / No / Unknown*

*No*

**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*

*No*

<b>Are there any other relevant planning policies relating to the site?</b>	Site 10 is situated in Oakley which is classed as a 'Hamlet Village' in the BMSDC Joint Local Plan Reg 18 (Draft Policy SP03). Policy LP01 - Hamlets and Clusters of development in the Countryside
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing settlement boundary (western parcel) / Adjacent to and connected to the existing settlement boundary (eastern parcel)
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No <i>Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</i>
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Unknown

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
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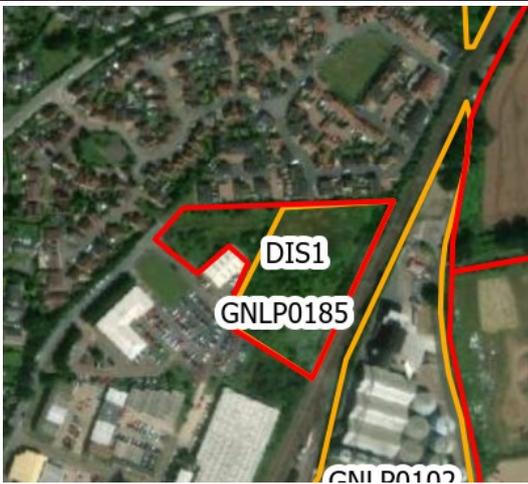
### 5. Conclusions

<p><b>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)</b></p>	<p>0.22x25=5.5 = 6 dwellings and 0.47x25=11.75=12 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  Yes / No</p>	<p>Western parcel: <b>The site is potentially suitable, available and achievable.</b></p> <p>Eastern parcel: <b>The site is not currently suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>Both greenfield parcels are available for development. The western parcel is adjacent to the built-up area of Oakley and is within the existing settlement boundary. The eastern parcel is adjacent to the settlement boundary. The site is not in close proximity to any services nor town centre and therefore is not the most suitable site in terms of accessibility. There is currently no access onto the site although access could be gained from the B118 (Lower Oakley).</p> <p>The site is located in open countryside and split into two separate parcels either side of the Grade II listed Weaver's Cottage.</p> <p>The sites are gently sloping and part of a larger steeply sloping valley land form. The sites form part of the rolling valley landscape, where development of the whole site would impact on landscape and character of the village and the setting of the listed building. The eastern parcel is not contained and is sited in open countryside. The village of Oakley is largely ribbon development on the valley floor on the north side of the B118.</p> <p>Both parcels could be brought into the settlement boundary through allocation, subject to agreement from the local authority.</p> <p>Due to its location and constraints, the western parcel is potentially suitable for development and allocation in the Neighbourhood Plan, subject to making appropriate access, subject to meeting relevant Plan policies, subject to sympathetic design minimising the impact on the setting of the heritage asset and village in the Waveney valley landscape, and subject to mitigation of impacts on habitats.</p> <p>Development of the eastern parcel of the site is not suitable due to its likely landscape impact (location of development on bottom of rolling valley land form); impact of development on valley views and setting of village along the valley floor; extension of ribbon development of the village to the east <b>encroaching into the open countryside</b>; and impact on the setting of a grade II listed building on approach to the village.</p>

# Appendix C Site Assessment Proforma

## DIS1

1. Site Details	
Site Reference / Name	DIS1
Site Address / Location	Land north of Vince's Road
Gross Site Area (Hectares)	1.18
Existing land use	Greenfield
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocated this site for 35 dwellings
Site identification method / source	Allocations carried forward from adopted Local Plan
Planning history	None recent or relevant
Neighbouring uses	Employment and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #A67E00;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #008000;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #A67E00;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #A67E00;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #C00000;">High Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #008000;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #A67E00;">Medium Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Prince William Way.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Prince William Way.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on the eastern part of the site.</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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
<b>Distance (metres)</b>	>1200	400-800	400-1200	400-1200	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: orange;">The site is located within the Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given the predominantly developed surrounding land use.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for housing - this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>

## 2. Assessment of Suitability

<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

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

## 4. Assessment of Viability

<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

<p><b>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)</b></p>	<p>Approximately 10 dwellings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the north east of the town, adjacent to the railway line.</p> <p>The south eastern part of the site has dense tree cover and would not be appropriate to develop, this would therefore reduce the potential development area on the site. The proximity to the railway line may also be a constraint; however, due to tree coverage along the railway and the development to the north which has been built up to the edge of the railway, this is unlikely to reduce the developable area further.</p> <p>This site meets both emerging and adopted Local Plan policy. Vehicular access could be provided Prince William Way.</p> <p>The previous Local Plan allocation for housing is appropriate to carry forward for allocation in the Neighbourhood Plan; however, the development potential is likely to be reduced to around 10 dwellings to allow for retention of the trees.</p>

# DIS2

1. Site Details	
<b>Site Reference / Name</b>	DIS2
<b>Site Address / Location</b>	Land off Park Road
<b>Gross Site Area</b> (Hectares)	4.60
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for open space and a small area of housing to provide 10-15 dwellings.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield, employment and housing



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #FFC000;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #008000;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #FF0000;">High Risk</span></li> </ul>	<p style="color: #FFC000;">Medium to high risk, there are areas of Flood Zone 3 on the southern boundary and areas of Flood Zone 2 in the centre of the site.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #008000;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #FFC000;">Medium Risk</span></li> </ul>	<p style="color: #FFC000;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No existing access but access could be created through Site 7 (which is in the same ownership).</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there is no access but access could be created through Site 7 (which is in the same ownership). There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes there are telegraph poles on site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: red;">The site is located with Waveney Rural River Landscape Character area and is likely to have high landscape sensitivity given its periphery location and relationship to the wider landscape.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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>Some impact - the site is adjacent to the Conservation area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan the northern part of the site is allocated for housing, while the southern half is designated as Open Space Amenity. Both have been removed in the Greater Norwich Local Plan.</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>The site straddles the settlement boundary, leaving some of the site within and majority of it adjacent.</p>
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## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown - in same ownership as Site 7.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

