

# Diss (additional sites) Neighbourhood Plan

Site Options and Assessment

Diss Town Council

December 2020

## Quality information

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## Revision History

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### Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

### Abbreviations used in the report

BMSJLP	Babergh Mid Suffolk Joint Local Plan
DDNP	Diss and District Neighbourhood Plan
DNIS	Diss Network Improvement Strategy
DTC	Diss Town Council
GNLP	Greater Norwich Local Plan
HELAA	Housing and Economic Land Availability Assessment
JCS	Joint Core Strategy
MDCS	Mid Suffolk Core Strategy
MHCLG	Ministry of Housing Communities and Local Government
NCC	Norfolk County Council
NP	Neighbourhood Plan
NA	Neighbourhood Area
NPG	Neighbourhood Plan Group
SOA	Site Options Assessment
SG	Steering Group
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment

# Executive Summary

This report follows on from a previous Site Options and Assessment report which was undertaken in 2019 by AECOM on behalf of Diss Town Council. The two reports should be read in conjunction.

The Diss and District Neighbourhood Plan, which will cover Diss, Burston and Shimpling, Brome and Oakley, Palgrave, Roydon, Scole and Stuston, is being prepared in the context of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2011 with amendments adopted in 2014), the adopted Mid Suffolk Core Strategy (2008), the emerging Greater Norwich Local Plan (GNLP) (2020), the emerging Babergh and Mid Suffolk Joint Local Plan (pre-submission document November 2020), and the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP).

The adopted Joint Core Strategy for Broadland, Norwich and South Norfolk has a requirement of 300 new homes to 2026 for Diss, however, housing development has exceeded these requirements already as there have been approximately 500 homes built in the area. GNLP Draft Policy 7.2 – ‘The Main Towns’ states that within Diss (with part of Roydon adjacent to Diss) there are 343 new homes on sites that are already allocated for proposed residential development and 400 new allocations. This adds up to 743 total deliverable housing commitments 2018-2038. This means that there are 400 more dwellings to deliver in Diss and Roydon to 2038 (compared to a previous requirement of approx. 300 additional dwellings).

South Norfolk have furthermore advised that in addition to the target for Diss and Roydon main built up area, there is an additional requirement for each of the three “village clusters” in the NA (Burston, Scole, and the remainder of Roydon) of 25 dwellings each<sup>1</sup>. This results in a total housing requirement of 475 additional dwellings for the Norfolk part of the Neighbourhood Area (NA) (400 + 25 + 25).

The Babergh and Mid Suffolk Joint Local Plan Regulation 19 Pre-Submission Document was published in November 2020 and contains a draft target for the Mid Suffolk part of the Diss Neighbourhood Plan, of 64 dwellings, noting however that 49 of those dwellings are accounted for through existing, unbuilt permission at the 1<sup>st</sup> April 2018 base date. The Council have further confirmed<sup>2</sup> that they are not aware of any evidence to suggest that these 49 dwellings will not come forward during the plan period. Thus, there is a remaining requirement from Mid Suffolk of 15 dwellings over the plan period. The total estimated housing requirement for the whole NA therefore adds up to 490 dwellings (475 + 15). However, this figure is indicative only and may still change, subject to changes to either of the emerging Local Plans as they continue to evolve.

The 2019 Diss Site Assessment previously assessed 35 sites for suitability for allocation in the Neighbourhood Plan (31 sites identified in the Greater Norwich ‘Call for Sites’, 30 of which had already been subject to a Housing and Economic Land Availability Assessment process and four sites submitted by the Neighbourhood Group). In order to further shape the growth in Diss and District and allocate appropriate sites for housing, an additional 17 sites were identified by the Neighbourhood Plan Call for Sites, and through the emerging South Norfolk Village Clusters Housing Allocations Plan for assessment.

This 2020 Diss Site Assessment considers 17 potential sites for development, taking into account adopted Local Plan policy and national planning criteria, as well as having regard to emerging Local Plan policy, to establish which, if any, of the sites are suitable for development and appropriate for allocation in the Neighbourhood Plan. The assessment of sites is informed by a review of the existing evidence through desktop research and site visits to establish constraints to development, including policy and physical/environmental constraints.

Diss Town Council are seeking to make allocations to meet the above-mentioned identified need and housing requirement for the area. As such, South Norfolk Council (the planning authority responsible for the majority of the housing requirement in the Neighbourhood Area, 475 of the total 490 homes required) have confirmed<sup>3</sup> that their expectation is for the Neighbourhood Plan to make all of the

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<sup>1</sup> Confirmed by e-mail from South Norfolk Council on 05.10.2020

<sup>2</sup> Confirmed by e-mail from Mid Suffolk Council on 26.11.2020

<sup>3</sup> Confirmed by e-mail from South Norfolk Council on 05.10.2020

allocations for the South Norfolk settlements, if the Neighbourhood Plan progresses sufficiently quickly.

Mid Suffolk Council in turn confirmed<sup>4</sup> that the remaining 15 dwellings required in the Mid Suffolk part of the Neighbourhood Area are currently expected by the Council to be delivered across two sites identified by them in Oakley. Both are shown as LS01 sites on the settlement map on Local Plan page 433<sup>5</sup>. The Council also confirmed that the Diss and District Neighbourhood Plan can identify sites that not only meet but exceed the housing requirement figures given, but that these sites also need to be demonstrably viable and deliverable. Therefore, the position of Mid Suffolk Council is that if the Neighbourhood Plan group wish to promote alternative sites across the Mid Suffolk parishes which meet or exceed the Council's minimum requirements, these sites should be fully evidenced and submitted through the Regulation 19 Joint Local Plan consultation by the deadline of 24<sup>th</sup> December 2020. Those alternative sites could then be considered through the Joint Local Plan Examination and the Council would expect the Inspector to then ask the Council if it wishes to allocate the sites proposed in the Regulation 19 Plan or consider substituting or including additional sites proposed by the Neighbourhood Plan group. If this deadline for promoting alternative sites was not met, the Neighbourhood group would also have the option of making additional allocations over and above the local authority requirement, if this is what local residents wish to do.

The new Babergh and Mid Suffolk Joint Local Plan Regulation 19 Pre-Submission Document also states that "Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Plan". "In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in (BMSJLP) Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so."<sup>6</sup>

The conclusions of the site assessment are therefore based on an assumption that the allocations are anticipated to be set in the Neighbourhood Plan rather than the Local Plan for the Diss and District Neighbourhood Area, if the Neighbourhood group can proceed with proposing allocations sufficiently quickly. It is therefore recommended that the neighbourhood group liaise with both local authorities to discuss all proposed allocations to meet the combined housing requirement as soon as possible.

The overall conclusions of the site assessment are that:

- Site 1 (Diss Leisure Centre) is suitable for allocation in the Neighbourhood Plan, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location.
- Site 5 (Land at Manor Farm House), Site 6 (South of the A1066), Site 7 (Land opposite the school with access onto Old High Road), Site 8 (Brewers Green Lane), Site 9 (Lower Oakley Plot A), Site 10 (Lower Oakley Plot B) (western parcel), Site 12d (Brome), Site 14 (Diss Rugby Club), SNO526REV (Land south of High Road), SN4022 (East of Norwich Road), and SN4023 (South of Bungay Road) were found to be potentially suitable for allocation in the Neighbourhood Plan subject to mitigation of various constraints and compliance with Local Plan policy. The remaining sites, Site 2 (Travis Perkins), Site 3 (Land opposite White House Farm), Site 4 (The old Sewerage Works), Site 10 (Lower Oakley Plot B) (eastern parcel), Site 11a (Brome), Site 11b (Brome), Site 11c (Brome), Site 12a (Brome), Site 12b (Brome), Site 12c (Brome) and Site 13 (Brickle Meadow) were found not suitable for allocation when considered against national and local planning policy and criteria. These sites were ruled out as they did not comply with strategic policy, being located outside of and disconnected from the settlement, and did not relate well to the settlement, as well as being subject to other major constraints, such as landscape, access, habitat or heritage.

<sup>4</sup> Confirmed by e-mail from Mid Suffolk Council on 26.11.2020

<sup>5</sup> With maps available at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPReq19/Part-3-Mid-Suffolk-Settlement-Maps-A-O.pdf> and more detail available on pages 82 and 83 of the SHELAA available at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHELAA2020/BMSDC-Joint-SHELAA-Report-Oct-2020.pdf>

<sup>6</sup> Babergh and Mid Suffolk Joint Local Plan Regulation 19 Pre-Submission Document, Draft Policy SP04 and paragraph 01.07

The site assessment summary of the 35 sites from the previous 2019 SOA was also updated (see Appendix A) to reflect the changes in policy from the emerging GNLP and BMSJLP pre-submission document. Of these 35 sites, 24 are now rated as potentially suitable and 11 as unsuitable. Three sites have also changed in terms of its availability (DISS0003 and GNLP1045 were previously marked as unavailable for development information has now been received from the group to indicate these sites are now confirmed as available for residential development; and on site DIS2/DIS7 the group have confirmed that DIS2 is available and DIS7 is now unavailable as this has been withdrawn by the owner)). Appendix A-2 includes a summary and review of sites in the Neighbourhood area which were previously assessed in the Greater Norfolk HELAA and re-assessed in the 2019 SOA.

The assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Diss and District Neighbourhood Plan Steering Group, in conjunction with the Town Council, should engage with South Norfolk Council and Mid Suffolk District Council and the community to select sites for allocation in the Neighbourhood Plan which best meet both the housing requirement and objectives of the Neighbourhood Plan. The engagement with the two relevant local authorities should proceed as soon as possible, as the Babergh and Mid Suffolk Joint Local Plan consultation deadline is on the 24<sup>th</sup> December 2020.

If the Neighbourhood Plan is agreed as the development plan in which the sites are allocated for Diss and District, it is assumed that an expanded settlement boundary would be drawn to encompass the allocated sites which would also need to be reflected in the respective Local Plan revisions.

# 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 (DTC). The work undertaken was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in September 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 This report follows on from a previous Site Options and Assessment report (SOA) which was undertaken in 2019 by AECOM on behalf of Diss Town Council. The two reports should be read in conjunction.
- 1.3 This second SOA report has been undertaken in 2020, as 17 additional sites have come forward, 14 in response to the Issues and Options Consultation draft of the Neighbourhood Plan and three sites as part of the local authority's emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP)<sup>7</sup>. The 17 additional sites, which have the potential for allocation in the Neighbourhood Plan, have been assessed in this 2020 SOA, in addition to a brief review of the 35 sites assessed in the previous 2019 SOA, in line with the most up to date Local Plan policies at the time of writing.

## Local Context

- 1.4 The Neighbourhood Plan (NP) preparation is led by DTC in partnership with six other parishes, spanning two local authority areas. The six other parishes in the Neighbourhood Area (NA) are Burston and Shimpling, Brome and Oakley, Palgrave, Roydon, Scole and Stuston, who have all joined Diss to create a joint NP. Together they have a combined population of approximately 18,600<sup>8</sup>.
- 1.5 Diss itself is a major centre, one of four main towns in the area, with a population of 8,362<sup>9</sup>. It has a number of villages and surrounding rural areas relying on it for key facilities and services. The A140 links Diss to Norwich and mainline rail services connect Diss to Norwich, Cambridge and London. Services and facilities in Diss include a number of schools, doctors, sporting clubs, restaurants, bars, pubs and shops.
- 1.6 Demographic issues which impact on the need for housing include an ageing population and a need for affordable homes to keep families in the area. The area is one of the more deprived in Norfolk, with ten percent experiencing fuel poverty and ten percent of children living in low income families.
- 1.7 Two major problems restricting development in the area, as communicated by the DDNP Steering Group (SG), are road congestion and infrastructure capacity issues. Since the previous 2019 Diss SOA, the Diss Network Improvement Strategy (DNIS) (April 2020)<sup>10</sup> has been produced by Norfolk County Council (NCC), in collaboration with stakeholders. The strategy has identified potential measures to help address existing transport network constraints and potential transport improvements to facilitate growth to inform the emerging Greater Norwich Local Plan (GNLP). The DNIS has also been tasked with looking at the longer-term transport situation and this strategy has carried out a high-level assessment of potential scenarios to inform future growth options in Diss beyond the emerging Local Plan and 2036.
- 1.8 Further constraints on growth, articulated by DTC, relate to social infrastructure capacity issues (such as health and education). However, at the time of writing, no independent assessment has been made available. Any future assessments or other evidence of constraints such as infrastructure and transport capacity should be taken into account by the SG as it becomes available, when making allocations and progressing the Neighbourhood Plan (NP).

<sup>7</sup> For more details see [https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation\\_planning\\_policy\\_agenda\\_12\\_october\\_2020.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation_planning_policy_agenda_12_october_2020.pdf) and <https://www.south-norfolk.gov.uk/www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/emerging-local-plan-and-new-evidence/village-clusters>

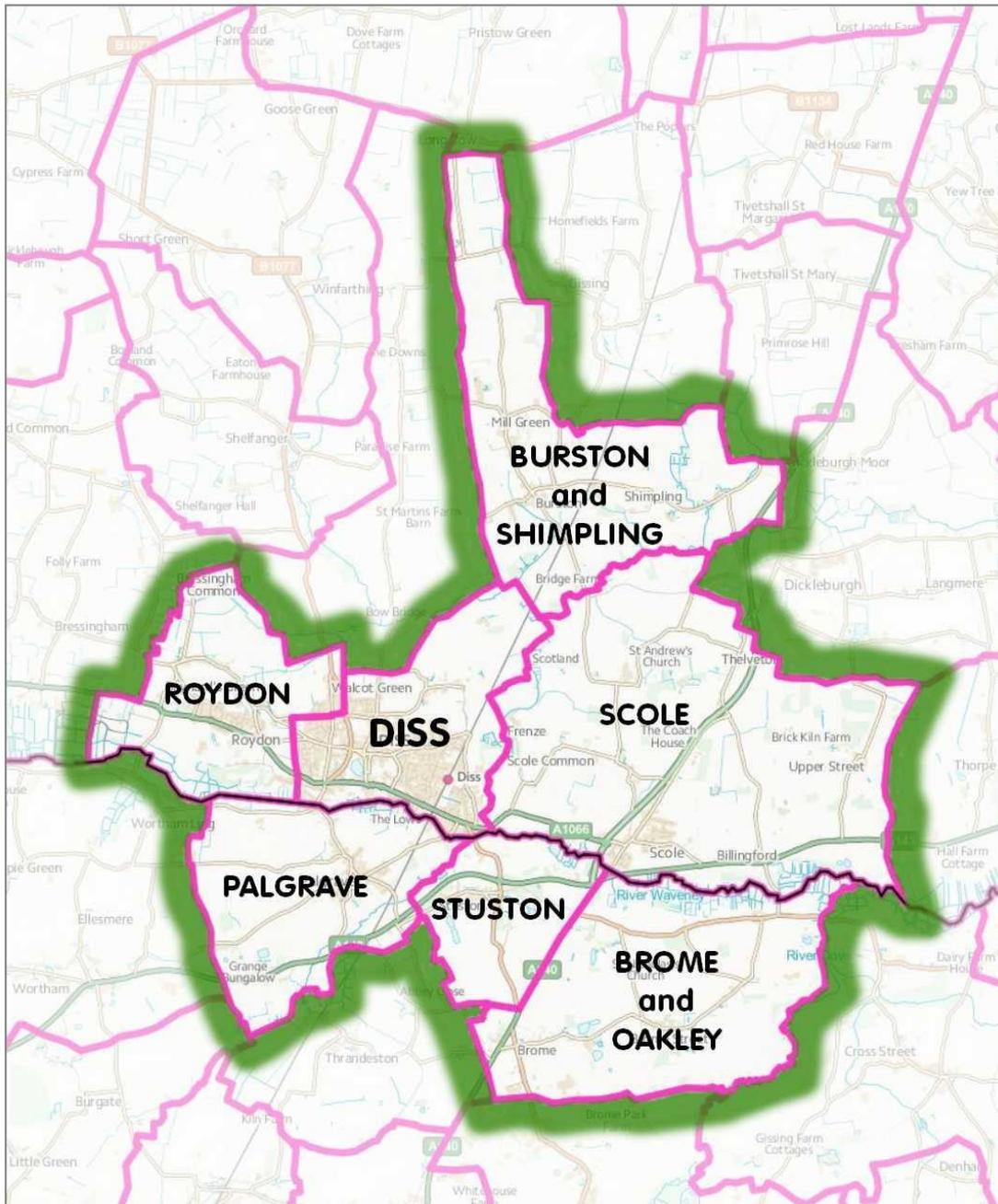
<sup>8</sup> Norfolk Insight, Norfolk County Council (2017) available at <https://www.norfolkinsight.org.uk/>

<sup>9</sup> Ibid

<sup>10</sup> Provided to AECOM by the Group

1.9 **Figure 1-1** provides a map of the designated Diss and District Neighbourhood Area<sup>11</sup>.

**Figure 1-1 Diss and District Neighbourhood Plan Designated Area (2017)**



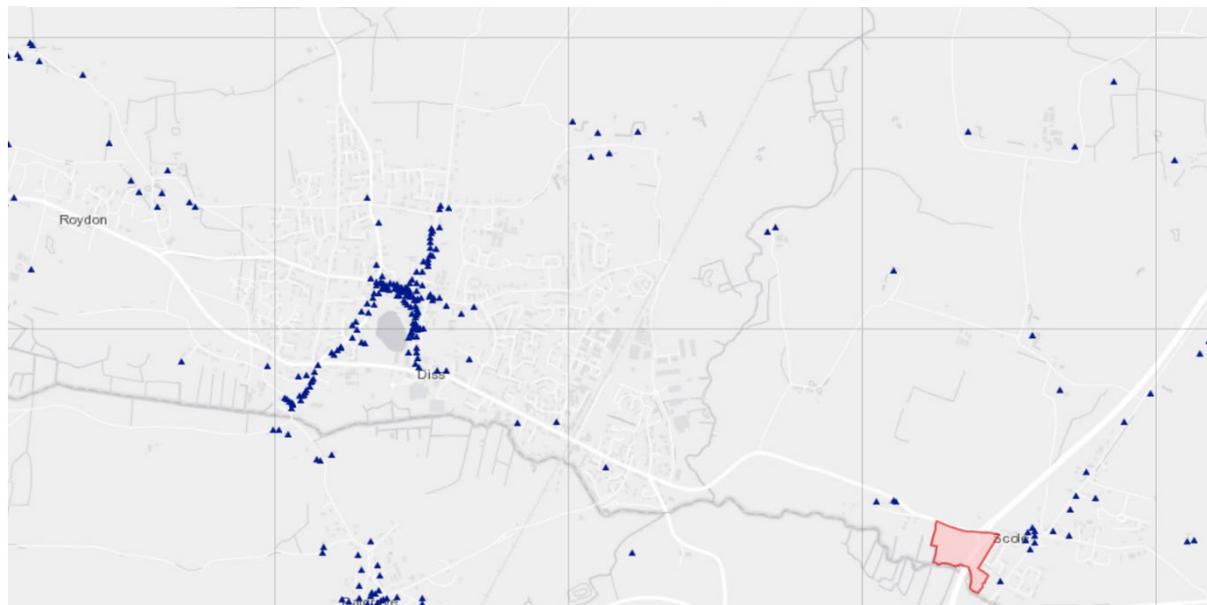
Source: Extract from Mid Suffolk District website<sup>12</sup>

<sup>11</sup> Available at <https://www.norfolksight.org.uk/>

<sup>12</sup> Available at <https://www.babergh.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/diss-and-district-neighbourhood-plan/>

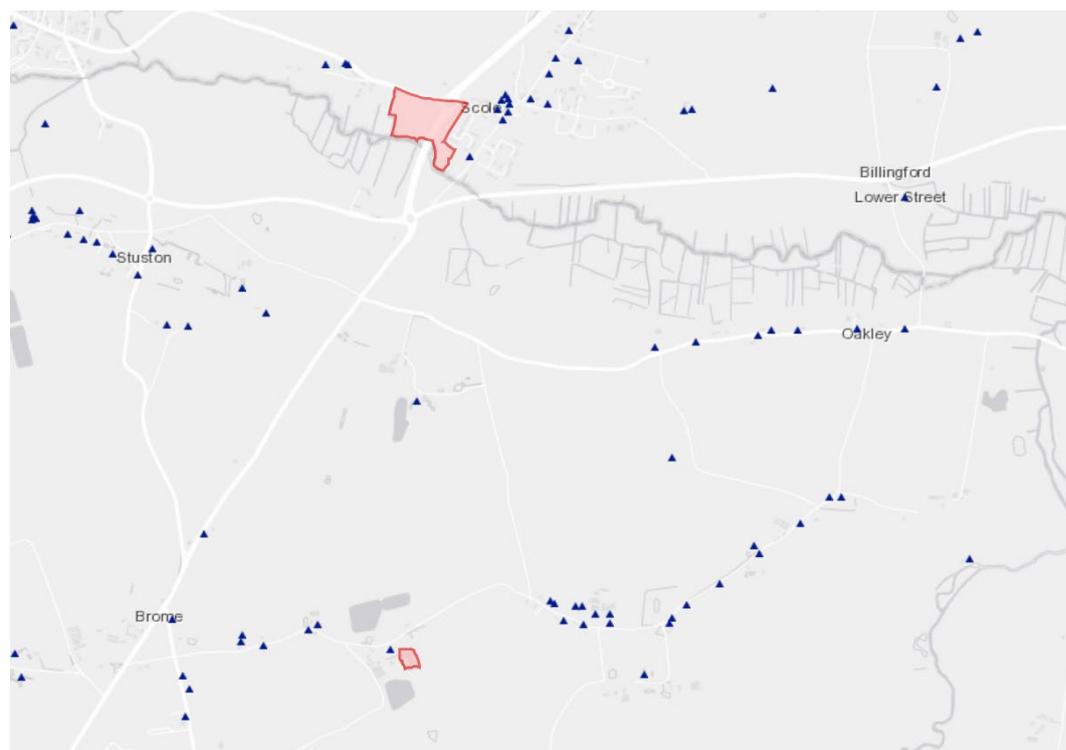
1.10 There are many Listed Buildings within Diss and the surrounding villages, with a large quantity clustered in the centre of Diss. **Figure 1-2** shows the location of Listed Buildings in the Parish, with the majority being Grade II Listed Buildings at Mere. In addition, Scole contains the historic site of a Roman settlement. These heritage assets will pose significant constraints to sites in their proximity.

**Figure 1-2 Map of Listed Buildings in Diss, Roydon and Scole**



Source: Historic England<sup>13</sup>

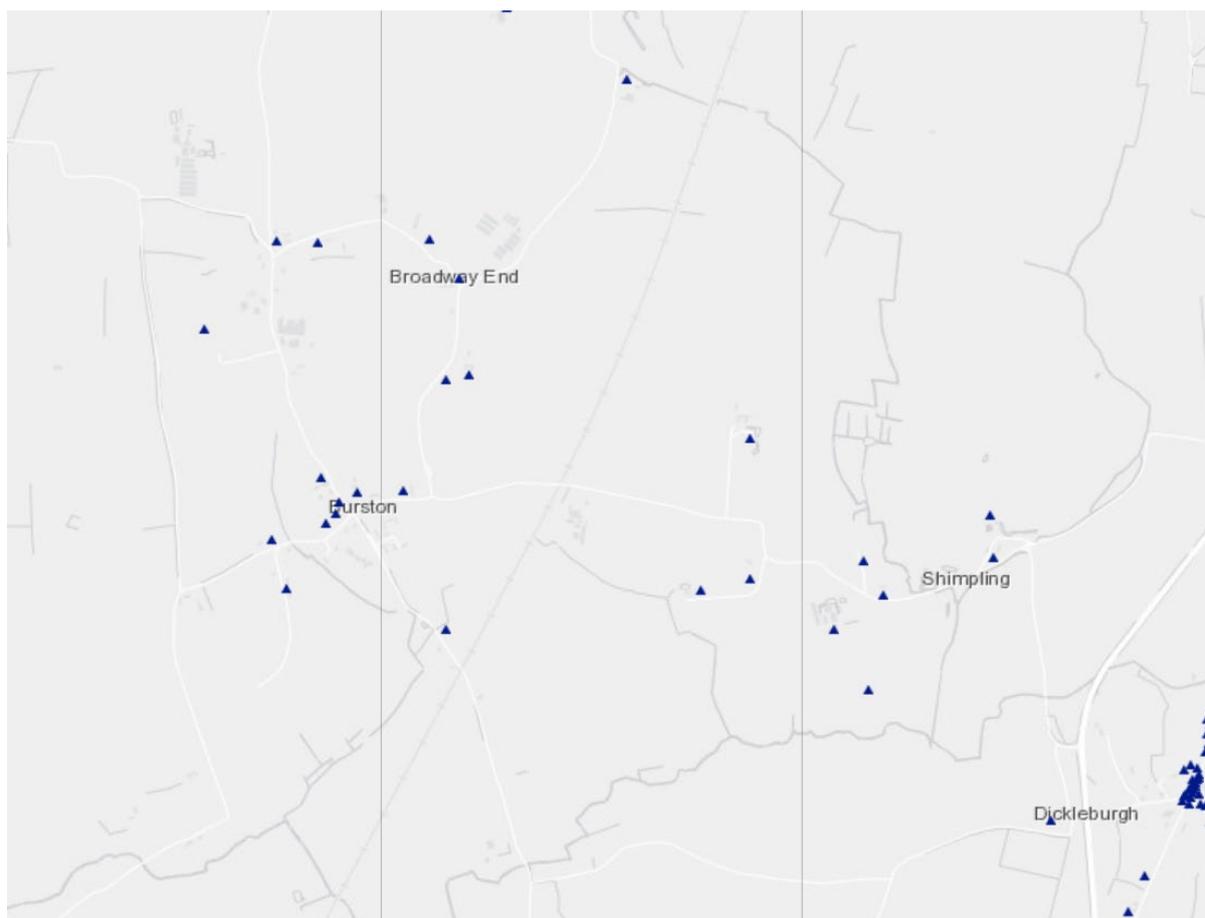
**Figure 1-3 Map of Listed Buildings in Scole, Brome and Oakley**



Source: Historic England<sup>14</sup>

<sup>13</sup> Available at <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

<sup>14</sup> Available at <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

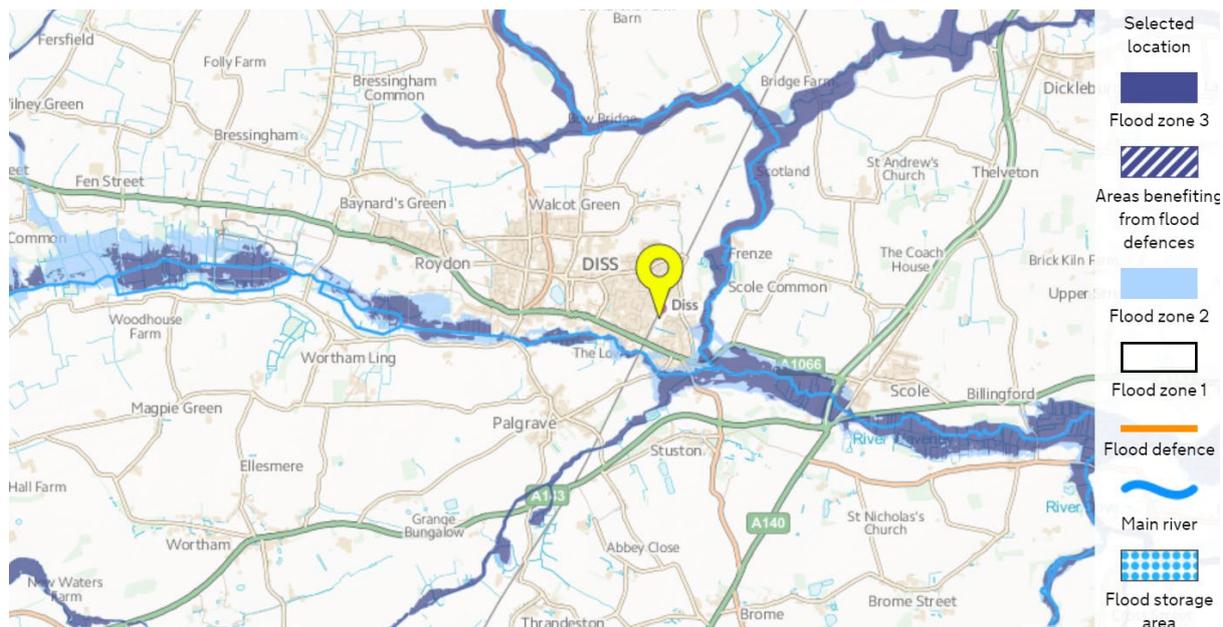
**Figure 1-4 Map of Listed Buildings in Burston and Shimpling**

Source: Historic England<sup>15</sup>

- 1.11 Two of the primary environmental assets which have to be taken into account when assessing sites for development in the Neighbourhood Area (NA) are the River Waveney and Diss' proximity to the Broads. The River Waveney flows through Diss and is adjacent to other settlements in the NA and continues directly into the Broads.
- 1.12 The improvement to the river in terms of ecology and the environment, as well as links to designated sites and the possibility for improved amenity and community access, are some of the aspirations of the group of parishes. As well as acting as an asset, the river may provide minor constraints for development in the area.
- 1.13 **Figure 1-3** shows the extent of flooding issues in the NA. No sites within this assessment are at risk of flooding, although some of the sites are subject to increased risk of surface water flooding.

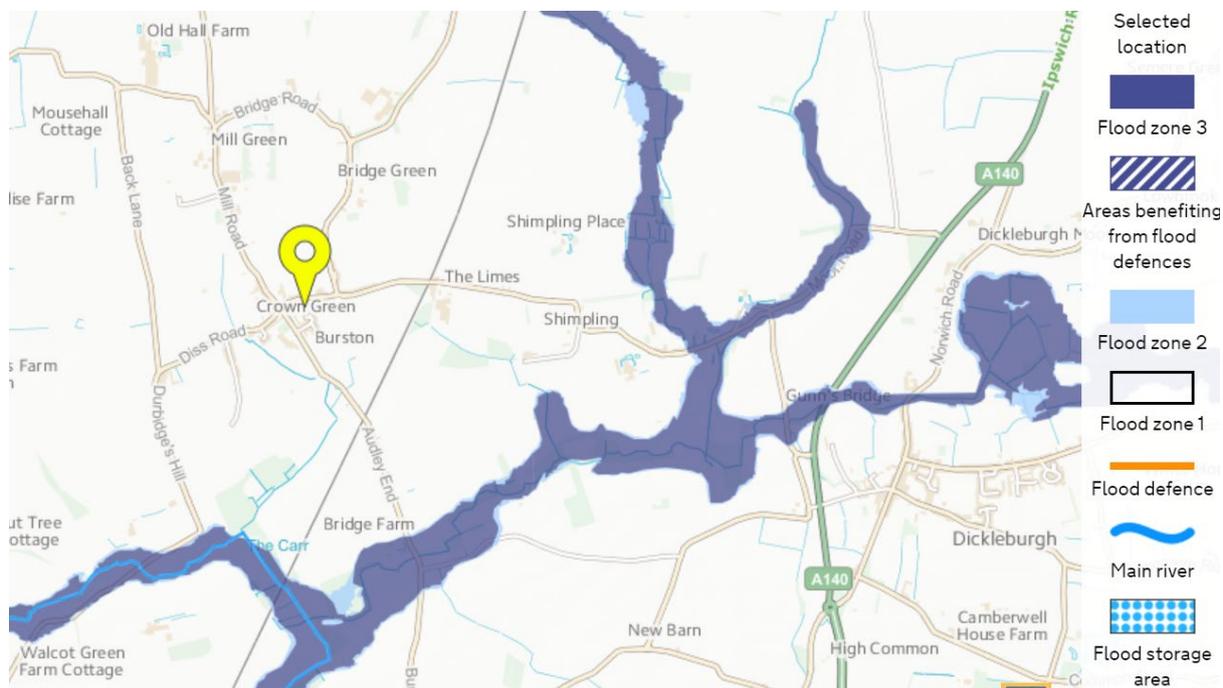
<sup>15</sup> Available at [https://historicengland.org.uk/listing/the-list/map-search?](https://historicengland.org.uk/listing/the-list/map-search?clearresults=True)

**Figure 1-5 Map of flood risk in Diss and Roydon**



Source: Flood map for planning<sup>16</sup>

**Figure 1-6 Map of flood risk in Burston and Shimpling**

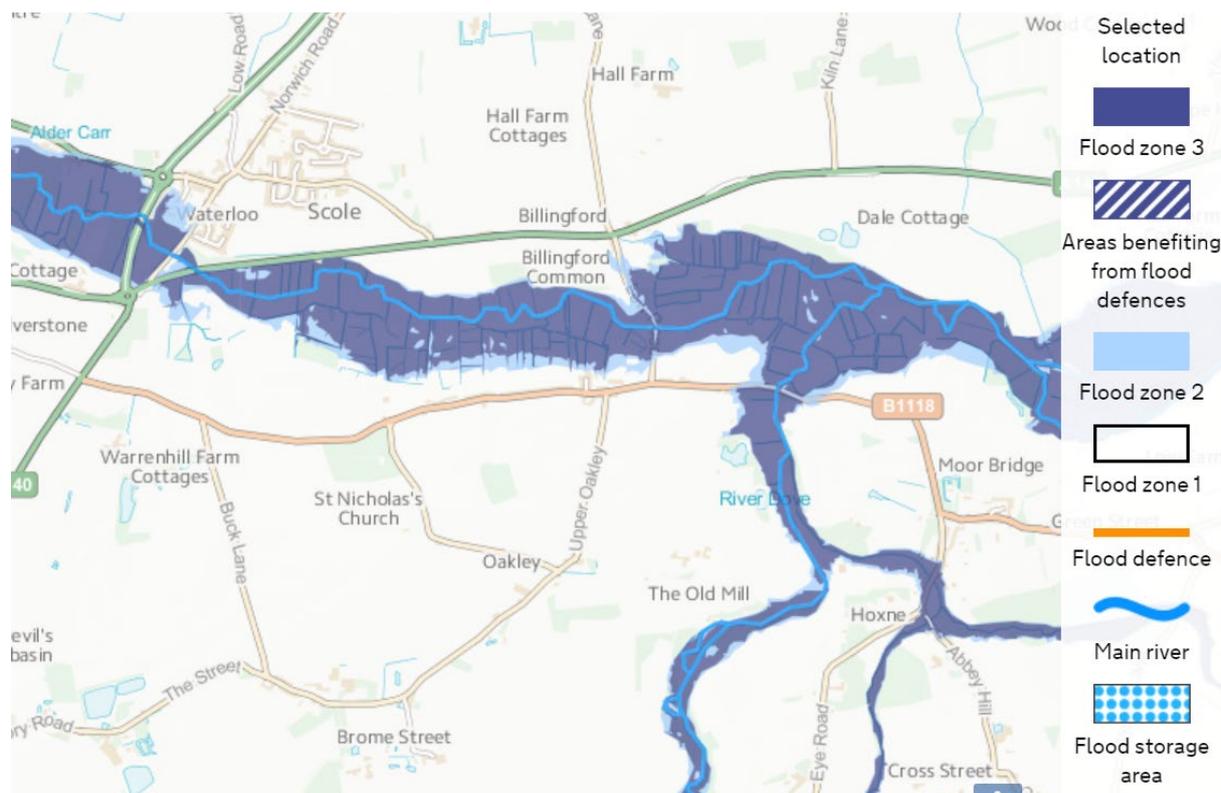


Source: Flood map for planning<sup>17</sup>

<sup>16</sup> Available at <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=612716&northing=279557&placeOrPostcode=diss>

<sup>17</sup> Available at <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=612716&northing=279557&placeOrPostcode=diss>

Figure 1-7 Map of flood risk in Scole, Brome and Oakley



Source: Flood map for planning<sup>18</sup>

1.14 The local authorities relevant to the neighbourhood area are South Norfolk Council, which is responsible for the larger part of the NA, and Mid Suffolk District Council, which includes the three parishes of Brome and Oakley, Stuston, and Palgrave. The DDNP is therefore prepared in the context of the development plans for two authorities. Both local authorities also identify a housing target for their respective parishes in the NA.

1.15 The relevant development plan documents include:

- The adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted 2011 with amendments adopted in 2014)<sup>19</sup>;
- The adopted Mid Suffolk Core Strategy, 2008 (MDCS)<sup>20</sup>;
- The emerging Greater Norwich Local Plan (GNLP) (2020)<sup>21</sup>;
- The emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP)<sup>22</sup>; and
- The emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP)<sup>23</sup>.