## 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>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)</b></p>	<p>The northern part of the site together with DIS7 may be suitable for approximately 20-30 dwellings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Only the northern part of this site conforms with adopted and emerging policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p>Northern part of the site is suitable for development. The southern part potentially suitable.</p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the south of the town, it straddles the settlement boundary and the majority of the site is outside of it. This site is in the same ownership as DIS7 and they are proposed to be developed as one scheme.</p> <p>Access to the site would need to be provided through DIS7, as there is no direct access to the site. Therefore, this site would not be suitable if these sites did not come forward together.</p> <p>The site has medium to high flood risk, there are areas of Flood Zone 3 on the southern boundary and areas of Flood Zone 2 in the centre of the site. Therefore, these areas should be excluded from any housing development. There is also risk of surface water flooding which would need to be considered in the design of a scheme. In addition, it is likely to have high landscape value given its periphery location and relationship to the wider landscape.</p> <p>Therefore, the northern part of the site, located within the settlement boundary, is suitable for allocation together with DIS7. Subject to redrawing the settlement boundary to include the southern part of the site, this would make the area potentially suitable. However, due to considerable areas of Flood Zone 2 and 3 further design work is required to understand whether housing would be possible in the small area of Flood Zone 1. However, the neighbourhood planning group may wish to carry forward the southern part of this site as a designated Green Space, as it was designated as this in the previous Local Plan.</p>

# DIS3

## 1. Site Details

<b>Site Reference / Name</b>	DIS3
<b>Site Address / Location</b>	Land off Denmark Lane (in Roydon parish)
<b>Gross Site Area</b> (Hectares)	1.60
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for 42 dwellings.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield and housing



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #FFC000;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #008000;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #FF0000;">High Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #008000;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #FFC000;">Medium Risk</span></li> </ul>	<p style="color: #FFC000;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Denmark Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Denmark Lane. There are currently no pavements along the western part of Denmark Lane and therefore appropriate footway improvements would be required.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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
<b>Distance (metres)</b>	400-1200	<400	>1200	400-1200	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: #FFC000;">The site is located with Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given its periphery location and relationship to the wider landscape.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>The site is likely to have low visual sensitivity as the views into the site from the open landscape to the west are viewed in the context of the existing housing behind the site.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for housing - this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

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

## 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>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)</b></p>	<p>Approximately 40 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the west of the town. The site has a medium risk of surface water flooding which would need to be a consideration in the design of a development scheme. This site meets both emerging and adopted Local Plan policy.</p> <p>This previous Local Plan allocation for 42 dwellings is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>

# DIS7

## 1. Site Details

<b>Site Reference / Name</b>	DIS7
<b>Site Address / Location</b>	Feather Mills site, Park Road
<b>Gross Site Area</b> (Hectares)	2.21
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Employment
<b>Land use being considered</b>	Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for retail, leisure, offices with housing only constituting a small proportion of the site.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield and housing



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #FFC000;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #008000;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #FF0000;">High Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #008000;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #FFC000;">Medium Risk</span></li> </ul>	<p style="color: #FFC000;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No - but there are a number of TPOs along the northern boundary.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes there are telegraph poles on site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	The site is located with Waveney Rural River Landscape Character area and is likely to have low landscape sensitivity as there is already development on the site.
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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>Some impact - the site is adjacent to the Conservation area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for mixed use- this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Partially PDL</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent and connected to / Outside and not connected to</i></p>	<p>Within</p>

## 2. Assessment of Suitability

<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown - in same ownership as Site 2.
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

## 4. Assessment of Viability

<b>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?</b> <i>Yes / No / Unknown</i>	Potential viability issues in redeveloping/demolishing existing buildings.
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## 5. Conclusions

<p><b>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)</b></p>	<p>Together with Site DIS2 this site could deliver 20-30 dwellings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Green</b></p> <p>Potential viability issues in redeveloping/demolishing existing buildings.</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a partially previously developed site located to the south of the town. It is in the same ownership as site DIS2 and they are planned to be developed as one scheme. The site has a medium risk of surface water flooding and is adjacent to the Conservation Area, both of which would need to be a consideration in the design of a development scheme.</p> <p>This site meets both emerging and adopted Local Plan policy. The previous Local Plan allocation includes this as a mixed use allocation for employment, leisure and some housing. This site is appropriate for this allocation to be carried forward in the Neighbourhood Plan.</p>

# DIS9

## 1. Site Details

<b>Site Reference / Name</b>	DIS9
<b>Site Address / Location</b>	Land at Sandy Lane (north of Diss Business Park)
<b>Gross Site Area</b> (Hectares)	4.22
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Employment
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for use classes B2 and B8.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield, employment and housing



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #A67C4E;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #2E8B57;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #2E8B57;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #A67C4E;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #A67C4E;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #C00000;">High Risk</span></li> </ul>	<p style="color: #2E8B57;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #2E8B57;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #A67C4E;">Medium Risk</span></li> </ul>	<p style="color: #2E8B57;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes - Telegraph poles on site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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
<b>Distance (metres)</b>	>1200	400-800	400-1200	400-1200	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	The site is located with Waveney Rural River Landscape Character area and is likely to have high landscape sensitivity given its periphery location and relationship to the wider landscape.
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>The site is likely to have medium visual sensitivity as the site is mostly well enclosed although has some longer ranging views to the north east of the site.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for employment- this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development, DM 2.1 Employment and business development and emerging Policy 1 The Sustainable Growth Strategy and Policy 7.2 The Main Towns</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>

## 2. Assessment of Suitability

<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

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

## 4. Assessment of Viability

<b>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?</b> <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>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the east of the town and was proposed for allocation for employment uses in the Local Plan.</p> <p>The site is relatively unconstrained, but is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, this would need to be mitigated in the design of a development scheme.</p> <p>This site meets both emerging and adopted Local Plan policy.</p> <p>The previous Local Plan allocation for employment is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>

# DIS10

## 1. Site Details

<b>Site Reference / Name</b>	DIS10
<b>Site Address / Location</b>	Diss Business Park
<b>Gross Site Area</b> (Hectares)	3.70
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Employment
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for use classes B1, B2 and B8.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield, employment and housing



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #FFC000;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <span style="color: #008000;">Low Risk</span></li> <li>• Flood Zone 2: <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (less or more vulnerable site use): <span style="color: #FFC000;">Medium Risk</span></li> <li>• Flood Zone 3 (highly vulnerable site use): <span style="color: #FF0000;">High Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #008000;">Low Risk</span></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <span style="color: #FFC000;">Medium Risk</span></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Yes - Telegraph poles on site.
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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	400-800	400-1200	400-1200	1600-3900	<400 to open space	<400m to road network

### 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?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site is located with Waveney Rural River Landscape Character area and is likely to have high landscape sensitivity given its periphery location and relationship to the wider landscape.

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *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.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

No impact

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Unknown - no map of non-designated assets available.

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**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**

In the adopted Local Plan this site is allocated for employment- this has been removed from the emerging Greater Norwich Local Plan.

**Are there any other relevant planning policies relating to the site?**

Adopted Policy DM 1.3 The sustainable location of new development, DM 2.1 Employment and business development and emerging Policy 1 The Sustainable Growth Strategy and Policy 7.2 The Main Towns

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Within

## 2. Assessment of Suitability

<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

## 3. Assessment of Availability

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

## 4. Assessment of Viability

<b>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?</b> <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>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p>Green</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>This is a greenfield site located to the east of the town and was proposed for allocation for employment uses in the Local Plan.</p> <p>The site is relatively unconstrained, but is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, this would need to be mitigated in the design of a development scheme.</p> <p>This site meets both emerging and adopted Local Plan policy.</p> <p>The previous Local Plan allocation for employment is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>

**1. Site Details**

<b>Site Reference / Name</b>	735
<b>Site Address / Location</b>	Land north of old high road
<b>Gross Site Area</b> (Hectares)	1.49
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Amenity/Garden Land
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	<p>The site could accommodate anywhere between 10 - 25 residential dwellings.</p> <p>It is expected that a mix of housing will be provided with market dwellings of 2, 3, and 4 bedrooms and affordable housing of 1, 2 and 3 bedrooms. It is anticipated that the market housing will be an average of 93sqm and the affordable housing to be an average of 60sqm.</p> <p>This puts the overall development of anywhere between a total of 930sqm to 2,094sqm.</p>
<b>Site identification method / source</b>	Put forward in October 21 as part of the district council's LP consultation
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Residential and School



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- 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)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

SSSI Impact Risk Zone (no implications for housing development).

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- 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

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 (undifferentiated).

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a current access point onto Old High Road which is used by Middle Manor Barn. It is anticipated that this access be improved by creating a larger bell mouth. This will keep access points onto the road to a minimum whilst preserving visibility splays.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <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
<b>Distance (metres)</b>	>1200	<400	>1200	<400	1600-3900	<400 to open space	<400m to road network

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

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: orange;">The site is located with Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given the context of the site being located between the two villages and roads separating it from the wider landscape.</p>
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *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.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is likely to have medium visual sensitivity as there are some longer ranging views from and to the site from the wider countryside to the south.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited impact - Grade II North House and The Pheasantry are located to the north of the site; however, there is limited intervisibility between the assets and site.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Unknown - no map of non-designated assets available.

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**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**

No

**Are there any other relevant planning policies relating to the site?**

Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent and connected to /  
Outside and not connected to*

Adjacent

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent and connected to /  
Outside and not connected to*

Outside

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Development of this site would contribute to further merging of Diss and Roydon</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>None</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>If the site were to achieve an allocation, planning permission could immediately be submitted with development starting in the next year or two.</p>

## 4. Assessment of Viability

<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>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)</b></p>	<p>Approximately 30.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>1-2 years</p>
<p><b>Other key information</b></p>	<p>This site does not conform with either adopted nor emerging Local Plan Policy; however, subject to consultation with SNDC the NP group may be able to redrawn the boundary to include the site.</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Red</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the west of the town, between Diss and Roydon, and is outside the settlement boundary.</p> <p>The site is relatively unconstrained, but does not meet adopted or emerging Local Plan policy; therefore the site is not appropriate for housing allocation in the Neighbourhood Plan.</p>

1. Site Details

<b>Site Reference / Name</b>	251
<b>Site Address / Location</b>	The Laurels, Diss Road
<b>Gross Site Area</b> (Hectares)	0.17
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial (currently used as a garage / vehicle storage area)
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The site is proposed for 4 3-4 bedroom houses of approximately 45-60 sqm.
<b>Site identification method / source</b>	Put forward as part of the Neighbourhood Plan's consultation
<b>Planning history</b>	<p><b>Land directly to the south of the site (Scole Engineering):</b> October 2020, Planning Application (<a href="#">2020/1236</a>) approved for the change of use from the commercial use to residential use to create 6 dwellings including demolition of existing garage workshop buildings.</p> <p>Note: The site promoter has suggested that a historic planning application has been granted for residential dwellings in 1980s but AECOM is unable to verify this through Public Access (which provides cases since 1947 in South Norfolk). Nevertheless, considering the brownfield nature of the site and the significant changes in planning policy and the surrounding context, the application is likely to have limited relevance to this site assessment.</p>
<b>Neighbouring uses</b>	Residential and Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: #FFC000;">SSSI Impact Risk Zone (no implications for housing development).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #008000;">Low Risk (Flood Zone 1)</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: #008000;">Low Risk (Only a small part of the site is subject to low risk of surface water flooding)</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated).</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – There is potential to create a suitable access to the site through the approved site at Scole Engineering (within the same land ownership). The indicative layout of the approved site provides an access point to the site in concern, although further highways assessment and consultation with Norfolk County Council may be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – There is potential to create a suitable pedestrian access extending the current pavement at Diss Road and proposed pedestrian access at Scole Engineering.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – There is potential to create a suitable cycle access. There are no designated cycle networks in Scole.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary – the site is within the Conservation Area.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

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

**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
<b>Distance (metres)</b>	<400	<400	>1200	400-1200	<4000m	>800m	<400m to road network