1.16 NPs are required to be in conformity with the adopted Local Plan(s) as well as needing to have regard to the strategic policies of an emerging Local Plan(s). While there is no legal requirement to test a Neighbourhood Plan against emerging policy, government Planning

<sup>18</sup> Available at <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=612716&northing=279557&placeOrPostcode=diss>

<sup>19</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/JCS\\_Adopted\\_Version\\_Jan\\_2014.pdf](https://www.south-norfolk.gov.uk/sites/default/files/JCS_Adopted_Version_Jan_2014.pdf)

<sup>20</sup> Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

<sup>21</sup> Available at <https://www.gnlp.org.uk/>

<sup>22</sup> Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPReq19/FullCouncil/BMSDC-Joint-Local-Plan-Pre-Submission-Nov-2020-FINAL.pdf>

<sup>23</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation\\_planning\\_policy\\_agenda\\_12\\_october\\_2020.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation_planning_policy_agenda_12_october_2020.pdf) and <https://www.south-norfolk.gov.uk/www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/emerging-local-plan-and-new-evidence/village-clusters>

Practice Guidance (PPG)<sup>24</sup> advises that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested.

- 1.17 NPs can add value to the development plan by developing policies and proposals to address local place-based issues. In the case of Diss and District, the Neighbourhood Plan is also expected to make allocations to meet the combined housing requirement. The intention, therefore, is in the case of Diss and District, for the two Local Plans to provide a clear overall strategic direction for development in the NA, whilst enabling the Neighbourhood Plan to bring forward local sites for allocation to meet the housing requirement and determine finer policy detail.

## Housing Requirement for the South Norfolk part of the NA

- 1.18 The adopted Joint Core Strategy for Broadland, Norwich and South Norfolk has a requirement of 300 new homes to 2026 for Diss, as well as plans for a significant town centre expansion and employment growth. Housing development has however exceeded these requirements already as there have been approximately 500 homes built in the area.
- 1.19 The emerging GNLP is now at draft stage. Draft Policy 1 – The Sustainable Growth Strategy states a commitment across all the main towns to a total existing deliverable commitment (including uplift and delivery 2018/19) of 5,092, as well as 1,250 new allocations. This adds up to a total minimum deliverable housing commitment of 6,342 from 2018-2038.
- 1.20 GNLP Draft Policy 7.2 - The Main Towns states that within Diss (with part of Roydon adjacent to Diss) there are 343 existing deliverable commitment homes (including uplift and delivery 2018/19), 400 new allocations. These add up to 743 total deliverable housing commitments 2018-2038. This means that there are 400 more dwellings to deliver in Diss and Roydon to 2038 (compared to a previous commitment of approx. 300 additional dwellings).
- 1.21 South Norfolk have furthermore advised that in addition to the target for Diss and Roydon main built up area, there is an additional requirement for each of the three “village clusters” in the NA (Burston, Scole, and the remainder of Roydon) of 25 dwellings each<sup>25</sup>. This results in a total housing requirement of 475 additional dwellings for the Norfolk part of the NA (400 + 25 + 25 + 25).
- 1.22 The village clusters are based on Primary School catchments; therefore, Roydon and Scole are not grouped with any other parishes, as the Primary School catchment does not extend to neighbouring parishes, whilst Burston is clustered with the neighbouring parish of Gissing.
- 1.23 Scole is classified as a ‘Service Village’ in both the current Core Strategy and the recent GNLP consultation, whilst Burston has moved from being an ‘Other Village’ in the current Core Strategy to being classified as a ‘Service Village’ in the GNLP consultation. South Norfolk state that the 25 dwellings required would preferably be split over two sites in each village, with any one site having a minimum of 15 dwellings and not exceeding 1 hectare in size. This would allow the sites to help meet the requirements in paragraphs 68 and 69 concerning small and medium-sized sites, whilst also ensuring that they are large enough to deliver an element of affordable housing<sup>26</sup>. South Norfolk Council have further confirmed that whilst the minimum numbers for the village clusters equate to 25 dwellings in each ‘cluster’ across the district, this would not prevent villages with a good range of services allocating above this number through a Neighbourhood Plan<sup>27</sup>.
- 1.24 The village clusters of Burston, Scole and the remainder of Roydon will be discussed in more detail in the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP). The VCHAP is a new plan that will identify land for a minimum of 1,200 new homes in appropriate villages across South Norfolk<sup>28</sup>. The parishes that will be covered by this Plan are listed in the ‘Village Clusters’ document which includes Burston, Scole, and the remainder of Roydon which is not adjacent to Diss. Following public consultation and an examination by an independent

<sup>24</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>25</sup> Confirmed by e-mail from South Norfolk Council on 05.10.2020

<sup>26</sup> Confirmed by e-mail from South Norfolk Council on 05.10.2020

<sup>27</sup> Confirmed by e-mail from South Norfolk Council on 05.10.2020

<sup>28</sup> Ibid

inspector, the plan is expected to be finalised in 2022. This document, once adopted, will form part of the South Norfolk Local Plan.

- 1.25 Due to the rural characteristic of the South Norfolk villages, sites allocated through the plan will normally be smaller in size. Typically, sites will be between 0.5 and 1 hectare in size and will accommodate between 12-25 dwellings.

### Housing Requirement for the Mid Suffolk part of the NA

- 1.26 The emerging Babergh and Mid Suffolk Joint Local Plan Pre-Submission Regulation 19 (November 2020) and contains a target for the Mid Suffolk part of the Diss Neighbourhood Plan, of 15 dwellings remaining to be permitted over the plan period (discounting 49 dwellings already permitted at the 2018 baseline from the total target of 64).
- 1.27 The total estimated housing requirement for the whole NA therefore adds up to 490 dwellings (475 + 15). However, this figure is indicative only and may still change, subject to changes to either of the emerging Local Plans as they continue to evolve.

### Sites considered for assessment

- 1.28 The purpose of this site assessment is to consider a number of identified potential sites in the Diss and District Neighbourhood Area, to determine whether they would be appropriate to allocate for housing in the Neighbourhood Plan. This assessment in itself does not allocate sites. It is the responsibility of the SG to decide, guided by this assessment and other relevant information, which sites to select for allocation, to best meet the housing requirement and Neighbourhood Plan objectives.
- 1.29 In the previous 2019 SOA undertaken by AECOM in 2019, the 35 sites identified by the Neighbourhood Group for assessment included 31 sites identified in the Greater Norwich 'Call for Sites', 30 of which had already been subject to a Housing and Economic Land Availability Assessment (HELAA) process (sites larger than 0.25ha or capable of accommodating 5 units or more). However, smaller sites were also submitted as potential amendments to development boundaries during this call for sites. One of these smaller sites was also included in our 2019 site assessment. Whilst the latter have not been subject to the HELAA site assessment process, they were included in the Greater Norfolk consultation to enable comments to be made. Finally, the Neighbourhood Group also submitted an additional four sites known to them for assessment in the 2019 SOA, which were not included in the 'Call for Sites' exercise. These were sites identified by the Neighbourhood Group as having potential for future development, despite not yet being submitted as available for development by the owners at this point in time.
- 1.30 Since the previous 2019 SOA, 18 further sites have been identified by the Neighbourhood Group for assessment which were all submitted to the neighbourhood group when they consulted on the Issues and Options draft of the Neighbourhood Plan. 4 of these 18 sites had already been assessed in the 2019 SOA, leaving 14 new sites to be assessed. In addition, 3 further new sites in the NA have come forward through the VCHAP, therefore totalling 17 additional sites to be assessed fully in this 2020 SOA. Supplementary to the full sites assessment of these 17 sites, this SOA also includes a table summarising the 2019 review of the previous 35 sites, with a new column giving a brief review of AECOM's assessment in light of new draft policies having come forward since the 2019 SOA was finalised (in the 2020 GNLP and emerging VCHAP). This table is included in **Appendix A**. Therefore, the SG has a total of 52 sites (35+17) to be considered for allocation in the DDNP.

## 2. Policy Context

- 2.1 National policy is set out in the National Planning Policy Framework (2019)<sup>29</sup> and is supported by Planning Practice Guidance (PPG)<sup>30</sup>. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 2.2 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Diss and the relevant villages/towns.
- 2.3 The relevant development plan documents for Diss and District include:
- The adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted 2011 with amendments in 2014)<sup>31</sup>;
  - The emerging Greater Norwich Local Plan (GNLP) (2020)<sup>32</sup>;
  - The adopted Mid Suffolk Core Strategy, 2008 (MDCS)<sup>33</sup>;
  - The emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP)<sup>34</sup> and
  - The emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP)<sup>35</sup>.
- 2.4 A number of other policy sources and evidence base documents have been reviewed in order to understand the context for potential site allocations. This includes the GNLP HELAA (January 2020)<sup>36</sup>, HELAA (December 2017)<sup>37</sup>, and HELAA Addendum (October 2018)<sup>38</sup>. All 3 of these documents can be accessed from the Greater Norwich Local Plan Evidence Base<sup>39</sup>.
- 2.5 The Central Norfolk Strategic Housing Market Assessment (SHMA) 2017<sup>40</sup> and supplementary note were also reviewed<sup>41</sup>. Individual settlement policies from the Site Specific Allocations and Policies Document<sup>42</sup> were also consulted for Diss<sup>43</sup>, Roydon<sup>44</sup> and Scole<sup>45</sup>, as well as the settlement boundary maps for Brome and Oakley<sup>46</sup>. Other documents which AECOM viewed included the Diss and District Housing Needs Assessment (July 2019)<sup>47</sup>, the Diss and District Neighbourhood Plan Design Code (October 2019)<sup>48</sup>, and the Diss Network Improvement Strategy NCC (April 2020)<sup>49</sup>,
- 2.6 The relevant policies and recommendations of the above documents are highlighted below.

<sup>29</sup> Available at [www.gov.uk/government/publications/national-planning-policy-framework-2](http://www.gov.uk/government/publications/national-planning-policy-framework-2)

<sup>30</sup> ibid

<sup>31</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/JCS\\_Adopted\\_Version\\_Jan\\_2014.pdf](https://www.south-norfolk.gov.uk/sites/default/files/JCS_Adopted_Version_Jan_2014.pdf)

<sup>32</sup> Available at <https://www.gnlp.org.uk/>

<sup>33</sup> Available at <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

<sup>34</sup> Available at <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPReg19/FullCouncil/BMSDC-Joint-Local-Plan-Pre-Submission-Nov-2020-FINAL.pdf>

<sup>35</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation\\_planning\\_policy\\_agenda\\_12\\_october\\_2020.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation_planning_policy_agenda_12_october_2020.pdf) and <https://www.south-norfolk.gov.uk/www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/emerging-local-plan-and-new-evidence/village-clusters>

<sup>36</sup> Available at <https://www.gnlp.org.uk/>

<sup>37</sup> Available at <https://gnlp.oc2.uk/docfiles/14/helaa-reg-18-dec-2017.pdf>

<sup>38</sup> Available at <https://gnlp.oc2.uk/docfiles/46/helaa-addendum-2018-final.pdf>

<sup>39</sup> Available at <https://gnlp.oc2.uk/document/46>

<sup>40</sup> Available at <https://gnlp.oc2.uk/docfiles/46/req.18-shma-june-2017.pdf>

<sup>41</sup> Available at <https://gnlp.oc2.uk/docfiles/46/req.18-shma-supplementary-note-june-2017.pdf>

<sup>42</sup> <https://www.south-norfolk.gov.uk/residents/planning/planning-policy/adopted-south-norfolk-local-plan/site-specific-allocations-and>

<sup>43</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/Diss\\_settlement.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Diss_settlement.pdf)

<sup>44</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/Roydon\\_settlement.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Roydon_settlement.pdf)

<sup>45</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/Scole\\_settlement.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Scole_settlement.pdf)

<sup>46</sup> Available at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg18-2019/BMSDC-Joint-Local-Plan-July-2019-Part-3-MSDC-Place-Maps-Settlements-A-O.pdf>

<sup>47</sup> Report provided to AECOM by the Group

<sup>48</sup> Available at [https://7b6314c1-9fbb-4cce-98c8-e71d6654a469.filesusr.com/ugd/5020f3\\_07d63c5a52d147e3840ca17271fa9ea3.pdf](https://7b6314c1-9fbb-4cce-98c8-e71d6654a469.filesusr.com/ugd/5020f3_07d63c5a52d147e3840ca17271fa9ea3.pdf)

<sup>49</sup> Report provided to AECOM by the Group

- 2.7 Please note that it is assumed for the purposes of this Site Assessment, that allocation of any site in the Neighbourhood Plan, which is currently adjacent to and well related to the settlement, will be accompanied by a change in the settlement boundary, subject to agreement from the local authority, which would bring the site within the settlement. This means that the assessment has had regard to adopted or draft policies referring to the location of sites in relation to the settlement boundary, but will not determine the suitability of sites which are adjacent to and well related to the settlement boundary on this basis. Sites which are located outside of and disconnected from the settlement boundary will however still be deemed as isolated development in the countryside.

## National Planning Policy Framework (2019)

- 2.8 The National Planning Policy Framework (NPPF) sets out the government's framework for planning policies across the country. NPPF (2019) **paragraph 69** states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (paragraph 68a states that 10% of housing requirement should be located on sites smaller than 1 hectare) suitable for housing in their area.
- 2.9 **Paragraph 78** states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.10 **Paragraph 79** states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.

## Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 with amendments adopted in 2014)

- 2.11 The adopted Core Strategy for the Norfolk part of the NA designates Diss as a major centre, which therefore is one of the "focal points for communities to have better access to quality jobs, healthcare, education and community facilities and shops". The surrounding rural area "will retain its distinctive Norfolk character and will continue to be working and tranquil, recognising the Broads, and other locally and nationally important habitats", while the Main Town Diss will:
- provide for a safe and healthy quality of life;
  - retain an attractive historical centre as a focus for continued success serving the rural catchments;
  - enjoy greater economic prosperity with new opportunities for business;
  - accommodate moderate new housing allocations of 300 new homes, to be developed in a sustainable manner complementing the town's form, function, historic character and quality, and incorporating good sustainable transport links to town centres, local employment locations and good recreation, leisure and community facilities;
  - be enhanced by cultural activities including those arising from Diss' former 'Cittaslow' (slow town) status.

2.12 Parts of JCS policies which are relevant to this site assessment and to the NA include the following (please note that where only parts of a policy were relevant, only these parts are included below):

***Policy 1: Addressing climate change and protecting environmental assets***

Development will:

- Be located to minimise flood risk;
- Make the most efficient appropriate use of land, with the density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes;
- Minimise the need to travel

The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved.

All new developments will ensure that there will be no adverse impacts on European and Ramsar designated sites<sup>50</sup> and no adverse impacts on European protected species in the area and beyond.

In areas not protected through international or national designations, development will:

- Minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance.
- Protect mineral and other natural resources identified through the Norfolk Minerals and Waste Development Framework.

The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings and the protection of their settings.

***Policy 2 Promoting good design***

Development proposals will respect local distinctiveness including as appropriate:

- the historic hierarchy of the city, towns and villages, maintaining important strategic gaps;
- the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways';
- the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;
- townscape, including the city and the varied character of our market towns and villages;
- the need to increase the use of public transport; and
- the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites.

***Policy 4 Housing delivery***

Allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026, of which approximately 33,000 will be within the Norwich Policy Area (defined in Appendix 4), distributed in accordance with the Policies for places. On affordable housing, the policy states that: At appropriate settlements, sites that would not normally be released for housing will be considered for schemes that specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose.

***Policy 6 Access and transportation***

The transportation system will improve access to rural areas. This will be achieved by (amongst others named):

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<sup>50</sup> Ramsar Site is a European designation that protects areas of

- concentration of development close to essential services and facilities to encourage walking and cycling as the primary means of travel with public transport for wider access; and
- continuing to recognise that in the most rural areas the private car will remain an important means of travel.

### **Policy 13 Main Towns**

Subject to resolution of servicing constraints, Diss will accommodate a minimum of 300 additional dwellings, significant expansion in and adjacent to the town centre and employment growth to meet the needs of town and large rural catchment.

### **Policy 15 Service Villages**

This policy forms another part of the settlement hierarchy, relevant to Roydon and Scole. These two parishes are designed as ‘Service Villages’, in which land will be allocated for small-scale housing development subject to form and character considerations. Small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will also be encouraged. Existing local shops and services will be protected.

### **Policy 16 Other Villages**

This designated Burston as one of the ‘Other Villages’, which are to have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations.

- The supporting text elaborates that these villages are defined by their limited or non-existent local service levels and would not provide a sustainable location for significant new development. While significant expansion is termed unsustainable by the JCS in settlements such as Burston, and no allocations are proposed, some of those places with basic essential services would be capable of accommodating very limited windfall infill development without affecting the form and character of the villages. Housing to provide for local needs may also be suitable. In exceptional circumstances, a larger scale of development may be permitted where it would bring local facilities up to the level of those in a Service Village and is acceptable having regard to other policies in the development plan.

The remaining settlements in the Neighbourhood Area are not located in South Norfolk and therefore are not mentioned in the JCS.

### **Policy 17 Small rural communities and the countryside**

In the countryside (including villages not identified in one of the above categories), affordable housing for which a specific local need can be shown will be permitted in locations adjacent to villages as an exception to general policy. Farm diversification, home working, small-scale and medium-scale commercial enterprises where a rural location can be justified, including limited leisure and tourism facilities to maintain and enhance the rural economy, will also be acceptable. Other development, including the appropriate replacement of existing buildings, will be permitted in the countryside where it can clearly be demonstrated to further the objectives of this Joint Core Strategy.

## **The Greater Norwich Local Plan Draft Strategy (Regulation 18 Consultation – 29<sup>th</sup> January to 16<sup>th</sup> March 2020)**

- 2.13 The Greater Norwich Local Plan (GNLP) is currently at Regulation 18 stage of drafting.
- 2.14 When adopted, the GNLP will supersede the current JCS and the Site Allocations documents in each of the three districts.
- 2.15 Parts of GNLP draft policies which are relevant to this site assessment and to the NA include the following (please note that where only parts of a policy were relevant, only these parts are included below):

### **Draft Policy 1 The Sustainable Growth Strategy**

Growth is distributed in line with the settlement hierarchy to provide good access to services, employment and infrastructure. It is provided through urban and rural regeneration, along with sustainable urban and village extensions.

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:

1. Within settlement boundaries in accordance with the settlement hierarchy;
2. Elsewhere in village clusters, subject to the requirements of policy 7.4.
3. On sites of up to 3 dwellings in all parishes, subject to the requirements of policy 7.5.