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

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: green;"><b>Low sensitivity</b></p> <p>The site has few valued features and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p style="color: orange;"><b>Medium sensitivity</b></p> <p>The site is screened by vegetation to the north and east but has some intervisibility with the surrounding properties, including listed buildings. The site is within the Conservation Area but there are no identified views from or to the site.</p>

## Heritage Constraints

**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Some impact and mitigation possible</b></p> <p>The site is located within the Scole Conservation Area and is in close proximity to a number of Grade II listed buildings in the surrounding area. Development of the site is likely to be visible from the the surrounding listed buildings but this could be potentially mitigated through the use of appropriate screening.</p> <p>The Scole Conservation Area Character Appraisal and Management Guidelines (December 2017) identifies the key characteristics of Scole Conservation Area as:</p> <ul style="list-style-type: none"> <li>• Concentration of built form at historic crossroads dominated by the Scole Inn</li> <li>• Important C14 church on raised platform</li> <li>• Key contribution of trees and openspace/recreation areas to the south</li> <li>• Modern expansion and development to east and south</li> </ul> <p>In relation to Diss Road, the Appraisal highlights the use of mix materials, particularly on the roof, of interest. The existing garages at Scole Engineering are identified as low in scale with only its forecourt having an impact on the Conservation Area, which could be improved by the use of more sympathetic advertisements, colour and surface finishes. Development of the site provides an opportunity to improve the character and setting of the Conservation Area if well designed. It should be noted that existing trees along the northern boundary of the site is generally considered to have a positive contribution to the character of the Conservation Area.</p> <p>In terms of archaeological heritage, the site lies adjacent to the Scheduled Monument of Scole Roman Settlement. Evidence from the adjacent approved planning application at Scole Engineering suggests that the northern extent of this scheduled monument is unknown at present and might potentially extend into the site, according to excavation findings at the housing estate to the south of Diss Road and the A140 bypass. There is potential that heritage assets of archaeological interest will be present at the site and their significance may be adversely affected by the development subject to further archaeology assessments.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Unknown - no map of non-designated assets available.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p> <p>Development of the site may lead to the loss of employment space. Policy DM2.2 of the Local Plan sets out two criteria for when to permit the loss of an employment site; these relate to either (a) the demonstration that the site is no longer viable or practical to retain as employment or (b) demonstration that the proposal would have an overriding economic, environmental or social benefit. It is assumed in this assesment that the change of use at Scole Engineering (approved planning application) will remove the existing employment premises.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>None</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

#### 4. Assessment of Viability

<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>Considering the site's current and previous use as a former garage, the site presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. The site is identified as a drinking water safeguard zone (surface water).</p>
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#### 5. Conclusions

<p><b>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)</b></p>	<p>4 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>Amber</p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a previously developed garage adjacent to the committed development at Scole Engineering under the same land ownership. It is adjacent to the existing settlement boundary of Scole.</p> <p>The site is within Scole Conservation Area and may contain heritage assets of archaeological interest. Further heritage and archaeological assessments would be required.</p> <p>Development of the site may lead to the loss of employment space and would need to comply with Policy DM2.2 of the Local Plan in demonstrating that the site is no longer viable or practical to retain as employment space.</p> <p>If the settlement boundary of Scole was extended to include this site taking into account draft Local Plan policy 7.2, the site is potentially suitable, available and achievable for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints in relation to heritage, archaeology, remediation and the loss of employment space.</p>

# PAL01

## 1. Site Details

<b>Site Reference / Name</b>	PAL01
<b>Site Address / Location</b>	Land to the east of Priory Road
<b>Gross Site Area</b> (Hectares)	0.67
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 8 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the north of the site: January 2018, Outline planning application (DC/17/03178) granted for the erection of 9 dwellings.
<b>Neighbouring uses</b>	Residential to the north (under construction), an existing woodland to its west and agricultural fields to all other directions



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: green;">No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk - the site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 1 identified by which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Vehicular access can be facilitated through a private road (Gassock Drive) from the adjoining development. The private road is of adequate width and has an existing visibility splay to serve the level of development proposed, subject to further consultation with the relevant Highways Authority. Information submitted through the planning application (DC/17/03178) indicates that Gassock Drive is in the same ownership but further confirmation may be required to confirm access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created subject to further consultation with the relevant Highways Authority. The site is served by a pedestrian network along Priory Road although a segregated pavement is not available along Gassock Drive. Pedestrians would be accessing the site through 30mph residential roads common in Palgrave.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created although there are no segregated cycle paths in Palgrave.</p>
<p><b>Are there any Public Rights of Way (PROW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**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)	>1200m	<400m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

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

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>Low sensitivity</b></p> <p>The site has few identified valued landscape features that contribute to the local landscape character and could accommodate change. The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive. Development of the site is unlikely to impact existing hedgerows or have significant impact on the surrounding landscape character due to its enclosed nature. The site has a strong association with the existing settlement.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>Low sensitivity</b></p> <p>The site is excellently screened by a thick hedgerow to the rear which provides a soft settlement edge. It is not visible from the public footpath leading southwards from the village.</p> <p>While the site would be visible from the private development to its north, it is unlikely to negatively impact the residential visual amenity of the properties but rather represents an opportunity to integrate with the existing townscape.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Some impact and mitigation possible</b></p> <p>The existing access off Priory Road is opposite to a Grade II listed building, the Priory. However, it does not appear that any modification would be required to support the development subject to further consultation with the relevant Highways Authority and heritage officers.</p> <p>There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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><b>Limited or no impact to identified non-designated heritage assets or their setting</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built up area (taken into account the adjacent development under construction).</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Outside and not connected to the existing settlement boundary</b></p> <p>The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map). Although it is adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination, correspondence between the Babergh and Mid Suffolk District Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the adopted (as opposed to proposed) policies map to be retained (among other modifications). These elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p> <p>The site is well-related to the existing settlement pattern.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs</p>
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### 5. Conclusions

<p><b>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)</b></p>	<p>8 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available.</b>          The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>The site is potentially suitable, and available          No known viability issues.</p>

**Summary of justification for rating**

The site is a greenfield adjacent to and connected to the existing built up area. Although the site is well related to the existing settlement pattern, it is outside of and not connected to the adopted settlement boundary as its surrounding development have not been built at the time. The site is adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan but this is expected to be withdrawn. The site is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities, though in close proximity to local bus stops with services to and from Diss.

A suitable access could be facilitated through Gassock Drive subject to further consultation with the relevant Highways Authority. The private drive appears to be under the same land ownership and available to be used as the key access to the site, although this would need to be confirmed. This access is opposite to a Grade II listed building, the Priory, but it is unlikely that any modifications that might potentially harm the designated heritage asset would be required. Given the site's location at the edge of the historic settlement, there might be a possibility that heritage assets of potential archaeological interest might be encountered. Further heritage and archaeological assessments might be required.

The site is excellently screened by a thick hedgerow to the rear which provides a soft settlement edge. Development of the site is not likely to negatively impact the landscape character of the area but instead presents an opportunity to integrate and improve the existing townscape.

The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.

The site falls within the Network Enhancement Zone 1 identified by Natural England with potential for habitat recreation. Development of the site should not harm its potential biodiversity value and should where possible promote habitats recreation in accordance with Policy CP5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.

The site is available for development and promoted by an agent on behalf of the landowner for 8 dwellings. If the settlement boundary of Palgrave is extended to include the site through the Neighbourhood Plan and that the proposed development is capable of meeting local needs as defined in Policy CS1 of the adopted Mid Suffolk Core Strategy, the site is potentially suitable for development and allocation in the Neighbourhood Plan subject to confirmation of access (including land ownership), mitigation of constraints and further investigation related to biodiversity, agricultural land quality, as well as heritage and archaeology.

# PAL02

## 1. Site Details

<b>Site Reference / Name</b>	PAL02
<b>Site Address / Location</b>	Land to the south of Priory Road
<b>Gross Site Area</b> (Hectares)	0.51
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 6 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the east of the site (opposite Priory Road) – now under construction: May 2019, Application for reserved matters (DC/19/02225) granted for approved outline planning permission 4010/16. June 2017, Outline planning application (4010/16) granted for the erection of 5 no. dwellings and garages and construction of a new vehicular access.
<b>Neighbouring uses</b>	Residential to the north and east with agricultural fields to all other directions



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- 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)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- 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

No. The site is not within or adjacent to identified non-statutory environmental designations.

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk - the site is wholly within Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Steeply sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</b></p> <p>There is an existing field access to the site however it is at an acute blind turn from the narrow Priory Road with poor visibility due to the presence of thick hedgerows and trees along the boundary of the site. There is also a public footpath branching off from Priory Road and therefore vehicular access at this location may potentially endanger pedestrians coming out of the public footpath.</p> <p>There may be potential to create an alternative access with extensive removal of existing hedgerows further south of Priory Road but due to the narrow width of Priory Road it may not be able to accommodate further increase in traffic. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</b></p> <p>There are no footways along this part of Priory Road although this is commonplace in Palgrave. However, notable concerns that vehicles would not be able to see pedestrians who are coming out of the public footpath. Further consultation with the relevant Highways Authority would be required.</p>

## 2. Assessment of Suitability

<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p style="color: red;">It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</p> <p>A suitable cycle access may be potentially created if issues in relation to safety and visibility are resolved, subject to further consultation with the relevant Highways Authority. There are no segregated cycle paths in Palgrave.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b>                  The site is not crossed, but adjacent, to an existing Public Rights of Way along the northwestern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**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
<b>Distance (metres)</b>	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

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

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive. Although the site only contains limited landscape features, the current landscape makes a positive contribution to the local landscape character due to its distinctive landform. Development of the site is likely to require extensive removal of the existing hedgerows to provide access and would be visually encroaching to the open countryside, negatively impacting the landscape character of the area.</p> <p>The submitted site boundary is along the triangular corner of a wider field. It is unclear how development would be accommodated that is in keeping with the linear character of Priory Road, although this could be potentially mitigated through careful design.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>High sensitivity</b></p> <p>The site is located at a commanding position above a valley to the south east and is visually prominent due to its steeply sloping and uneven topography. Development of the site would extend the settlement downslope of its plateau position and create the impression of sprawl encroaching the open countryside to the immediate south west. Furthermore, development of the site is likely to adversely impact the rural and tranquil character and views from the public footpath to the north of the site.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Some impact and mitigation possible</b></p> <p>The site is in close proximity to the Grade II listed Fairways but have limited visual and historic relationship with the designated heritage. Any identified impacts could be potentially mitigated through screening and careful design. There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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><b>Limited or no impact to identified non-designated heritage assets or their setting</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**2. Assessment of Suitability**

<p><b>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?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent but not connected to the existing built up area</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to the settlement boundary</b></p> <p>The site is adjacent to the adopted settlement boundary contained in the saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map. It is not clear from the Proposals Map as to whether the site is connected to the settlement boundary.</p> <p>The site is adjacent to (but not connected to) the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. However, correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base. These elements would be considered in the preparation and adoption of a 'Part 2' Local Plan which is expected to start as soon as possible after the adoption of 'Part 1' of the emerging Local Plan.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs</p>
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**5. Conclusions**

<p><b>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)</b></p>	<p>6 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available.</b>          The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>          Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p><b>No known viability issues</b></p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield adjacent, though not connected, to the existing built-up area and settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>The site is served by an existing access however it is at an acute blind turn from the narrow Priory Road. There is also limited potential to create an alternative access further south of Priory Road which has limited capacity to accommodate further increase in traffic. It is unlikely that a safe and suitable access could be created to support the development although this would need to be further consulted with the relevant Highways Authority.</p> <p>The submitted site boundary is along a triangular corner of a wider field located at a commanding position above a valley to the south east. Development of the site would represent an illogical extension of the settlement downslope, encroaching into the open countryside. Due to its visual prominence, development of the site will also adversely impact the rural and tranquil character and views from the public footpath along the northern boundary of the site.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to access and impacts on settlement, landscape and visual character of Palgrave.</p>