### ***Draft Policy 2 Sustainable communities***

Part 5 of the policy states development proposals are required as appropriate to 'respect, protect and enhance landscape character, taking account of landscape character assessments<sup>51</sup> or equivalent documents, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads'.

### ***Draft Policy 3 Environmental protection and enhancement***

Development proposals will be required to conserve and enhance the built and historic environment. Greater levels of protection will be provided according to the statutory status and quality of the built and historic asset.

Furthermore, development proposals will be required to conserve and enhance the natural environment.

### ***Draft Policy 5 Homes***

Residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and costs. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs.

### ***Draft Policy 6 The Economy***

The policy states that development should seek to enhance the environment and economy of centres, and of villages with more dispersed services, to protect their function and avoid the loss of commercial premises or local services.

### ***Draft Policy 7.2 The Main Towns***

The Main Towns of Aylsham, Diss (with parts of Roydon), Harleston, Long Stratton and Wymondham will continue to be developed to enhance their function as attractive places to live and providers of employment and services to serve the towns and their hinterlands, with substantial levels of development expected to take place.

Diss (with part of Roydon adjacent to Diss) has a housing target of 400 (743 total deliverable housing commitment – existing deliverable commitment of 343 = 400 new allocations).

The policy states that other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.

### ***Draft Policy 7.4 Village Clusters***

To provide a minimum of 4,024 homes as set out in policy 1 and to support village services, provide choice for the market and promote delivery of a variety of housing types and tenures, housing development will be supported in principle on a range of sites within the village clusters.

To achieve this:

<sup>51</sup> Available at [https://gnlp.oc2.uk/docfiles/46/GNLP%20Reg%2018%20HRA%](https://gnlp.oc2.uk/docfiles/46/GNLP%20Reg%2018%20HRA%20Final.pdf)

1. New sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk village clusters plan;
2. New sites in village clusters in Broadland to provide up to 480 homes are allocated in the Greater Norwich Local Plan Sites Plan,

Additional sites may be provided in village clusters by:

1. Infill development within settlement boundaries;
2. Affordable housing led development, which may include an element of market housing (including self/custom build) if necessary, for viability, up to a maximum of 15 dwellings in total. These sites should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.

The cumulative amount of windfall development permitted during the plan period should not have a negative impact on the character and scale of settlements in any village cluster.

### ***Draft Policy 7.5 Small Scale Windfall Housing Development***

Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Self/custom build will be supported. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.

### ***GNLP Diss Draft Site Allocations Document***<sup>52</sup>

This states that “There are two sites identified as preferred options in Diss providing for 400 new homes. There are three carried forward allocations providing for 87 new homes and a total of 256 additional dwellings with planning permission. This gives a total deliverable housing commitment for Diss (including part of Roydon) of 743 homes between 2018 – 2038 in line with policy 7.2 above. The document then goes on to propose new site allocations at:

- GNLP0102 (Land at Frontier Agriculture Ltd, Sandy Lane, Diss)
- GNLP0250/0342/0119/0291 (land north of the Cemetery, west of Shelfanger Road and East of Heywood Road, Diss)
- DIS 1 Land north of Vince’s Road, Diss
- DIS 2 Land off Park Road, Diss
- DIS 3 Land off Denmark Lane, Roydon, Diss
- DIS 8 Land at Station Road/Nelson Road, Diss
- DIS 9 Land at Sandy Lane

and lists the following sites as reasonable alternatives, but states that these are not currently preferred for allocation:

- GNLP0341
- GNLP1045

However, the group have since informed AECOM that SNC have confirmed to them that they now agree for site GNLP1045 to be considered for residential use and therefore the site is now also available for development (it was previously marked as unavailable).

## **Village Clusters Housing Allocation Plan (VCHAP)**

- 2.16 South Norfolk are also currently in the process of producing a new local plan document called a Village Clusters Housing Allocation Plan (VCHAP) which will identify land for a minimum of

<sup>52</sup> Available at <https://www.gnlp.org.uk/assets/keydocuments/towns/>

- 1,200 new in homes in appropriate villages to 2038, to complement the emerging GNLP. The VHCAP is expected to be finalised and adopted in 2022<sup>53</sup>.
- 2.17 Typically sites will be between 0.5 and 1 hectare in size and will be accommodated between 12 – 25 dwellings. Sites larger than these typical sizes may be considered where their development would result in particular benefits being delivered to a village or community that could not be achieved through the development of a smaller site.
- 2.18 Within the Diss and District NA, these village clusters include Roydon (the part which is not adjacent to Diss), Scole and Burston. Three sites in the NA came forward as part of the Call for Sites and will be assessed in this SOA as well as in the VCHAP Site Assessment (details of which are not yet publicly available).
- 2.19 While no full draft plan is available yet either, some details, including a Sustainability Appraisal, can be viewed in a Regulation and Planning Policy Committee report<sup>54</sup>. The intention is to allocate sufficient sites to meet the growth requirements within the village clusters. The VCHAP is also 'expected to contain a small suite of overarching policies dealing with matters such as: the type, tenure and size of housing; housing density and design; and, general allocation requirements. In addition to the overarching policies, each site proposed for allocation is likely to have a site specific policy that details any particular requirements for development of that site e.g. protection of specific features, landscaping to a specific boundary, or provision of access from a particular point'.
- 2.20 South Norfolk Council have further confirmed<sup>55</sup> that they are anticipating that the NP would continue to make all of the allocations for these settlements. In terms of the VCHAP, the Council are continuing to assess the sites identified in Burston, Roydon and Scole only as a precautionary measure in case work on the DDLP should cease or be significantly delayed. The Council will need to take a view closer to the time of publishing a Regulation 18 consultation on the VCHAP as to the progress made on the Neighbourhood Plan, and whether there is a need for the local authority to consult on sites or not.

## Mid Suffolk Core Strategy (adopted September 2008)

- 2.21 As the key adopted Development Plan Document for the Mid Suffolk part of the NA, this Core Strategy sets out the vision, objectives, spatial strategy and core policies that will guide development across the district until 2025, and beyond. It is to be read in conjunction with the Core Strategy Focused Review (adopted December 2012).
- 2.22 Parts of the Core Strategy policies which are relevant to this site assessment and to the NA include the following (please note that where only parts of a policy were relevant, only these parts are included below):

### **Policy CS1 Settlement Hierarchy**

The majority of new development will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages, in particular affordable housing. The rest of Mid Suffolk, including settlements not listed in the strategy (this includes Brome and Oakley), will be designated as countryside and countryside villages and development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

### **Policy CS2 Development in the Countryside**

In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies set out in the report.

### **Policy CS5 Mid Suffolk's Environment**

<sup>53</sup> <https://www.south-norfolk.gov.uk/www.south-norfolk.gov.uk/residents/planning-and-building/planning-policy/emerging-local-plan-and-new-evidence/village-clusters>

<sup>54</sup> Available at [https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation\\_planning\\_policy\\_agenda\\_12\\_october\\_2020.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/regulation_planning_policy_agenda_12_october_2020.pdf)

<sup>55</sup> In an email dated 08.10.2020

All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area.

#### **Policy CS7 Brownfield Target**

The District Council proposes a target of 50% of dwellings being built on brown field/previously developed land in Mid Suffolk.

#### **Policy CS8 Provision and Distribution of Housing**

Provision is made for allocating greenfield sites for at least 2,132 homes and associated infrastructure in Mid Suffolk over the period up to 2025.

#### **Policy CS9 Density and Mix**

New housing development should provide a mix of house types, sizes and affordability to cater for different accommodation needs.

## **Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Reg 19) Document November 2020**

- 2.23 The Babergh and Mid Suffolk Joint Local Plan (BMS JLP) will provide the strategy for the growth of Babergh and Mid Suffolk. It will set out the strategy for development up to 2037, including land allocations. Once adopted, the Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.
- 2.24 Parts of draft JLP policies which are relevant to this site assessment and to the NA include the following (please note that where only parts of a policy were relevant, only these parts are included below):

#### ***Draft Policy SP01 – Housing Needs***

Across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment.

#### ***Draft Policy SP02 – Affordable Housing***

The Joint Local Plan will seek to retain and deliver a 35% requirement for affordable housing on relevant sites of ten or more dwellings or sites of 0.5ha or more.

#### ***Draft Policy SP03 – Settlement Hierarchy***

In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in the policy table and the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the built and natural environment. Development which would lead to visual or physical coalescence of settlements will not be supported.

Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.

Settlement boundaries have been created as defined on the Proposals map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established with settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.

Development within settlement boundaries will be permitted within settlement boundaries where:

- i. Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the plan;

- ii. A high standard of hard and soft landscaping, appropriate for the location is used;
- iii. Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and
- iv. The cumulative impact of proposals will be a major consideration.

(Sites assessed in this report are in Brome, which is classified as a Hinterland Village and Oakley, classified as a Hamlet Village).

#### ***Draft Policy SP04 – Housing Spatial Distribution***

In Mid Suffolk from April 2018 to March 2037, the broad distribution of new additional housing provision will be 1,267 dwellings (10%) in Hinterland Villages, 404 dwellings (3%) in Hamlets and 500 dwellings (4%) as ‘Windfall’ developments.

All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies Map.

#### **Neighbourhood Plans**

In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood areas will be expected to plan to deliver the minimum housing requirements set out in Table 4 (64 dwellings for Diss over the Plan Period, minus 49 dwellings already permitted, resulting in a residual requirement of 15 dwellings). Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.

#### ***Draft Policy LP01 – Windfall development in hamlets dwelling clusters***

Proposals for windfall development within dwelling clusters<sup>56</sup> and/or a defined hamlet may be acceptable, subject to all the following criteria applied:

- a) It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.
- b) It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.
- c) The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.
- d) Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal

Within the settlement boundary of identified hamlets, the principle of development is acceptable.

Proposals for new dwellings located within small clusters of housing<sup>57</sup> may be acceptable, subject to satisfying the following criteria:

- a. Where it would not be detrimental to the character of the surroundings;
- b. The scale of development consists of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage
- c. It would not cause undue harm to the character and appearance of the cluster or any harmful visual intrusion into the surrounding landscape; and

<sup>56</sup> A dwelling cluster is defined as a nucleus of at least 10 dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the avoidance of doubt and in the interest of good planning small clusters are referred to as hamlets

<sup>58</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

d. Particular care will be exercised in sensitive locations

Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps or extending edges, will be resisted. The cumulative impact of proposals will be a major consideration as development should be proportionate to the location and context, having regard to the level of local infrastructure provision.

***Draft Policy LP02 – Residential Annexes***

Proposals for residential annexe accommodation - attached to the main dwelling may be considered favourably, providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part of the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future.

An annexe proposal not attached to the main dwelling must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling.

***Draft Policy LP04 – Replacement Dwellings in the Countryside (Outside of Settlement Boundaries)***

Proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy on (Residential extensions and conversions policy) criteria and in addition:

- a. The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance and must not be significantly different and no more visually intrusive to that of the original dwelling to be replaced and must not significantly urbanise the plot or property curtilage.
- b. The proposal must be well designed, sensitively integrated and respect any heritage value of the area including setting value.
- c. The existing dwelling to be replaced must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.
- d. There must not be any increase in the number of dwellings on the site. If the proposal incorporates any increase in dwellings on the site consideration will need to be made to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.
- e. The proposal must not take place on the best and most versatile agricultural land.
- f. The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.

***Policy LP08 – Affordable Housing***

Affordable housing is expected to be delivered on-site, unless it can be demonstrated in exceptional circumstances, that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards offsite affordable housing provision.

Up to 35% of market housing on rural exception sites will be supported, only where it is financially necessary in order to secure and deliver additional local affordable housing. A financial appraisal must be submitted to evidence the need for open market housing to cross-subsidise affordable housing on the rural exception site.

***Policy LP17 – Environmental Protection***

Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land. Where development needs to take

place on greenfield land, avoidance of the best and most versatile agriculture land should be prioritised.

***Policy LP18 – Biodiversity & Geodiversity***

1. All development should follow a hierarchy of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.
2. Development should:
  - a. Protect designated land. Proposed development which is likely to have an adverse impact upon designated and potential designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported.
  - b. Protect and improve sites of geological value and in particular geological sites of international, national and local significance.
  - c. Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including priority habitats and species.
  - d. Plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas.
  - e. Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity.
  - f. Apply additional measures to assist with the recovery of species listed on S41 of the NERC Act 2006

***Policy LP19 – Landscape***

1. To protect and enhance landscape character development must:
  - a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.
  - b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
  - c. Enhance and protect landscape character and values and heritage assets;
  - d. Consider the topographical cumulative impact on landscape sensitivity.
2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal should be prepared. This should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.

***Policy LP22 – Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses***

The change in use of land for equestrian uses or other animal/rural land based uses in the countryside, including the erection of buildings and equipment for equestrian or other animal husbandry/rural land based uses may be permitted subject to criteria set out in the policy.

***Policy LP24 – New agricultural/rural buildings in the countryside***

1. There must be appropriate justification and demonstrable evidence for any new proposals which are remote, isolated or detached within the countryside. Not all locations in the countryside will be considered suitable or sustainable for new buildings and/or uses.

2. All relevant planning applications will be subject to the following considerations set out in the policy.

***Policy LP29 – Flood risk and vulnerability***

Proposals for new development can be approved whereby they follow the criteria set out in the policy.

## Emerging Diss and District Neighbourhood Plan

- 2.25 Diss Town Council has begun the process of preparing a multi-parish, cross-county boundary Neighbourhood Development Plan. When complete, the Neighbourhood Plan can:
  - Contain planning policies for the development and use of land;
  - Allocate sites for new homes, employment and community land uses; and
  - Provide further guidance on the appearance and design of any new buildings.
- 2.26 The vision and objectives of the NP can be used to select sites for allocation once the suitability of sites against national and local planning policies had been established. However, the draft policies cannot be used in the site assessment as they are as yet untested and un-adopted.
- 2.27 South Norfolk Council have also confirmed that the Neighbourhood Plan will be redefining the Development Boundaries as part of the process of allocating new sites and that, once allocated, sites which are currently not within the settlement boundary will be brought inside the boundary.

## 3. Methodology

- 3.1 The approach to site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>58</sup>, Neighbourhood Planning (updated February 2018)<sup>59</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>60</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.

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the DDNP, this included
- sites identified by the neighbourhood SG (some chosen by the group and some which have come forward through a neighbourhood level call for sites), and
  - sites identified and assessed in local authority site assessments, including the GNLP Housing and Economic Land Availability Assessment (HELAA) and the South Norfolk Village Clusters Housing Allocations Plan (VCHAP).
- 3.4 Sites identified in the local authority housing assessments were reviewed to identify if further assessment was necessary in terms of whether or not any sites have recently been granted planning consent, or whether new or additional information (or data gaps) exists to warrant a further full assessment using site assessment pro-formas.
- 3.5 This resulted in a total of 52 sites in the NA to be assessed:
- 35 sites assessed by the previous 2019 SOA (summary and update included in Appendix A)
    - with 31 sites identified in the GNLP Call for Sites, 30 of which had already been subject to assessment as part of a HELAA and 1 of which was a smaller site identified in the GNLP consultation by not assessed in the HELAA; and 4 additional sites submitted by the NG); and
  - 17 sites assessed by this new 2020 SOA, of which 14 came forward through a neighbourhood level Call for Sites, and 3 of which were identified as part of the South Norfolk VCHAP Call for Sites.

### Task 2: Gathering Information for Site Assessments

- 3.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, and the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015). It also reflects the knowledge and experience gained by AECOM through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and

<sup>58</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>59</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning-2>

<sup>60</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Site context and planning history.
- Context:
  - Type of site (greenfield, brownfield etc.);
- 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:
  - Key known constraints to availability, legal or otherwise.

## Task 3: Site Assessment

- 3.8 The site pro-formas were completed through a combination of desk top assessment and site visits. The desktop assessment involved a review of existing evidence and data sources (including MAGIC maps) against a range of suitability criteria. Sites were inspected visually including by use of Google Maps/ Streetview, and through site visits, which also allow a better understanding of the context and nature of the NA.

## Task 4: 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<sup>61</sup> – i.e. whether or not the site is suitable, available and achievable.

## Task 5: Indicative Housing Capacity

- 3.10 Where sites were previously included in the HELAA, indicative housing capacity shown in this document has been used as a starting point. The HELAA states that capacity figures for South Norfolk are estimated using a density of 25 dwellings per hectare (dph).
- 3.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used. Where a site was neither included in the HELAA, nor assessed in a planning application and the landowner or developer did not submit a capacity figure, the indicative density of 25dph has been used as for the HELAA 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.
- 3.12 The indicative densities and capacities stated for each site in this assessment (and shown in table 3-1) 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 NA (resulting in different capacities) based on site specific circumstances (such as for example the characteristics of the individual site location). It is recommended, as a starting point, that the number of homes allocated per site is

<sup>61</sup> Planning Practice Guidance on Housing and Economic Land Availability Assessment (MHCLG), available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

**Table 3-1 AECOM Net Housing Density**

<b>Site Area</b>	<b>Gross to net ratio standards</b>	<b>Net Housing Density (dph)</b>
Up to 0.4ha	90%	25
0.4 to 2 ha	80%	25
2 ha to 10 ha	75%	25
Over 10 ha	50%	25

## 4. Site Assessment

### Identified sites

- 4.1 As noted previously, the sites to be considered through this site second site appraisal in 2020 have been identified through:
- Neighbourhood level Call for Sites; and
  - South Norfolk VCHAP Call for Sites.
- 4.2 The site identification process yielded 17 sites to be assessed for their suitability for residential development.
- 4.3 A full list of the 17 potential site options in Diss and District is presented in Table 4.1 and Table 4.2 below, disaggregated by source. The sites are also displayed on the map at Figure 4.1 (Diss and Roydon) and Figure 4.2 (sites in Scole, Brome and Oakley).
- 4.4 These 17 sites were taken forward for a full appraisal using the AECOM site assessment pro formas contained in Appendix B.

**Figure 4.1 Sites identified by Diss and District Call for Sites**

Site ref	Site Name / Address	HELAA Reference	Indicative Site Size (ha)	Proposed Uses	Planning History
Site 1	Current Leisure Centre, Diss	n/a	0.31	Housing	None of relevance
Site 2	Travis Perkins Site, Shelfanger Road, Diss	n/a	0.3	Housing	None of relevance
Site 3	Land opposite White House Farm, Snow Street, Roydon	n/a	0.4	Housing	None of relevance
Site 4	The old Sewerage Works, Roydon	n/a	1.81	Housing	None of relevance
Site 5 – Options A & B	Land at Manor Farm House, Roydon	n/a	Total gross site area approx. 0.45 (excluding farmhouse). Development option A: approx. 0.12; Development option B: approx: 0.33	Housing	None of relevance
Site 6	South of the A1066, Roydon	n/a	1.15	Housing	None of relevance
Site 7	Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties, Roydon	n/a	1.2	Housing	None of relevance
Site 8	Brewers Green Lane, opposite the main entrance to the football club. Roydon	n/a	1.5	Housing	Reference: 2006/1156. Address: Vacant Land at Brewers Green Lane Roydon. Proposal: Erection of new Catholic Church with Priest Flat over, detached garage, car parking and access.

Site ref	Site Name / Address	HELAA Reference	Indicative Site Size (ha)	Proposed Uses	Planning History
					Status: Refused (July 2006). Reason for refusal: the proposed development does not provide off-site facilities for pedestrians to link with existing provision. The unclassified road serving the site is also considered to be inadequate to serve the development proposed. The application is also contrary to certain policies in the Norfolk Local Plan 2003.
Site 9	Lower Oakley, plot A. Brome and Oakley	n/a	1.0	Housing	None of relevance
Site 10	Lower Oakley, plot B. Brome and Oakley	n/a	0.22 and 0.47	Housing	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.
Site 11a	Brome – Brome and Oakley	n/a	0.13	Housing	None of relevance
Site 11b	Brome – Brome and Oakley	n/a	1.24	Housing	None of relevance
Site 11c	Brome – Brome and Oakley	n/a	0.25	Housing	None of relevance
Site 12a	Brome – Brome and Oakley	n/a	0.52	Housing	None of relevance
Site 12b	Brome – Brome and Oakley	n/a	1.34	Housing	None of relevance
Site 12c	Brome – Brome and Oakley	n/a	1.70	Housing	None of relevance
Site 12d	Brome – Brome and Oakley	n/a	0.61	Housing	None of relevance
Site 13	Brickle Meadow, Brome and Oakley	n/a	3.64	Housing	None of relevance
Site 14	Diss Rugby Club, Roydon	n/a	2.49	Housing	None of relevance

Table 4.2 Sites identified in the VCHAP

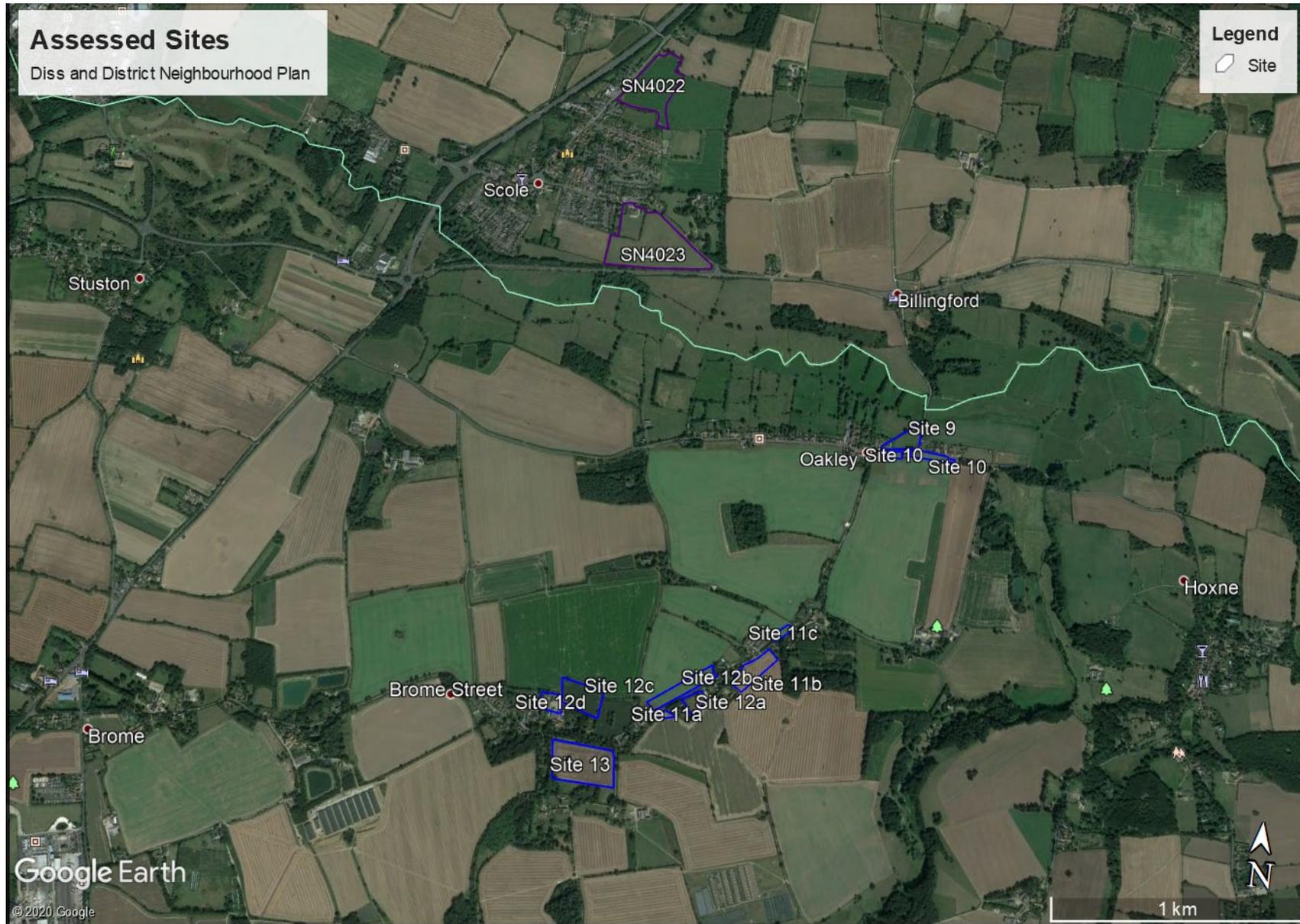
Site ref	Site Name / Address	HELAA Reference	Indicative Site Size (ha)	Proposed Uses	Planning History
SN0526REV	Land south of High Road, Roydon	Larger version of the site in the GNLP HELAA Reg 18 (December 2017) (reference: GNLP0526)	1.0	Housing	None of relevance

Site ref	Site Name / Address	HELAA Reference	Indicative Site Size (ha)	Proposed Uses	Planning History
SN4022	East of Norwich Road, Scole	n/a	5.2	Housing	None of relevance
SN4023	South of Bungay Road, Scole	Part of the site is in the GNLP HELAA Reg 18 (December 2017)	8.22	Housing	None of relevance

Figure 4.1 Map of sites in Diss and Roydon identified for assessment



Figure 4.2 Map of sites in Scole, Brome and Oakley identified for assessment



## 5. Site Assessment Summary

- 5.1 In total, seventeen sites were assessed by AECOM in this 2020 Site Assessment to consider whether they would be appropriate for allocation in the Diss and District Neighbourhood Plan. Five sites are within Mid Suffolk and 12 sites are within South Norfolk. Table 5.1 sets out a summary of the site assessments, which should be read alongside the full AECOM assessment proformas available in Appendix B and the summary and review of the 35 2019 Site Assessment sites in Appendix A.
- 5.2 The final column within the summary table 5.1 is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation in the Neighbourhood Plan. **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 may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.3 The summary table shows that Site 1 is considered suitable for allocation in the Neighbourhood Plan, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location. Sites 5,6,7,8,9,10 (western parcel),12d,14, SNO526REV, SN4022, and SN4023 were found to be potentially suitable for allocation in the Neighbourhood Plan subject to mitigation of various constraints and complying with relevant policy. Sites 2,3,4,10 (eastern parcel),11a,11b,11c,12a,12b,12c and 13 were found not suitable for allocation in the Neighbourhood Plan.

**Table 5-1 Site Assessment Summary Table**

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
Site 1	Current Leisure Centre, Diss	Neighbourhood Plan Call for Sites	0.31	Leisure Centre with parking	<p>South Norfolk Council is currently looking at 3 alternative sites for a new Leisure Centre, with a provisional starting date of 2023 for development. The current Leisure Centre site, which includes a surface level car park is therefore available for development. If the site was to be redeveloped for housing then it is expected that the Leisure Centre would need to be re-provided on another site accessible to residents. GNLP Reg 18 draft policy 6 stipulates that development should avoid loss of local services.</p> <p>The site is located within the settlement boundary and built-up area of Diss and is adjacent to other commercial and residential uses. It is in a residential area and is favourably located in relation to services and facilities, within walking distance to public transport and Diss town centre, as well as being in close proximity to the National Cycle Network Route 30. The site is adjacent to the walk-cycle network priorities route which is part of the Diss Improvement Strategy April 2020 produced by Norfolk County Council. A key improvement which would benefit future residents should the site be redeveloped is the continuation of the existing shared-use cycleway from Diss Leisure Centre to connect with the pedestrian crossing opposite Diss Methodist Church.</p> <p>There are two existing access points from the A1066 which could serve as vehicular and pedestrian access to a residential development.</p> <p>There are no environmental or heritage designations within or adjacent to the site.</p> <p>The site is at medium risk of surface water flooding. The site would need a water management strategy to ensure no additional runoff from the development, but as the site is entirely impermeable this is not likely to be an issue.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					Overall, due to its favourable location and low level of constraints, the site is suitable for redevelopment for housing and is therefore appropriate as a candidate for allocation in the Neighbourhood Plan, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location.	
Site 2	Travis Perkins Site, Shelfanger Road, Diss	Neighbourhood Plan Call for Sites	0.3	Travis Perkins site - largely a yard with storage and office facilities.	<p>While this brownfield site (current use is Travis Perkins) was originally submitted to the Neighbourhood Plan consultation, the owners have now confirmed their decision that the site is currently no longer available for development. However, any site that is not currently known to be available but may be a future prospect can still be included in the NP (possibly as a 'aspiration') and a development brief or set of development principles including design can be included to guide development in the future, should the site become available.</p> <p>The site is within the settlement boundary and built-up area of Diss. The site is flat and is largely a yard with storage and office facilities. The site is favourably located to services and facilities and is within walking distance to public transport and the town centre. The wider context of the site is residential.</p> <p>There is access to the site from Shelfanger Road (B1077).</p> <p>The site contains no identifiable landscape features and is contained from views.</p> <p>There is one tree protection order (TPO; reference: SN034, category number:1, species: oak) on site which does not necessarily preclude development but would need to be considered at detailed design stage.</p> <p>Travis Perkins is a commercial site and GNLP draft policy 6 states that development should avoid loss of commercial premises.</p> <p>Due to its favourable location and low level of constraints, this site is suitable for redevelopment as housing, subject to mitigation of minor constraints and</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					subject to the commercial premises being re-provided else where. However, as the site is not currently available, it is not currently appropriate for allocation in the Neighbourhood Plan.	
Site 3	Land opposite White House Farm, Snow Street, Roydon	Neighbourhood Plan Call for Sites	0.4	Agricultural land	<p>This greenfield site is available for development. The site is not within or adjacent to settlement boundary and not well related to the settlement. There is currently no access onto the site, however, access could be created onto Snow Street. Similarly, the site lacks a pedestrian footpath linking the site with the community facilities. The site is located reasonably close to services and facilities and the village centre of Roydon.</p> <p>The site constitutes high quality agricultural land directly opposite a number of farmhouse buildings and homes along Snow St. White House Farmhouse opposite the site is Grade II listed and therefore mitigation would be required to reduce the impact of the development of the site on the designated heritage asset.</p> <p>The site is located in open countryside and there are intermittent views through gaps in the hedgerows across fields towards the built-up area of Roydon. The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster.</p> <p>Overall, due to its location disconnected and remote from the settlement, limited sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>	
Site 4	The old Sewerage Works, Roydon	Neighbourhood Plan Call for Sites	1.81	Former sewerage site	<p>This brownfield site is available for development. The site is removed from the built-up area of Roydon and located in open countryside. The site was a former Sewerage Station, with infrastructure visible on site. The site potentially has contamination issues which could</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<p>impact the viability of the site. The site is not located in close proximity to services and facilities nor the town centre and therefore is not easily accessible. The site is at risk of surface water flooding and therefore significant mitigation may be required. Access to the site is through a County Wildlife Site, with the main site removed from Brewers Green road.</p> <p>Although the site is contained and screened on its eastern and southern boundary, the site is open to views of large agricultural fields to the north and west. The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster.</p> <p>Overall, due to its location disconnected and remote from the settlement, lack of sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>	
Site 5 Options A & B	Land at Manor Farm House, Roydon	Neighbourhood Plan Call for Sites	Total gross site area approx. 0.45 (excluding farmhouse). Development option A: approx. 0.12; Development option B: approx: 0.33	Manor Farmhouse and grounds	<p>This site is a mixed green and brown field site available for development.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. The site is also adjacent to an area of common land. There are two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road. The site is in close proximity to Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation must take place if the site was developed, to prevent surface water flooding. Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of potential for harmful effects from development, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<p>open space, planted screening etc. The site is Manor Farm, which includes the Grade II thatched Manor Farmhouse. This is another key constraint to development.</p> <p>Mature trees are also located on site and therefore development may need to avoid the trees.</p> <p>It is important to be aware that the site is located within the River Valleys Extents, where proposed development must have regard to adopted Policy DM 4.5 Landscape Character and River Valleys and GNLP draft policy 2 (Sustainable Communities) which stipulates that development is required to "respect, protect and enhance landscape character ... and maintain strategic gaps and landscape settings, including river valleys".</p> <p>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 flood risk, heritage, biodiversity, trees and landscape. 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>	
Site 6	South of the A1066, Roydon	Neighbourhood Plan Call for Sites	1.15	Agricultural land	<p>This greenfield site is currently a field but is adjacent to housing and is available for development.</p> <p>The site does not have access onto High Road but has a road frontage and potential to create access. As the site is located on a long bend on the A1066 that includes a junction with Old High Road (to Roydon Primary School), the potential to create access onto High Road would be subject to consultation with the Highways Authority.</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.</p> <p>Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of the</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<p>potential for harmful effects from development, this designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>As Roydon is on higher ground, there are views from the site of the built-up area of Diss and Wind Turbines further to the southeast. This is an issue as there is a hard boundary (no landscaping) between the built-up area of Roydon and the site. The wider site slopes from north-west to south-east towards the river valley, with site 6 having a gentler slope than the lower ground of the southern part of the wider site and field. Apart from the sloping river valley nature of the land, there are no identifiable landscape features of value in the site. The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys and draft policy 2.</p> <p>Development of the site has potential to be in keeping with the urban form of Roydon, however development of the site would further reduce the gap between Roydon and Diss, leading to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, possibly in conjunction with Site 7.</p> <p>This site is adjacent to and connected to the built-up area and settlement boundary of Roydon.</p> <p>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 habitat, views, landscape and the threat of coalescence. If the settlement boundary was not extended to include this site as an allocation,</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
Site 7	Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties, Roydon	Neighbourhood Plan Sites	1.2	Agricultural land	<p>development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p> <p>The site is a greenfield site which is available for development.</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.</p> <p>The north-eastern part of the site is closer to Diss' services. The site is opposite Roydon Primary School but removed from the linear form of Roydon, whereby the development of Site 6 may be considered sequentially preferable. There is currently no access to the site. However, the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation is required if developed.</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, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>Site 7 forms part of a wider field and does not have a defensible boundary to the east. There are views of the hard urban edge of Diss from the site and therefore the site has high sensitivity to visual amenity. The site is on lower ground than the primary school as the landform gently slopes from the Old High Road to Denmark Lane and the A1066. There are views across the site from the Old High Road across River Waveney Valley and to the southeast of large wind turbines over the built area of Diss.</p> <p>Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site has no identifiable landscape</p>	

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					<p>features other than the sloping valley land form located within open countryside between the two built-up areas of Diss and Roydon. The site can be seen through breaks in the hedgerow on approach to both settlements due largely to the sloping nature of the land form.</p> <p>Development of the site would further reduce the gap between Roydon and Diss therefore lead to a threat of coalescence. A recently completed housing scheme can be seen at the end of the wider field which site 7 forms part of. Development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, particularly in conjunction with Site 6.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon.</p> <p>If the settlement boundary 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 habitat, landscape, character, views and the LPAs view on coalescence of Roydon and Diss. 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>	
Site 8	Brewers Green Lane, opposite the main entrance to the football club. Roydon	Neighbourhood Plan Call for Sites	1.5	Agricultural paddock with agricultural access onto Brewers Green Lane	<p>The site is currently being used as agricultural land and an agricultural paddock.</p> <p>The site is available for development.</p> <p>The site is in walking/cycling distance to Diss town centre and is in close proximity to Diss Football Club and Roydon Primary School. The site is adjacent to the built-up area and settlement boundary of Diss.</p> <p>It is important to note that in 2006 a proposal for a church with car parking and access was refused. One point of refusal was that the road serving the site is</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<p>considered to be inadequate to serve the development proposed and therefore the same issue might arise if the site was to be developed for housing as Brewers Green is a single lane road.</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 could also constitute a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. Furthermore, a public right of way runs through the site which would need to be accommodated for if the site was to be developed.</p> <p>The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site contains no identifiable landscape features and is largely contained, with neighbouring properties having views into the field. The site is largely flat with a gentle slope from northwest to south east, so development would be slightly higher than adjacent homes to the south.</p> <p>Development of the site would further reduce the gap between Roydon and Diss which would lead to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon.</p> <p>If the settlement boundary 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 form and character of the settlement, landscape and local environment. If</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					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.	
Site 9	Lower Oakley, plot A. Brome and Oakley	Neighbourhood Plan Call for Sites	1.0	Agricultural land	<p>This flat agricultural field is available for development. The site is adjacent to the built-up area of Oakley and is partially within and partially adjacent to the settlement boundary. The site is not in close proximity to services and facilities nor the town centre of Diss or Scole.</p> <p>There is currently no access to the site, however, there is potential to create access onto Lower Oakley.</p> <p>There is potential to develop the southern frontage of the site along Lower Oakley, however this would continue the ribbon development form of Oakley village and potentially impact on the stand-alone grade II listed Weaver's Cottage set into the valley slope opposite the site.</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 could also constitute a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>The site has no identifiable landscape features, but is visible on approach to Oakley from Low Road and the B118.</p> <p>The site is located on the valley floor in a Special Landscape Area and in close proximity to the River Waveney and therefore has a medium risk of surface water flooding.</p> <p>Policy CL2, in the previous Local Plan (1998) which is referred to in the Mid Suffolk Core Strategy, states that 'within these Special Landscape Areas particular care will be taken to safeguard landscape quality and where development does occur it should be sensitively designed, with high standards of layout, material and</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<p>landscaping'. The site is part of the rolling valley open countryside landscape of the River Waveney valley. It is therefore essential that development is sympathetic to the local landscape, character and setting. If the site was to be developed, impact would need to be mitigated.</p> <p>LP03 states that development within Hinterland and Hamlet Villages will be permitted within settlement boundaries where it meets certain conditions including taking into account cumulative impact. The site (1 hectare) if fully developed may have a detrimental impact on the character and setting of the village and a reduced area of development would have less impact, making partial allocation preferable.</p> <p>Due to its location and constraints, the site is potentially appropriate for housing development and allocation consideration in the Neighbourhood Plan, subject to development being sympathetic to the landscape and setting of the area, subject to meeting conditions of policy LP03 and saved Policy CL2 on special landscape areas, and subject to making appropriate access and ensuring mitigation of impacts on habitats, views and surface water flooding.</p>	
Site 10	Lower Oakley, plot B. Brome and Oakley	Neighbourhood Plan Call for Sites	0.22 and 0.47	Agricultural land	<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>Although the sites are within a Woodland Priority Habitat Network which is a potential constraint in terms of the potential for harmful effects from development, this could also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p>	<p>Western parcel:  <b>The site is potentially suitable, available and achievable.</b>                      Eastern parcel:  <b>The site is not currently suitable, available and achievable</b></p>

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					<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>The western parcel also complies with emerging Policy LP01 as the site is located within a cluster of at least ten dwellings adjacent to or fronting an existing adopted highway.</p> <p>Due to its location and constraints, <u>the western parcel is potentially suitable for development and allocation</u> 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><u>Development of the eastern parcel of the site is not suitable</u> 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; and impact on the setting of a grade II listed building on approach to the village.</p>	
Site 11a	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	0.13	Agricultural land	This greenfield site is available for development. The site is located in open countryside.	