# PAL03

## 1. Site Details

<b>Site Reference / Name</b>	PAL03
<b>Site Address / Location</b>	Land to the south of Lion Road (adjacent to Clarke Close)
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the northeast of the site: November 2016, Full planning application (4195/15) approved for the erection of 21 dwellings , 3 no. new highways accesses, associated parking turning & on-site open space. The site has now been built out.
<b>Neighbouring uses</b>	Residential with an existing tree belt to the east and north east. Agricultural fields to all other directions.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: green;">No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk - the site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>It is unlikely that a suitable access could be created if the site was to be brought forward without PAL04 – further consultation with the relevant Highways Authority would be required</i></p> <p>The site is served by an existing field access at present. However, if the site was to be brought forward without PAL04, there is only a very narrow gap between the properties and an electricity substation to the east and the overhead power lines to the west, and therefore visibility is likely to be concealed. It is noted that there might be potential to put the overhead powerlines underground as per information submitted by the landowner, however further consultation with the relevant Highways Authority and the National Grid would be required to ensure that a safe and suitable access could be created.</p> <p>If the site is to be developed along with PAL06 (although it is noted that the landowner has indicated a preference to develop PAL06 over other sites submitted PAL01-PAL05), given where the access road is proposed to PAL06 there might not be adequate space for a separate T junction opposite and a crossroad junction may create the appearance of an urban loop road at the approach of Palgrave.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</i></p>

## 2. Assessment of Suitability

<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No There are no trees protected under the Tree Preservation Order within the site but trees along the eastern boundary of the site are protected under the Tree Preservation Order (MS06/A1).</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>No The site is not crossed by significant utilities infrastructure but it is adjacent to an electricity sub-station and overhead power lines to the east and west respectively. Development of the site would need to ensure that the existing service easement for the electricity sub-station and the legally-binding safety clearances for the overhead powerlines are maintained. Development on the site may need to be consulted with Natural Grid and have regard to its Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This may reduce the developable area of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**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)	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

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

**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.</p> <p>While the site itself contains limited valued features, development of the site would have a poor relationship with the existing settlement form by crossing the soft settlement edge of the tree belt and encroaching into the open countryside. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west.</p> <p>Development of the site would also amount to backland development with no relation to Lion Road.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Limited or no impact to designated heritage assets or their setting</b></p> <p>The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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><b>Limited or no impact to non-designated heritage assets or their setting</b></p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

<p><b>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?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent though not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Outside and not connected to the existing settlement boundary</b> The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map) and is only partially adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. Correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No. The site is in single ownership.
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Available now

### 4. Assessment of Viability

<b>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?</b> <i>Yes / No / Unknown</i>	No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.
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**5. Conclusions**

<p><b>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)</b></p>	<p>The site is proposed for 25 dwellings although considering the surrounding character and the indicative site boundaries this is unlikely to be achieved in a sensitive approach.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is not currently suitable, and available</b></p> <p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield adjacent, though not connected, to the existing built-up area. It is outside of the settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>Development of the site would have a poor relationship with the existing settlement form, crossing the soft settlement edge formed by existing tree belts and encroaching into the open countryside. It represents an illogical extension of Palgrave to its west with no defensible boundaries in the vicinity. It would also amount to backland development.</p> <p>The site is exposed to a broad area of open countryside, where its undeveloped character contributes to the existing view quality. Development of the site would be visually intrusive when viewed from nearby public rights of way and the wider landscape, although it is acknowledged that existing overhead power lines forms a prominent feature at present.</p> <p>The site is served by an existing field access which might not have adequate visibility splays to support the proposed development. Further consultation with the relevant Highways Authority would be required.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to settlement form, landscape and visual sensitivity.</p>

# PAL04

## 1. Site Details

<b>Site Reference / Name</b>	PAL04
<b>Site Address / Location</b>	Land to the south of Lion Road
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).
<b>Neighbouring uses</b>	Agricultural fields to all directions



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: green;">No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk - the site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable vehicular access could be potentially created subject to further consultation with the relevant Highways Authority. This is likely to require the removal of some existing hedgerows. The access may be drive under or over, should they be put underground, the power lines which would need to be consulted with National Grid.</p> <p>If the site is to be developed along with PAL06 (although it is noted that the landowner has indicated a preference to develop PAL06 over other sites submitted PAL01-PAL05), given where the access road is proposed to PAL06 there might not be adequate space for a separate T junction opposite and a crossroad junction may create the appearance of an urban loop road at the approach of Palgrave.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                      The site is crossed by overhead power lines and their transmission towers at present. It is noted that the landowner is exploring the option to place this underground. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	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)	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

### Landscape and Visual Constraints

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

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.</p> <p>While the site itself contains limited valued features, it is removed from the existing settlement form. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west encroaching into the open countryside.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> <li>• <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></li> </ul>	<p><b>High Sensitivity</b></p> <p>Sitting at the highest point of the plateau, the site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p> <p>The new community may also be severed if the existing power lines are maintained.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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><b>Limited or no impact to designated heritage assets or their setting</b></p> <p>The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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><b>Limited or no impact to non-designated heritage assets or their setting</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the adopted nor emerging settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019. However, it is also recently considered for a proposed Solar Farm EIA Scoping Opinion and therefore it is not clear whether the site might still be available for residential development as of February 2022. If the site is to be allocated in the emerging Neighbourhood Plan, its availability for residential development would need to be confirmed with the landowner.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p><i>No. The site is in single ownership.</i></p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>  The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
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**5. Conclusions**

<p><b>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)</b></p>	<p>The site is proposed for 25 dwellings, although considering the surrounding landscape and townscape character, an estimated capacity of below 20 dwellings may be more appropriate. Note that this has not taken into account the impact of the overhead powerlines which may reduce developable area.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is not currently suitable, and available</b></p> <p>The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau exposed to a broad area of the open countryside. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p> <p>The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site's developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.</p> <p>The site is put forward for residential development as part of the DDNP's consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>

# PAL05

## 1. Site Details

<b>Site Reference / Name</b>	PAL05
<b>Site Address / Location</b>	Land to the north of Lion Road
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).
<b>Neighbouring uses</b>	Agricultural fields to all directions



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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: green;">No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk - the site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable access could be potentially facilitated from Lion Road subject to further consultation with the relevant Highways Authority. This is likely to require the removal of some existing hedgerows.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p> <p>The site is not crossed, but adjacent, to an existing Public Rights of Way along the eastern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>

## 2. Assessment of Suitability

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

The site is not crossed by significant utilities infrastructure but it is adjacent to overhead power lines and existing transmission towers. Development of the site would need to ensure that the legally-binding safety clearances for the overhead powerlines are maintained. Development on the site may need to be consulted with Natural Grid and have regard to its Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This may reduce the developable area of the site.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

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)	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

### 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?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium Sensitivity

The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.