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					<p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site currently has no access. However, access could be gained from Upper Oakley.</p> <p>The site is not in close proximity to any services or facilities.</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 could 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 located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east.</p> <p>The site is adjacent to a number of listed buildings in a Special Landscape Area.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy). The site is outside of and disconnected from the settlement boundary of Brome and also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Overall, due to its location disconnected from the settlement and local services and constraints relating to the visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>	
Site 11b	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	1.24	Agricultural land	<p>The greenfield site is available for development. The site is flat arable agricultural land with agricultural access located in open countryside. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site but access could be gained from Upper Oakley.</p>	

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					<p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</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 could 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 within a Special Landscape Area and is part of a wider field with expansive views towards woodland to the south.</p> <p>The site is a gap in tree cover that is characteristic of the area, with expansive views of agricultural fields and adjacent deciduous woodland due to the field having no hedgerow along the road frontage. The site has medium to high landscape sensitivity and visual amenity due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove. Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and remote from the settlement boundary and also not located within a cluster of at least ten dwellings adjacent to or fronting an existing adopted highway.</p> <p>To conclude, due to its location disconnected from the settlement and local services, as well as the high visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>	
Site 11c	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	0.25	Agricultural land	The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no	

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					<p>access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>Although the site is within a Woodland Priority Habitat Network and is a potential constraint in terms of the potential for harmful effects from development, it 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 located adjacent and in close proximity to three Grade II listed buildings and is located at the beginning of Church Lane, which leads to the Grade II* listed Church of St Nicholas.</p> <p>The site is located in a gap in open countryside. The site is open on approach and is part of a wider field with views across the field due to a lack of hedgerows on the eastern and southern boundaries.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, as well as due to the high visual sensitivity of this site, it is not suitable for allocation in the Neighbourhood Plan.</p>	
Site 12a	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	0.52	Agricultural land	<p>The greenfield site is available for development.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site, but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>Although the site is within a Woodland Priority Habitat Network which is a potential constraint in terms of the</p>	

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					<p>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 three residential properties, one of which is Grade II listed, and is a vacant paddock.</p> <p>The site is located in a special landscape area. The site is contained and does not contain any identifiable landscape features.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, as well as due to the high landscape sensitivity of this site, it is not appropriate for development and therefore is not suitable for allocation in the Neighbourhood Plan.</p>	
Site 12b	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	1.34	Agricultural land	<p>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>The site is part of a wider arable agricultural field and has agricultural access.</p> <p>There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</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>	

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					<p>The site is adjacent to a number of listed buildings in a special landscape area.</p> <p>The site is located in open countryside.</p> <p>The site does not contain any identifiable landscape features and is screened from view along the road frontage of Upper Oakley.</p> <p>Development of the site would constitute ribbon development along Upper Oakley.</p> <p>Policy LP01 states that proposals which would consolidate sporadic or ribbon development or the infilling of large gaps or extending edges, will be resisted.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location in open countryside, disconnected from the settlement and local services and due to development of the site constituting ribbon development, the site is not suitable for allocation in the Neighbourhood Plan.</p>	
Site 12c	Brome – Brome and Oakley	Neighbourhood Plan Sites	1.70	Agricultural land	<p>The site is greenfield, arable agricultural land in close proximity to a farmhouse and barns but removed from the built-up area of Brome.</p> <p>The site is available for development.</p> <p>The site could not be visited as it doesn't have a road frontage and is private land accessed through the farmyard. The site does not have direct access to the road.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation would be required if developed.</p>	

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					<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>Development of the whole site would be of a scale that has potential to impact on the character and setting of the settlement of Brome.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, lack of access and potential impact on the character and setting of the settlement, this site is not suitable for allocation in the Neighbourhood Plan.</p>	
Site 12d	Brome – Brome and Oakley	Neighbourhood Plan Call for Sites	0.61	Field and farm building	<p>The site could not be visited as it is a private farm. The site is available and is previously developed land (PDL) - a farmyard with outbuildings.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation would be required if developed.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</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>Furthermore, there are numerous Grade II listed buildings within close proximity to the site therefore if the site is to be developed mitigation would need to take place to be sympathetic to the heritage assets.</p>	

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					<p>Although the site is adjacent to and not within the built-up area and settlement boundary of Brome, there is potential to deliver homes here with regard to planning policy of PDL agricultural land (emerging Policy LP04 - Replacement Dwellings In The Countryside (Outside of Settlement Boundaries)).</p> <p>This states that proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy on (residential extensions and conversions policy) criteria and in addition to criteria set out in Policy LP04.</p> <p>The site could also be brought into the settlement boundary through allocation, subject to agreement from the local authority.</p> <p>If this site was brought into the settlement boundary through allocation, subject to agreement from the local authority, it would be potentially appropriate for allocation in the Neighbourhood Plan, subject to mitigation of impact on surface water flooding, habitats and heritage assets and subject to being in line with relevant Local Plan policies. If the site remained outside of the settlement boundary, it would still be potentially suitable for limited development due to its location adjacent to the settlement boundary and its brownfield status, subject to mitigation of constraints.</p>	
Site 13	Brickle Meadow, Brome and Oakley	Neighbourhood Plan Call for Sites	3.64	Agricultural land	<p>This meadow/paddock is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>There is currently no access to the site, but access could be gained from Upper Oakley.</p> <p>The site is in close proximity to the built-up area of The Street in Brome. However, the site is removed and screened from the built-up area of the hamlet by woodland along The Avenue and The Street.</p> <p>Although the site is within a Woodland Priority Habitat Network which is a potential constraint in terms of the</p>	

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					<p>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 wider field contains the Grade II listed Estate lodge cottage, with the site being part of the wider estate of Brome Hall. There is a single tree in the centre of the site, with the site being largely contained and screened by mature trees on three sides.</p> <p>Development of the site would be a scale that could be considered large enough to physically change the size and character of the existing settlement of Brome.</p> <p>Development of the site has potential to impact on the character and setting of the heritage asset, planned layout of the wider estate and the settlement of Brome. The site owner has provided AECOM with a drawing of what the potential development could look like and the number of dwellings proposed for the site.</p> <p>As the site is adjacent to the settlement boundary, it could be brought into the settlement boundary through allocation, subject to agreement from the local authority.</p> <p>However, due to its location removed and screened from the built-up area and remote from services, due to the potential impact on the size and character of the existing settlement and on the character and setting of a heritage asset, the site is assessed as not appropriate for allocation in the Neighbourhood Plan.</p>	
Site 14	Diss Rugby Club, Roydon	Neighbourhood Plan Call for Sites	2.49	Diss Rugby Club and Club Pavilion	<p>Diss Rugby Club and Club Pavilion is available for development.</p> <p>It is a mix of greenfield and previously developed land. The two major constraints with the site is access and the potential loss of a community facility. The site is currently being used as a Rugby Club with associated pitches and therefore development on this site would result in some loss of this community facility. However, information received from the group indicates that</p>	

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					<p>sufficient facilities would be left at the club so no relocation would be necessary.</p> <p>Furthermore, it is clear from the site visit that Bellrope Lane forms a clear boundary to the existing urban area of Roydon (clear that the village has ended and it is the start of the countryside).</p> <p>Access onto the site is problematic as only a single carriageway which is already serving approx. 12 properties. However, as the whole site would not be developed it could be suitable for development, if appropriate access can be achieved.</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.</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 and connected 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, the Rugby Club continuing to function as a community facility, and ensuring the development is in keeping with the form, size 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>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
SN0526REV	Land south of High Road, Roydon	Submitted to Local Authority as part of GNLP Call for sites March 2020	1.0	Agricultural land recently harvested	<p>The site is agricultural land that has recently been harvested.</p> <p>The site is available for development.</p> <p>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.</p> <p>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 establishing appropriate access, habitats, ecological network, views, landscape and the form and character of the settlement. If the settlement</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					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.	
SN4022	East of Norwich Road, Scole	Submitted to Local Authority as part of GNLP Call for sites March 2020	5.2	Large flat agricultural field	<p>This large flat agricultural field is available.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The site contains no identifiable landscape features within the field.</p> <p>The site is adjacent to an unbuilt Local Plan residential allocation.</p> <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</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessments summary	Traffic Light Rating
					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.	
SN4023	South of Bungay Road, Scole	Submitted to Local Authority as part of GNLP Call for sites March 2020	8.22	Partly agricultural land	<p>The site contains a farmhouse and barns adjacent to the built-up area of Scole with two fields that extend from the village to Bungay Road.</p> <p>The site is available.</p> <p>The site currently has no access although the site has the potential to be accessed from the A143 or Bungay Road.</p> <p>Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys.</p> <p>Development of the whole site would significantly extend the village to the southeast towards Bungay Road. There is potential to develop the previously development land (PDL) part of the site and smaller paddock to the rear to continue and round off the built-up form of the village. Development of the whole site would significantly extend the village to the A143 and would require noise attenuation along Bungay Road due to proximity to the highway.</p> <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, landscape, environment, scale, form and character of the settlement. As full allocation of the site would</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
					<p>significantly alter the character of the settlement, partial allocation in keeping with the settlement form 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>	

## 6. Conclusions

- 6.1 Diss and District Neighbourhood Plan intends to allocate sites for housing that accord with strategic policies of the adopted JCS and the adopted MDCS, and which take into account the emerging GNLP, the BMSJLP and the emerging VCHAP, as well as relevant evidence base documents and the objectives of the Neighbourhood Plan.
- 6.2 The conclusions of this site assessment are based on an assumption that the allocations are anticipated to be set in the Neighbourhood Plan rather than the Local Plan for the Diss and District Neighbourhood Area, if the Neighbourhood group can proceed with proposing allocations sufficiently quickly. It is recommended that the group liaises with both relevant local authorities as soon as possible to discuss any proposed allocations.
- 6.3 The assessment of sites in Diss and District found that Site 1 (Diss Leisure Centre) is suitable for allocation, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location.
- 6.4 Site 5 (Land at Manor Farm House), Site 6 (South of the A1066), Site 7 (Land opposite the school with access onto Old High Road), Site 8 (Brewers Green Lane), Site 9 (Lower Oakley Plot A), Site 10 (Lower Oakley Plot B) (western parcel), Site 12d (Brome), Site 14 (Diss Rugby Club), SNO526REV (Land south of High Road), SN4022 (East of Norwich Road), and SN4023 (South of Bungay Road) were found to be potentially suitable for allocation in the Neighbourhood Plan subject to mitigation of various constraints and complying with relevant policy.
- 6.5 The number of homes which are suitable or potentially suitable for allocation in the Neighbourhood Plan are detailed in the table below.

Site Ref.	Address	Site Capacity
Site 1	Current Leisure Centre, Diss	8 dwellings (AECOM estimate)
Site 5	Land at Manor Farm House, Roydon	10 dwellings (put forward by the site promoter)
Site 6	South of the A1066, Roydon	24 dwellings (AECOM estimate)
Site 7	Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties, Roydon	25 dwellings (put forward by the site promoter)
Site 8	Brewers Green Lane, opposite the main entrance to the football club. Roydon	25 dwellings (put forward by the site promoter)
Site 9	Lower Oakley, plot A. Brome and Oakley	9 dwellings (put forward by the site promoter)
Site 10 (western parcel)	Lower Oakley, plot B. Brome and Oakley	12 dwellings (AECOM estimate)
Site 12d	Brome - Brome and Oakley	13 dwellings (AECOM estimate)
Site 14	Diss Rugby Club, Roydon	47 dwellings (AECOM estimate)
SNO526REV	Land south of High Road, Roydon	25 dwellings (put forward by the site promoter)
SN4022	East of Norwich Road, Scole	130 dwellings (put forward by the site promoter)
SN4023	South of Bungay Road, Scole	206 dwellings (put forward by the site promoter)

- 6.6 Site 2 (Travis Perkins), Site 3 (Land opposite White House Farm), Site 4 (The old Sewerage Works), Site 10 (Lower Oakley Plot B) (eastern parcel), Site 11a (Brome), Site 11b (Brome), Site 11c (Brome), Site 12a (Brome), Site 12b (Brome), Site 12c (Brome) and Site 13 (Brickle Meadow) were found not suitable for allocation in the Neighbourhood Plan. Sites were ruled out

due to being located outside of and disconnected from the settlement boundary and not well related to the settlement and local services and due to other constraints relating to landscape, access, views, habitat or heritage.

- 6.7 Sites were not ruled out solely on the principle of being adjacent to and not within the settlement boundary as it is assumed that allocation will bring sites within to a new, expanded settlement boundary, as indicated by South Norfolk Council.
- 6.8 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.
- 6.9 However, please note that this would not change the suitability rating of any of the sites in this assessment. No sites were marked as unsuitable due to their location on the edge of the settlement boundary and only sites which were located outside of and disconnected from the settlement boundary and not well related to the settlement and local services were marked as unsuitable on grounds of location.

## Affordable Housing provision

- 6.10 12 sites or parts of sites considered in this 2020 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 dwellings and could be required to include a proportion of affordable housing<sup>62</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>63</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 paragraph 64.
- 6.11 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more<sup>64</sup>. If the settlement boundaries were expanded to fully include all sites adjacent to and well related to the settlements in Diss and District which are included in this 2020 additional sites assessment, 3 of the sites that are available and suitable or potentially suitable for residential or mixed-use allocation have the potential to accommodate 40 or more dwellings, and 2 have the potential to accommodate 50 dwellings or more.
- 6.12 Some of these sites are recommended for partial allocation, as full development would significantly alter the character of the settlement they are located in. This would affect these sites' capacity.
- 6.13 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the two relevant Local Planning Authorities (usually the neighbourhood planning officers) to understand the specific requirements for the sites proposed for allocation. This could be discussed in conjunction with the subject of potentially amending the settlement boundaries, if the neighbourhood group is considering this as an option.

## SOA 2019

- 6.14 The site assessment summary of the 35 sites from the previous 2019 SOA (updated in Appendix A) to reflect the changes in policy from the emerging local plans, shows 24 sites now rated as potentially suitable and 11 as unsuitable. Three sites have also changed in terms of their availability (DISS0003 and GNLP1045 were previously marked as unavailable for

<sup>62</sup> see NPPF para 62-64

<sup>63</sup> The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

<sup>64</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

development but the group has confirmed that these sites are available for residential development; and on site DIS2/DIS7 the group have confirmed that DIS2 is available and DIS7 is now unavailable as this has been withdrawn by the owner).

- 6.15 If the settlement boundaries in Diss and District Neighbourhood Area were expanded to fully include all adjacent and potentially suitable sites from the previous 2019 site assessment, a further 10 of the sites that are available and suitable or potentially suitable for residential or mixed-use allocation would have the potential to accommodate 40 or more dwellings, and a further 9 would have the potential to accommodate 50 or more.
- 6.16 Some of these sites are recommended for partial allocation only, due to risks of coalescence or because they extend substantially into the open countryside, which may reduce their capacity.
- 6.17 Due to the emerging policies from the GNLP (which were published for consultation in January 2020, after the 2019 SOA was already concluded) it was prudent to reassess a number of sites considered in the previous 2019 SOA (see Appendix A), to ensure consistency with the 2020 assessment. As a result of this, and of new information received by the group since 2019, some of the conclusions have changed. If sites located in the South Norfolk part of the neighbourhood area, which were previously assessed as potentially suitable, are outside of and remote from the settlement boundary nor well related to it and local services, they were deemed to be no longer suitable for allocation, even with an expansion of the settlement boundary.
- 6.18 The sites which were previously considered potentially suitable which are now not considered suitable due to being outside of and remote from the settlement boundary are: GNLP1028, GNLP0561, GNLP0562, and GNLP0606. The rest of the sites retain the same RAG rating as in the previous 2019 SOA, except GNLP1045, for which the group have communicated that SNC now approve of the site to be considered for residential development. Therefore, this site has changed from unsuitable/ unavailable to be marked as potentially suitable and available for allocation.
- 6.19 Please note that again none of the sites were marked as unsuitable solely on the basis of being located adjacent to the settlement boundary, as the settlement boundaries could potentially be redrawn in cooperation with the relevant local authority, to include sites which are potentially suitable and well related to the settlement and local services.

## Next Steps

- 6.20 From the shortlist of suitable and potentially suitable sites, 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.
- 6.21 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.