While the site itself contains limited valued features, development of the site would have a poor relationship with the existing settlement form and encroaching into the open countryside. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west.

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *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.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

**High Sensitivity**

Sitting at the highest point of the plateau with surrounding land dipping away to 45m altitude rapidly to the north, the site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape. In particular, it will dominate views southwards from public footpaths and Millway Lane.

The new community may also be severed if the existing power lines are maintained.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**Limited or no impact to designated heritage assets or their setting**

The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**Limited or no impact to non-designated heritage assets or their setting**

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**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**

No

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the adopted nor emerging settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019. However, it is also recently considered for a proposed Solar Farm EIA Scoping Opinion and therefore it is not clear whether the site might still be available for residential development as of February 2022. If the site is to be allocated in the emerging Neighbourhood Plan, its availability for residential development would need to be confirmed with the landowner.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p><i>No. The site is in single ownership.</i></p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
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## 5. Conclusions

<p><b>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)</b></p>	<p>The site is proposed for 25 dwellings, although considering the surrounding landscape and townscape character, an estimated capacity of below 20 dwellings may be more appropriate as this part of Lion Road is characterised by its large and long plots.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is not currently suitable, and available</b></p> <p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau with surrounding land dipping away to 45m altitude rapidly to the north. It is exposed to a broad area of the open countryside. Development of the site will dominate views southwards from public rights of ways and Millway Lane and adversely impact the tranquillity and rural character of the wider landscape.</p> <p>The site is put forward for residential development as part of the DDNP's consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>

# PAL06

1. Site Details	
<b>Site Reference / Name</b>	PAL06
<b>Site Address / Location</b>	Land north of Lion Road
<b>Gross Site Area</b> (Hectares)	4.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	SS0734
<b>Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Assessment Conclusions</b>	Discounted – Site has poor connectivity to the existing settlement.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential and Education
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 45 dwellings and a 1.5 Ha new primary school
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, east and north. Agricultural fields to the west.



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

Yes / No / partly or adjacent

- 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)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

Yes / No / partly or adjacent / Unknown

- 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

No. The site is not within or adjacent to identified non-statutory environmental designations.

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk - the site is wholly within Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

Yes / No / Unknown

The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 1 which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
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<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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### Physical Constraints

<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
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<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable access could be potentially facilitated from Lion Road subject to further consultation with the relevant Highways Authority. This is likely to be underneath a high voltage power line or above an underground cable easement (as proposed by the landowner) which would need to be consulted with the National Grid.</p> <p>The existing loop road as proposed, however, will completely erase part of a public footpath leading to the north west. An alternative route has not been set out in the indicative layout. This Site Assessment only considers the suitability, availability and achievability of the site instead of the specific details of any proposals, but it is clear that any access points facilitated from Lion Road would significantly impact the existing public footpath in terms of access and character (see section 'Landscape and Visual Constraints'). The Rights of Way Circular 01/09 advises that paths should be retained on their existing routes wherever possible. Similarly, the Town and Country Planning Act 1990 Section 257 states that diversions should only be made if it is considered 'necessary to do so to enable development to be carried out'. If the diversion of the existing public rights of way is essential, the alternative route should be consulted with the Local Planning Authority.</p>
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<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
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## 2. Assessment of Suitability

<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, a public footpath crosses the site near Lion Road where the access point is proposed. Development of the site is likely to significantly impact the existing public footpath in terms of access and character. An alternative route may be required subject to consultation with the Local Planning Authority.</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</i></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</i></p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i></p> <p><i>The site is crossed by overhead power lines and their transmission towers at present. It is noted that the landowner is exploring the option to place this underground. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</i></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Development of the site is likely to alter the existing public rights of way network whereby an alternative route would need to be identified.</i></p> <p><i>However, it is also recognised that the development will include a 1.5 Ha primary school which could potentially help provide an important social infrastructure. Suffolk County Council's representations to multiple recent planning permissions in the Palgrave area has indicated that schools within the local catchments have no available capacity and it is not currently possible to expand the school at their current locations and other options, including temporary provision.</i></p>

## 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)	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

## 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?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

### Medium sensitivity

The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.

The site contains hedgerow boundaries and has clearly visibility from public rights of way within and in the immediate visibility of the site where the undeveloped character of the landscape currently contributes to the quality of the view. Development of the site would also represent a significant backland development that poorly relate to the existing settlement and may have some nuisance implications for the property to the east.

### Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

### High sensitivity

The site sits at a flat plateau and is visually open. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity to the east of the site and from the wider landscape. In particular, views to and from designated heritage assets and existing public rights of way will be completely blocked with limited mitigation possible, although it is acknowledged that the existing overhead power lines are prominent features of the view at present and that impacts on further views from the wider landscape will be partly mitigated with the existing tree belt to the west of the site.

## Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /*

*Some impact, and/or mitigation possible /*

*Limited or no impact or no requirement for mitigation*

**Some impact to designated heritage assets but mitigation not possible**

The site is adjacent to the Grade II listed Ivy Cottage and in close proximity to the Grade II listed Longs Farm House. Development of the site is likely to block the existing views to and from the designated heritage assets, especially Ivy Cottage, though less so for the Grade II Longs Farm House which is more concealed by existing trees. These are unavoidable impacts as the views across the flat plateau would be inevitably disrupted.