## Viability

- 6.22 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 – 1: Assessment table for previous 35 sites in the 2019 SOA

Site Assessment Summary table (Review of sites previously assessed in 2019 SOA)

Site Ref.	Site Source	Site Address	Settlement	Proposed For	Gross Site Area (ha)	Indicative Capacity <sup>65</sup>	HELAA Conclusion <sup>66</sup>	AECOM Site Assessment Summary 2019	RAG rating 2019	Availa-bility 2019	SOA Update 2020
DISS 0001	Identified by NP group	Fitzwalter Road	Diss	Housing	0.67	13	N/A	Current site of infant and nursery school which was indicated by NP group to be at/near capacity; site not currently available but could become available in future if school relocated; fits in well with settlement between existing dwellings; low visual sensitivity; brownfield site within settlement boundary; existing access available; no significant biodiversity or heritage concerns.			The site has low constraints and fits in well with settlement. If the GNLP was adopted, it would meet GNLP draft policy 7.2 as the site is within the settlement boundary of Diss. This site is still <b>suitable for development</b> . However, the site remains currently <b>unavailable for development</b> .
DISS 0002	Identified by NP group	"The Entry"	Diss	Housing	1.75	35	N/A	Mixed site; Current use school and playing field; Site not currently available for development but school may move if capacity is exceeded at future date; if available, site would potentially be very suitable for housing or other use; located in settlement centre; low to medium visual sensitivity, provided additional screening would be added towards adjacent cricket ground, but this should be reasonable to achieve.			The site has low constraints and fits in well with settlement. If the GNLP was adopted, it would meet GNLP draft policy 7.2 as the site is within the settlement boundary of Diss. This site is still <b>suitable for development</b> . The site is now <b>available for development</b> .

<sup>65</sup> From 2017/2018 HELAA where applicable. For sites submitted by the neighbourhood group and where the HELAA did not contain an approximate capacity, an indicative capacity was calculated by AECOM at 25dph. Where marked, certain sites are also not suitable to be developed at their full capacity / in their entirety, either due to their location or other constraints.

<sup>66</sup> Please note that the wording in this column was taken from the local authority's HELAA and not AECOM's assessment

DISS 0003	Identified by NP group	The Old School, Causeway Close (Mavery House)	Diss	Housing	0.18	4	N/A	Brownfield site; derelict school; building not listed but appears to be of some heritage value; situated in centre of Diss; low visual sensitivity; some mitigation required subject to surrounding heritage and heritage aspect of derelict building itself; development would need to be sensitive to historic character of area; site is currently overgrown/derelict; availability currently not confirmed but site could be considerable asset to community or housing use if restored or redeveloped if it becomes available.			If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site would still be <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to surrounding heritage and heritage aspect of derelict building itself. 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.</b> The site is now also <b>available for development</b> (it was previously unavailable), and therefore could be allocated in the Neighbourhood Plan.
DIS2/ DIS7	Identified by NP group	Land south of Park Road	Diss	Housing	6.72	126	N/A	Mixed site; Current use of majority of site is factory, with most of the site now disused; some part of the site is overgrown and stretches to river so some biodiversity possible (visibility restricted so could not confirm); good location close to centre; low visual			If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is still <b>potentially appropriate for development and allocation in the</b>

									<p>sensitivity; existing access available; likely to be some contamination due to previous industrial use; existing buildings would likely require demolition; location could be suitable to housing, employment or open space.</p>	<p>Neighbourhood Plan, subject to mitigation of constraints related to biodiversity and contamination issues. 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. The group have confirmed that part of this site is available (DIS2) and part of the site is unavailable for development as it has been withdrawn by the owners.</p>
GNL PS00 05	Identified by NP group	Land south east of Diss Road	Burston	Housing	0.1	2		N/A	<p>Outside of the settlement boundary of Burston. Residential garden surrounded by hedges; very small and narrow site; on bend in road; no pavement; eastern side of site may be suitable for 2 dwellings adjacent to existing dwelling as this side has lower visual sensitivity; policy 16 states only very limited infill development or housing to provide for local needs is acceptable; western side of site is less suitable as projects outside of settlement boundary into open countryside with higher visual sensitivity; visibility into site limited;</p>	<p>The site is adjacent to the settlement boundary of Burston. If the settlement boundary of Burston 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 achieving appropriate access for cars and pedestrians as well</p>

likely to be low biodiversity as is residential garden.

as to landscape. 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. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL P033 8R	HELAA (2018 addendum)	Land at Rose Farm off Bungay Road	Scole	Housing	0.59	10-14 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<b>Suitable.</b> The site is a farmhouse, lying to the south-east of Scole, south of Bungay Road, adjacent to the built-up area and within the designated river valley. Being well-related to the village, the site has walkable access to bus routes, employment, retail and Scole Primary School, but it is also close to listed buildings and the conservation area, which may require mitigation. Initial evidence suggests that the access and lack of footpath cause the Highways Authority concern. There is some risk of surface water flooding on the road (which may affect access decisions) and within the site at the pond – which may itself indicate the need for an ecological assessment. There is also a SSSI within 3km of the site. There are no concerns over contamination, ground stability or loss of open space. Although the site has some constraints, it is considered suitable for the land availability assessment.	Site located in Scole, which, as per local plan, should only accommodate small scale development (policy 15). The site as a whole is too large and if fully developed would significantly change the character of settlement. AECOM would only recommend at most allocating only part of the site for a smaller number of dwellings; the site itself is well related to settlement; it has low visual sensitivity; potential impact on listed buildings and the conservation area; is well screened by hedgerows and mature trees; its current use is derelict farm buildings and field; the house adjacent would remain; it is considered that the site is suitable for allocation, however only provided that only part of the site is allocated for a	The site is adjacent to the settlement boundary of Scole. If the settlement boundary of Scole was extended to include this site, the site is now potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to heritage assets, the conservation area, achieving appropriate access, surface water flooding and an SSSI located near the site. If the whole site was allocated, it would significantly change the character of the settlement.
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smaller number of dwellings.

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.

The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL P051 1	HELAA (2017)	Land to the east of Norwich Road, north of Ransome Avenue	Scole	Housing	1.02	35
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**Suitable.** This is a large greenfield site currently allocated in the adopted local plan for housing. It is well related to services and character of the village. The proposal is to increase the density from 15 to 35 dwellings. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over contamination, ground stability, loss of open space, or landscape character issues other than scale of development proposed. There are number of constraints, but these may be possible to mitigate. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

Current use of site is field adjacent to Scole; site is already allocated in Local Plan, therefore there is no need to allocate in neighbourhood plan and no need to include in this site assessment.

**This site is already allocated in the Local Plan. Therefore there is no need to allocate this in the Neighbourhood Plan and no need to re-assess this site.**

GNL P052 7	HELAA (2017)	Land to south of Bungay Road	Score	Housing	1.75	53 (full capacity of site)- however only part of site is suitable, therefore actual capacity will be lower	<p><b>Suitable.</b> This is a large greenfield site south of Bungay Road in close proximity to the A143. It is adjacent to the built up area therefore, well related to services and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include proximity to sewerage works, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>	<p>Access needs to be made which may require some removal of hedgerows; Current use is paddock/field; no mature trees; foul drainage underneath site; low visual sensitivity; local plan states that Scole should accommodate only small scale development (policy 15) - therefore AECOM recommend at most allocation of only part of site for smaller number of dwellings, possibly on the north/west side adjacent to settlement boundary. It is considered that this site is potentially suitable, subject to mitigation of constraints and subject to only part of the site being allocated for a smaller number of dwellings.</p>	<p>The site is partially within and adjacent to the settlement boundary of Scole. If the settlement boundary of Scole was extended to include this site, the site is still <b>potentially appropriate for development and allocation in the Neighbourhood Plan, and subject to mitigation of constraints related to achieving appropriate access</b>. If the whole site was allocated, it would significantly change the character of the settlement. Therefore, partial allocation (north-west part of site) 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>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNL P033 9	HELAA (2017)	Land at Street Farm,	Score	Housing	0.34	10-15	<p><b>Suitable.</b> This is a greenfield site off Low Road which is a narrow road in close proximity to the A140. It is</p>	<p>Current use is field surrounded by hedgerows; one dwelling adjacent on</p>	<p>Part of the site is outside and not connected to the</p>

west of  
Low  
Road

situated between two properties, therefore well related to the form and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecological impacts. The site is within Waveney River Valley and conservation area and other constraints include proximity to scheduled ancient monument, listed buildings, and potential noise from the A140. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

each side; small site so meets policy 15; Some highways concerns present around narrow access road which is affected by flooding; screened by hedgerows on all sides except at access point; access already available; no mature trees; is in a conservation area; low visual sensitivity; It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.

settlement boundary of Scole but the south eastern tip of the site is adjacent to the settlement boundary. If the settlement boundary of Scole 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 achieving appropriate access, to the site's location in the conservation area and within the Waveney River Valley, to heritage assets and to potential noise from the A140. 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.** The site was confirmed as **available for development** in 2019 and no information to the contrary has been received since.

GNL HELAA 1 Bridge Scole Housing 0.5 11  
P206 (2018 Road  
6 addendu  
m)

**Suitable.** The site lies to the south of Scole, adjacent to the built up area and taking a narrow access off Bridge Road. Being close to the

Adjacent to settlement boundary south of Scole; small site so meets policy 15; current use is paddock

The site is adjacent to the settlement boundary of Scole. If the settlement

						<p>village, the site is accessible to bus services, employment, retail and Scole Primary School, but is also close to listed buildings and adjacent to the conservation area. Initial evidence from the Highway Authority suggests that a suitable access cannot be achieved. The eastern part of the site is at risk of surface water flooding, and at 1:1000 extent this covers approximately half the site. There is a scheduled ancient monument within 400m of the site, and the site is in the designated river valley. However, there are no concerns over biodiversity, contamination, ground stability or loss of open space. The site has some constraints but subject to being able to achieve satisfactory access, it is considered suitable for the land availability assessment.</p>	<p>and mechanical equipment storage; narrow site; large number of mature trees; potential difficulties in achieving access unless site GNL0527 is developed also; very narrow, difficult potential entrance to site if not; low visual sensitivity due to screening; medium biodiversity concerns due to designation and mature trees; potential heritage impacts; therefore development of the site would only be possible in combination with GNL0527 or if the boundary is revised to provide suitable access. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>boundary of Scole was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to heritage assets, the conservation area, achieving suitable access, and surface water flooding. 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 GNL0527 is adopted.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>	
GNL P034 9	HELAA (2017)	Land west of Gissing Road	Burston	Housing	1.54	<p>15-20 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower</p>	<p><b>Suitable.</b> This is a large greenfield site west of Gissing Road, adjacent to the development boundary and housing on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably</p>	<p>Large open greenfield site with current use as field, adjacent to settlement boundary of Burston; low visual sensitivity as well screened on three sides by mature trees and hedges; low likelihood of biodiversity concerns; visible from existing dwellings; access would need to be made but should be possible; some pavement and walkable</p>	<p>The site is adjacent to the settlement boundary of Burston. If the settlement boundary of Burston was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of</b></p>

mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. Other constraints include SSSI within 3,000m, possible impact to listed building and conservation area. Anglian Water has advised of major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

verge already exists; the site is large and as such, if fully developed, this would significantly alter the character of the settlement. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. AECOM therefore recommend that if this site is allocated, the group should, at most, only allocate part of the site for a smaller number of dwellings adjacent to existing dwellings and to cater for local need, to avoid extending development into the open countryside. It is considered that this site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings, adjacent to existing dwellings.

constraints related to achieving appropriate access, contamination, loss of high quality agricultural land, loss of open space, SSSI, heritage assets, conservation area, and the provision of sewerage infrastructure. If the whole site was allocated, it would significantly change the character of the settlement. Therefore, partial allocation (adjacent to existing dwellings) 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. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL P056 0	HELAA (2017)	Land at Diss Road, (north of Willow End)	Burston	Housing	1.51	5 proposed	Suitable. The site is large greenfield site beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the	This large agricultural greenfield site outside of the settlement boundary of Burston appears significantly constrained, with similar concerns as on sites GNL P0561 and 0562;			The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and
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								<p>site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p>	<p>cumulative risk of coalescence; high visual sensitivity; site would only become connected to settlement if developed with 0561, in which case it would cause cumulative impact on size and character of settlement, views and landscape; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable; Landscape sensitivity noted by HELAA. Site is very remote from the centre (4km from Diss centre) and insufficiently related to the existing village. Access and infrastructure constrained due to remote location; it is considered that this site is unsuitable for allocation in the neighbourhood plan.</p>	<p>does not relate well to it. The site is constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage infrastructure and proximity to conservation area. Therefore, <b>due to its location and constraints, the site is still unsuitable for allocation in the Neighbourhood Plan.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNL P102 8	HELAA (2017)	Land east of Mill Road, Crown Farm Bam	Burston	Housing	0.3	5	<p><b>Suitable.</b> This is a greenfield site outside the development boundary and adjacent to the conservation area. It is well related to services and character of the area. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, loss of open space, loss of high quality agricultural land. However, other constraints include potential impacts on the setting of heritage assets, listed buildings, pond and ecology. The Crown PH is immediately to the south and is known as a music</p>	<p>This greenfield site is outside of but close to the settlement boundary of Burston, especially at its south-eastern end. Current use is as an orchard; The location relates well to services and the existing settlement; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is well screened by hedges; there is a small pond in the corner of the site and another pond/wide ditch between this site going towards the Crown pub; PROW opposite; potential for biodiversity; some heritage concerns; access is also</p>	<p>The site is outside the settlement boundary of Burston but close to and well related to the settlement. If the settlement boundary of Burston was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, to road infrastructure, heritage assets,</b></p>	

						venue, so noise may be an issue. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	potentially an issue as may not be able to create hedgerows and access onto Mill Road is problematic. It is considered that this site is potentially suitable for allocation, subject to constraints being addressed.		noise, and provision of sewerage infrastructure. 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. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.	
GNL P038 6	HELAA (2017)	Land at Rectory Road	Burston	Housing	2.44	46 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. This is a large scale proposal on greenfield site off Rectory Road adjacent to the built-up area. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3000m, potential impact to listed building and conservation area. Anglian Water has advised that there are major constraints to provision of sewerage infrastructure and substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be	Large greenfield site; field opposite another field; majority of the site is clearly outside settlement boundary of Burston with only the northern edge adjacent; site has very rural appearance; if fully developed there would be risk of coalescence of Burston with Audley End; site is screened on two sides with hedgerows and trees, some of which are mature; adjacent to ford and therefore the access road is subject to flooding; currently there is no pavement; access could be made but could be problematic as the site is located on a bend; if the whole site was all developed it would extensively change the character of the settlement; visible from adjacent properties where there is no screening; medium to high		The site is partially outside of and partially (on the northern edge) adjacent to the settlement boundary of Burston. If the settlement boundary of Burston 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 achieving appropriate access, road network infrastructure, SSSI, heritage assets, and the provision of sewerage infrastructure. If the settlement boundary

							possible to mitigate. The site is concluded as suitable for the land availability assessment.	visual sensitivity; potential impact to listed building and conservation area; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable; If allocated, would therefore recommend at most allocating part of site for a smaller number of dwellings at north western end of site where adjacent to settlement, within walking distance of school, catering for local needs; it is considered that this site is potentially suitable for allocation for a limited number of dwellings only, subject to mitigation of constraints.			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. Development of the whole site would extend considerably into the open countryside and would change the character of the settlement and threaten coalescence. Therefore partial allocation of the north western end of the site for a reduced capacity is recommended. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.
GNL P056 1	HELAA (2017)	Land at Diss Road (West of Willow End)	Burston	Housing	0.88	30 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<b>Suitable.</b> This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground	This site is a large open agricultural field outside of but close to the settlement boundary of Burston; it is highly constrained, similarly to site GNLP0560, with a potential cumulative risk of coalescence and high visual sensitivity; Landscape sensitivity noted by HELAA; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. At most it may be suitable for smaller allocation on eastern edge			The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and does not relate well to the settlement or its services. The site is highly constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage

stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure exist and that substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

closer to existing dwellings to cater for local need; An allocation of the entire site would have an unacceptable impact on the character of the village and extend into open countryside, especially if developed with GNLP0560. The site is remote from and not well related to the remainder of the village and its services and development here is therefore unlikely to be very sustainable. It is considered that the site is potentially suitable for development, however only subject to mitigation of constraints and for a very limited number of dwellings close to the existing dwellings on the south eastern side of the site and not extending further than dwellings opposite.

infrastructure and proximity to conservation area. Therefore, due to its location and constraints, the site is deemed **unsuitable for allocation in the Neighbourhood Plan**. The site was confirmed as **available for development** in 2019 and no information to the contrary has been received since.