Development of the site is likely to negatively impact the character of setting in which the existing designated heritage assets are experienced and observed, particularly when at the approach of Palgrave with the two Grade II listed buildings from Millway Lane which remains rural and tranquil in character. Views to the roofline of the Conservation Area from the existing footpath will also be negatively impacted.

There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /*

*Some impact, and/or mitigation possible /*

*Limited or no impact or no requirement for mitigation*

**Limited or no impact to non-designated heritage assets or their setting**

## Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**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**

No

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Outside and not connected to the existing settlement boundary</b></p> <p>The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map) and is only partially adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. The majority of the site is not connected to the proposed settlement boundary. Correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential and education development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                  The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
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### 5. Conclusions

<p><b>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)</b></p>	<p>The site is promoted for 45 dwellings and a new 1.5 Ha primary school.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, and available</b>                   No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>

**Summary of justification for rating**

The site is a greenfield adjacent and connected to the existing built-up area. However it is outside and not connected to the adopted settlement boundary, with the majority of the site also not connected to the proposed settlement boundary of Palgrave. Development of the site would represent a significant backland development that poorly relate to the existing settlement. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.

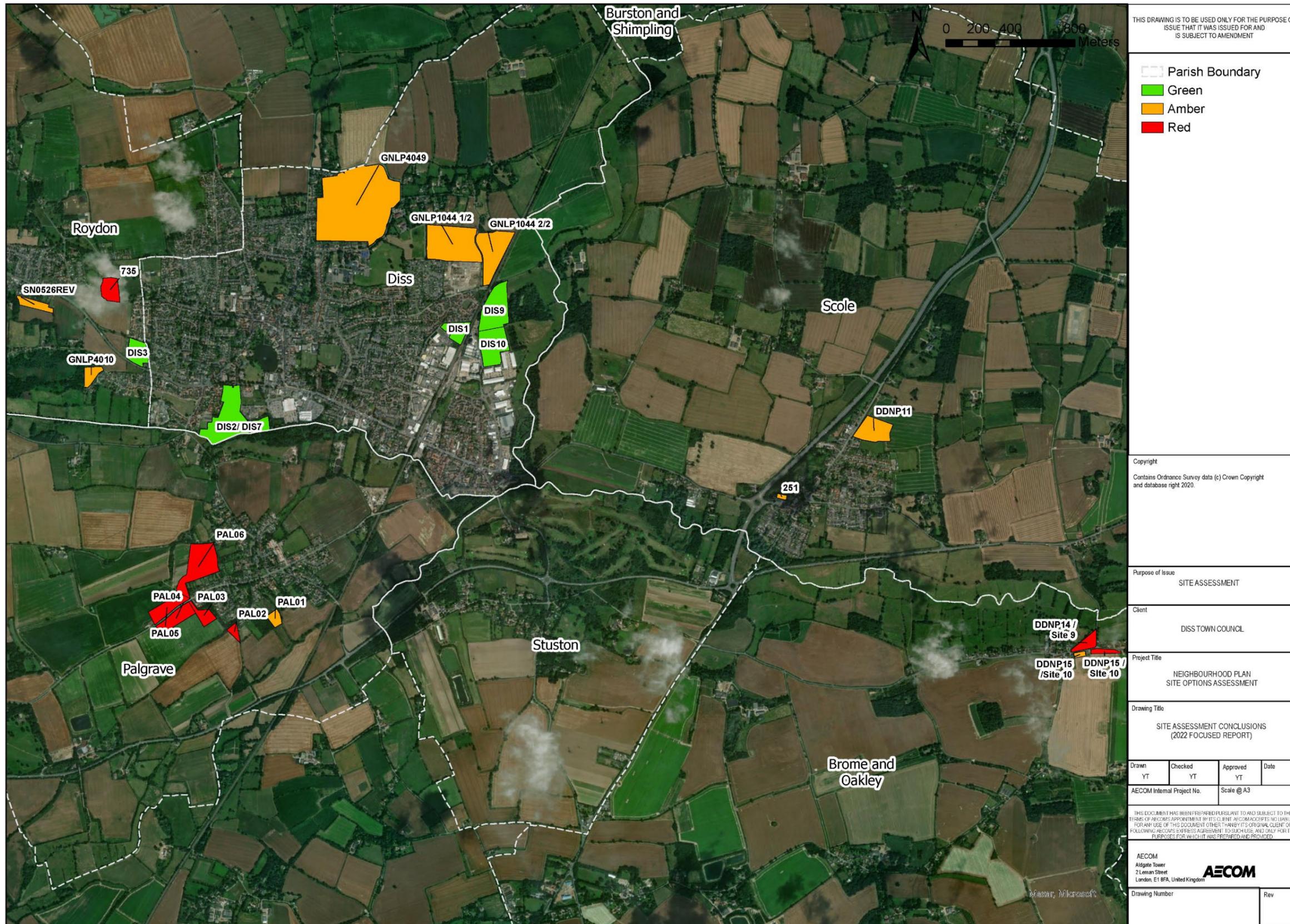
The site sits at a flat plateau and is visually open. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity to the east of the site and from the wider landscape. In particular, views to and from designated heritage assets and existing public rights of way will be completely blocked with limited mitigation possible. Development of the site is likely to negatively impact the character of setting in which the existing designated heritage assets are experienced and observed, particularly when at the approach of Palgrave with the two Grade II listed buildings from Millway Lane which remains rural and tranquil in character.

A suitable access could be potentially facilitated from Lion Road however it is likely to completely erase part of a public footpath leading to the north west. If the diversion of the existing public rights of way is essential, an alternative route would need to be identified and consulted with the Local Planning Authority.

The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site's developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.

The site is available for development and is promoted for 45 dwellings and a new primary school. It is acknowledged that the proposal could potentially deliver an important social infrastructure as representations from Suffolk County Council to multiple recent planning permissions has highlighted that schools within the local catchments have no available capacity at present and that it is not currently possible to expand the schools at their current locations. However, the site is currently unsuitable for development and allocation in the Neighbourhood Plan due to significant constraints in relation to settlement pattern, landscape and visual sensitivity, heritage and public rights of way.

# Appendix D Site Assessment Conclusions Map (2022 Focused Report)



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