GNL P056 2	HELAA (2017)	Land at Diss Road (East of Hill Farmhouse and Hill Farm Barn)	Burston	Housing	0.75	1 dwelling proposed	<b>Suitable.</b> This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space. However, other constraints	Similarly to sites GNLP0560 and 0561, this site is a large open greenfield site beyond the settlement boundary of Burston which is very highly constrained; It has high visual sensitivity; also, landscape sensitivity noted by HELAA. Screening only exists to one side and there is no screening to the existing farm building adjacent; site is located on higher ground; disconnected from centre and its services; no pavement; potential impact on listed building and conservation area; cumulatively, these three			The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and does not relate well to the settlement or its services. The site is highly constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage infrastructure and proximity to conservation area.
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							include landscape sensitivities, SSSI buffer, and proximity to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	sites, with GNLP00005 could close the gap between the settlements of Burtson and Heywood. policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. AECOM would strongly recommend against allocating these sites together and also against allocating the whole site of GNLP0562, due to the risk of coalescence between the distinct Hilltop properties and the rest of Burston. it is considered that this site could be potentially suitable for development, however only subject to mitigation of constraints and at most, only for a very limited number of dwellings on the western corner of the site, adjacent to the existing farm buildings, catering for local need.		Therefore, due to its location and constraints, the site is deemed <b>unsuitable for allocation in the Neighbourhood Plan</b> . The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.
GNL P029 1	HELAA (2017)	Land north of Shelfanger Road	Diss	Housing	0.93	33	<b>Suitable.</b> This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. There may be a need to protect some of the boundary trees and hedges, which are likely to be of some ecological value. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside	This is a very overgrown greenfield site, located close to and well related to the settlement and its services. Site contains hedges and a number of mature trees; visibility was restricted so could not view entire site; located in Waveney Valley landscape area; high voltage electricity on site; access would need to be established and is likely to encounter difficulties. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway		<b>This site is a proposed GNLP allocation.</b> If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to landscape, trees, traffic, biodiversity</b>

							<p>other nearby sites, however (such as 0250 and 0342 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0119, the site is concluded as being suitable for the land availability assessment.</p>	<p>could be provided, there would not be any localised highways concerns. However, if developed alongside further nearby sites (such as 0250 and 0342 to the east), additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area. In this case, some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are potential biodiversity issues; it is considered that this site is potentially suitable for development, subject to mitigation of constraints.</p>	<p>and establishing appropriate access. 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 GNLPP is adopted. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
GNL P034 2	HELAA (2017)	Land east of Shelfanger Road	Diss	Housing	4.76	100	<p><b>Suitable.</b> Direct access to the site would be very difficult, as it might require the use of a single track road going past the Catholic church to access Shelfanger Road (which, unless widened, would be very unlikely to be acceptable). However, if the site could be developed in conjunction with neighbouring promoted sites then much better access could potentially be secured; with sites 119 and 291 to the west, better access to Shelfanger Road might be secured; and/or with sites 250 to the east, better access to Heywood Road could be secured. Especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located immediately north of the Diss Cemetery (which is a County</p>	<p>This is a large open field; just outside the settlement boundary of Diss but next to church/cemetery and well related to the settlement and its services; partial screening on edges by mature trees; very open to adjacent field with medium and long range views into the site and out to Heywood and med-high visual sensitivity; located in the Waveney Valley landscape area on slightly raised ground; access would have to be made and could be problematic. Access could potentially be secured through sites 119 and 291 to the west and better access to Shelfanger Road might be secured. If developed with site 250 to the east, better access to</p>	<p><b>This site is a proposed GNLPP allocation.</b> The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss 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 achieving appropriate access, to traffic, wildlife, heritage assets, landscape, surface water flooding, and</p>

						<p>Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site.</p> <p>Enhancements to the sewerage and water supply network would be needed and there is a small area of surface water flooding (1:100 years) that would need to be avoided or mitigated. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to an appropriate highways access being deliverable through third-party land, the site is concluded as being suitable for the land availability assessment.</p>	<p>Heywood Road could be secured. There are no dwellings adjacent but church and cemetery adjacent; PRow on boundary. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>the enhancement of the sewerage and water supply. 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>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>	
GNL P036 2	HELAA (2017)	Sturgeon Farm, Louie's Lane, Shelfanger Road	Diss	Housing	13.81	413 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<p><b>Suitable.</b> This is a large greenfield site proposed for about 400 dwellings. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Particularly in combination with nearby sites, additional traffic pressure would be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. Development of the scale of this site would also add to the traffic pressure along the A1066 through Diss. A suitable highways access to the site to Shelfanger Road is probably achievable. A small watercourse runs along the northern boundary of the site, and parts of the site close to this are affected by 1:100-year surface</p>	<p>Large site consisting of multiple fields on edge of settlement of Diss; some screening but not to whole site; located in Waveney Valley landscape policy area; visible from sports pitches adjacent and from some existing dwellings; mature trees and hedges on site edge; access needs to be made; Copse and water on site mean medium biodiversity concerns; medium visual sensitivity; if whole site was developed, this would significantly alter the character of the settlement; It is therefore considered that this site may be potentially suitable for some development,</p>	<p>The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to the sewerage and water supply network, traffic pressures, achieving</b></p>

							<p>water flooding. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. There are several nearby County Wildlife Sites which might require some mitigation. The watercourse and a small copse in the site would also need protection. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p>	<p>however strongly recommend against allocating the whole site. At most, only part of the site could be suitable for allocation, adjacent to existing dwellings in south/east of site, which would also ensure a reasonable distance to shops and services. Whilst it is at the discretion of the SG, the recommended level of development would be approximately one quarter of the site for 100 dwellings.</p>	<p>appropriate access, surface water flooding, landscape, and wildlife. 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 GNL P is adopted. Development of the whole site would significantly change the character of the settlement. Therefore partial allocation of the south eastern part of the site for a reduced capacity is recommended. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
GNL P0119	HELAA (2017)	Shelfanger Road	Diss	Housing	0.68	14	<p><b>Suitable.</b> This is a current residential garden, proposed for 15-20 dwellings. So long as the site was to be developed alongside site 0291 (immediately to the south), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located close to Diss Cemetery</p>	<p>This site is a residential garden in Diss, located at back of site GNL P0291; Location relates well to settlement and is reasonable distance from centre and services; access would have to be established, possibly in conjunction with 0291 (immediately to the south) and if an appropriate footway could be provided, there would not be any localised highways concerns. If developed alongside other nearby sites</p>	<p><b>This site is a proposed GNL P allocation.</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, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood</b></p>

							<p>(which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0291, the site is concluded as being suitable for the land availability assessment.</p>	<p>however (such as 0250 and 0349 to the east), additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary and should be discussed with the highways authority.; medium visual sensitivity; located in Waveney Valley landscape area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>		<p><b>Plan, subject to mitigation of constraints related to achieving appropriate access, traffic pressures, wildlife, landscape, and the sewerage and water supply network. 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 GNL P is adopted.</b></p> <p>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
GNL P0250	HELAA (2017)	Heywood Road	Diss	Housing	3.00	56	<p><b>Suitable.</b> This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure an appropriate highways access, and enhanced footpath provision is probably achievable. However, especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some</p>	<p>This site is a large open field just outside of the settlement of Diss but next to a church and cemetery; screening on one side by mature trees; very open to adjacent field with medium and long range views into the site and out to Heywood and med-high visual sensitivity; located in Waveney Valley landscape area and on slightly raised ground; access would have to be made. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure appropriate highways access, and enhanced</p>		<p><b>This site is a proposed GNL P allocation.</b> The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to wildlife,</b></p>

							<p>wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre (950m to centre of Diss), and has good access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p>	<p>footpath provision is likely to be achievable. However, especially if developed alongside other cumulative sites, additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are some dwellings adjacent; PROW on boundary; It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>landscape, achieving appropriate access, traffic pressures, and the sewerage and water supply network. 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. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
GNL P060 6	HELAA (2017)	Boundary Farm on Shelfanger Road	Diss	Housing	3.08	58 (full capacity of site) - however only part of site is located in the NA, therefore actual capacity may be lower	<p><b>Suitable.</b> This is a greenfield site immediately north of site 0362, to the north of Diss. It lies opposite Diss Sports Ground to the east. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Parts of the site close to this are affected by 1:100-year and 1:30-year surface water flooding, including the current access (which serves the farm). Particularly in combination with nearby sites (and especially the large site 0362 to the south), additional traffic pressure would be put on Shelfanger Road and the surrounding area; wider traffic mitigation measures would likely be</p>	<p>Largest part of this site is outside of the neighbourhood area and all of it is outside the settlement boundary of Diss; mixed site with some existing buildings and part of it overgrown meadow/disused field; a lot of mature trees; existing buildings currently accommodate waste paper recycling facility; some biodiversity likely; well screened on three sides; 2 thirds of site is in Heywoods; views of fields opposite; low to medium visual sensitivity due to screening; located in Waveney Valley landscape policy area; It is considered that this site is potentially suitable for allocation,</p>	<p>The site is outside the settlement boundary of Diss and partially within and partially outside the neighbourhood area. However, the site is reasonably well related to the settlement and local services, being located opposite the local sports grounds. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and partial allocation in the Neighbourhood</b></p>

necessary. Development of this site would also add to the traffic pressure along the A1066 through Diss. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. The site is concluded as being suitable for the land availability assessment.

subject to mitigation of constraints. However, those parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. Allocation of the remainder of the site would need to be discussed with the relevant planning authority (Parish Council or LPA), who may wish to allocate it in their plan.

Plan (only those parts in the NA), subject to mitigation of constraints related to the sewerage and water supply network, surface water flooding, traffic pressures, and landscape. 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. However, those parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL P034 1	HELAA (2017)	Parish Fields	Diss	Housing	3.21	35 retirement living units, 5 dwellings, Health Centre expansion	<b>Not suitable.</b> This greenfield site is currently identified as an Important Local Open Space in the South Norfolk Local Plan, and its development for retirement-led residential use would clearly adversely affect the openness of the area. In addition, the site is a very important historic open space within the Conservation Area, with strong historic links to 60 Mount Street (the only detached landscape park in Norfolk) and other	This site is a designated open space in the local plan and has historic significance. It is located within the Diss settlement boundary. The Neighbourhood Group are aiming to achieve increased public access. Location close to centre is very positive but due to open space designation the site cannot be allocated for	<b>This site is listed by the Council as a reasonable alternative to GNLP proposed site allocations for a limited number of dwellings. However, the Council states that this site is not preferred for allocation at the current time as it is</b>
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						<p>listed buildings; development of the site would clearly be damaging in this context too.</p> <p>Whilst the precise access point(s) are unclear, it is thought likely that the highways and footpath impacts could be mitigated satisfactorily. Given the proximity to existing development, sewerage upgrades are likely to be achievable, and the small area of surface water flooding (1 in 100-year) could either be avoided or mitigated. As a site with mature trees, were any to potentially be lost, it might affect the local bat population – further work would need to be done. Clearly, given its location adjacent to the town centre, the site is well-located to shops, with employment opportunities, public transport, a GP surgery and schools close by too. The significance of the Open Space is a major constraint and the site is concluded as being unsuitable for the land availability assessment.</p>	<p>housing. It is therefore considered that this site is unsuitable for allocation.</p>	<p>identified as an important open space in the South Norfolk Local Plan.</p> <p><b>The site is subject to a current open space designation and therefore the site is assessed as currently unsuitable for housing allocation in the Neighbourhood Plan.</b></p>
GNL P210 4	HELAA (2018 addendum)	Diss	Housing	50.51	631 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<p><b>Suitable.</b> This 50.51 ha site is located west of Shelfanger Road. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision, therefore, mitigation would be required. The centre of the site is at risk of surface flooding, and the northern border of the site is within flood zone 3, which would require mitigation. Other environmental constraints include the adjacent Brewer's Green County Wildlife Site and the southern portion of the site being within the Waveney River valley. The site is also near to numerous Grade II listed buildings, which would need consideration. Although the site has constraints it</p>	<p>This site is a very large open field; if fully developed this would significantly alter the character of the settlement and result in coalescence of currently distinct settlements of Diss and Roydon; Small-scale development only acceptable, in line with draft Policy 15; at most, AECOM recommend only allocating part of site; screening is on edge of site only so only effective if whole site is developed; if only part of site developed then extra screening would be required; medium to long range views; potential impact on listed buildings;</p>	<p>Development of some of the site has potential to be in keeping with the urban form of Diss, however development of the whole site would further reduce the gap between Roydon and Diss, leading to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence</p>

is considered suitable for the land availability assessment.

high visual sensitivity; site appears very rural and remote; a large part of site outside Diss; it is therefore considered that this site could potentially be suitable for allocation, however only subject to mitigation of constraints and subject to only part of the site being allocated, adjacent to existing dwellings and not extending into the settlement gap or outside of the neighbourhood plan boundary.

should be discussed with the LPA to understand whether the site would be seen as acceptable. Part of the site is outside and not connected to the settlement boundary of Diss but the south eastern tip of the site is adjacent to the settlement boundary. If the settlement boundary of Diss 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 achieving appropriate access, surface water flooding, wildlife, landscape, and heritage assets. However, allocation of the whole site would significantly alter the character of the settlement. Therefore, only partial allocation, adjacent to the existing dwellings is recommend. 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. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.
GNL P052 6	HELAA (2017)	South of High Road	Roydon	Housing	3.66	89 (full capacity of site) - however only part of site is recommended for allocation, therefore actual capacity will be lower	<b>Suitable.</b> This is a 2.7 ha site that is well-related to services in the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via adjacent land that is also promoted. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area, but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are constraints on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 100 metres to the north <sup>67</sup> . The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.	This site is open farmland on the edge of the settlement of Roydon but well related to it; it is well screened from road but access may be difficult to establish as it is located behind existing dwellings; potential impact on listed buildings and the conservation area; visibility limited for same reason; Small-scale development only acceptable, in line with draft Policy 15; It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints, however only part of the site should be allocated.	The site is adjacent to the built-up area and settlement boundary of Roydon and relates well to it. If the settlement boundary of Roydon was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, heritage assets, and road network constraints.</b> However, allocation of the whole site would alter the character of the settlement. Therefore, partial allocation would be recommended. If the settlement

<sup>67</sup> Please note that comments in our report about proximity of this Sewage Treatment Works have been taken from the local authority HELAA, and that AECOM do not hold further information about this.

GNL P103 8	HELAA (2017)	Brewers Green	Diss	Housing	1.06	8-12 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<p><b>Suitable.</b> This greenfield site adjoins existing residential development to the north, and Diss Football Club's floodlit ground to the east. There is potential for noise and light nuisance from the ground, but this is probably capable of being mitigated. Some overhead cables cross the middle of the site, which are a constraint. There are two listed buildings close to the west of the site, which would need consideration. Development of the site would also "close the gap" between the built-up parts of Diss and Roydon, which would have negative townscape impacts. In terms of access, an appropriate visibility splay appears achievable although both potential access roads are narrow and could be a constraint and mitigation would be required. Some surface water flooding on parts of Brewers Green and Factory Lane may affect access decisions. Enhancements to the sewerage and water supply network would be needed, but given the proximity to existing connected areas, this should not be a problem. Some mitigation may be required</p>	<p>This site is smaller than GNL P2104 but in a similar location and therefore creates a potential risk of coalescence; if fully developed it would close the settlement gap between Diss and Roydon; also small-scale development only acceptable, in line with draft Policy 15; therefore AECOM strongly advise against allocating the part of the site which is adjacent to the sports field; site is well screened all around with hedges; potential impact on listed buildings; mature trees on boundary; access would need making; It is considered that the site is potentially suitable for allocation, however only subject to allocating only the western end of the site adjacent to existing dwellings for a limited number of homes. It is important to be aware that there are two listed buildings close to the west</p>	<p>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 GNL P is adopted.</p> <p>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p> <p>Part of the site is outside and not connected to the settlement boundary of Diss but the south eastern tip of the site is adjacent to the settlement boundary and relates well to existing residential development. If the settlement boundary of Diss 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 noise and light nuisance from the sports ground, heritage assets, coalescence, achieving</p>
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due to the proximity of Brewers Green County Wildlife Site 25m to the west. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. There are constraints that will require mitigation however, based on current evidence, the site is concluded as being suitable for the land availability assessment.

of the site which would need consideration, as well as Brewers Green County Wildlife Site 25m to the west. Planning permission was granted in 2014 for the erection of a small storage building on the site (reference: 2014/1872, indicating that the principle of development on this site has been established although not for residential development.

appropriate access, surface water flooding, and wildlife. Allocation of the whole site would close the settlement gap. Therefore, partial allocation avoiding coalescence 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.

The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL P059 9	HELAA (2017)	Walcot Road and Walcot Green	Diss	Housing	3.29	62	Planning app 2019/1555 proposes 94 dwellings	<p><b>Suitable.</b> This greenfield site lies between Diss and Walcot Green. 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. The site could impact on some listed buildings in Walcot Green, but is thought likely to be mitigatable. Particularly in combination with site 599, pressure would be put on the local road network, but if access would be via a continuation of Walcot Rise (to the south), this would likely be acceptable in highway terms. If access to narrow Walcot Road was considered, some mitigation to the</p>	<p>This large rural site is adjacent to existing dwellings and the settlement boundary of Diss at its southern end but otherwise very rural and remote from existing services and very highly constrained; would have visual impact on adjacent nursing home; single very large tree on edge of site which may require protection; location near high school positive; potential impact on listed buildings and conservation area; no pavement and no possibility to add a pavement without removal</p>	<p>The site is adjacent to the built-up area and settlement boundary of Diss but highly constrained. If the settlement boundary of Diss 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 the sewerage</p>
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bend (which has poor visibility) would likely be required. There are no significant areas of flood risk on the site, just some minor surface water flooding risks along the eastern boundary with the railway line. The site is concluded as being suitable for the land availability assessment

of mature trees/hedgerows; hedges screening on one side but no screening on other sides; medium visual sensitivity; HELAA notes likelihood of some landscape impacts; restricted visibility as site between two bends in road, therefore access concerns regarding safety unless alternative access possible via residential area to south of site (Walcot Rise); alternative safe access could be created if site developed as high school expansion rather than residential; It is considered that the site is potentially suitable for partial allocation, however only if constraints can be mitigated; site is not a very sustainable location for development at present. An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration. If permission is granted the site would not need to be allocated in the NP (although support for development at this location could be demonstrated through an allocation)

system, heritage assets, pressure on the local road network, and achieving appropriate access. 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.

The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

GNL HELAA Walcot Diss Housing 10.95 137  
 P104 (2017) Green  
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**Not suitable.** 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,

Site is greenfield adjacent to railway; visible from new built housing; large site on narrow road which can't be widened due to gas mains, property issues etc; mature trees on corner; potential impact on listed buildings; screening is only present at

**The site is still considered unsuitable for allocation due to highways concerns, which do not change taking into account emerging GNLP.** The site was

								<p>including employment opportunities, schools, shops and the railway station. 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. 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). 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>	<p>edge of field, therefore only if whole site was developed; medium visual sensitivity; appearance of site is separate from settlement and very rural; adjacent to settlement boundary of Diss on western side; rest outside of settlement boundary; it is considered that this site is currently unsuitable for allocation due to significant highways concerns.</p>	<p>confirmed as available for development in 2019 and not information to the contrary has been received since.</p>
GNL P100 3	HELAA (2017)	Frenze Hall Lane	Diss	Housing	2.02	38	<p><b>Not suitable.</b> This greenfield site lies on the eastern edge of Walcot Green beyond the edge of Diss, which benefits from a wide range of core services and facilities, but the site is at some distance from the town and a limited number of services would be in reasonable walking distance. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and only small parts of the site and the adjoining roadway are subject to surface water flooding. Anglian Water have not commented specifically on this site in relation to water infrastructure but on the basis of other sites in Diss it is likely that off-site mains reinforcement and</p>	<p>This site is garden land wrapped around an existing dwelling outside of the Diss settlement boundary; There are a large number of mature trees present on southwestern corner of site, as well as mature hedges; potential impact on heritage assets and listed building; site is located opposite a field on bend in road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore considered that this site is currently unsuitable for allocation due to significant highways</p>	<p>The site is located opposite a field on a bend in the road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore still considered that this site is <b>currently unsuitable for allocation due to significant highways concerns similar to site GNLP1044</b>. The site was confirmed as available for development in 2019</p>	

								sewerage upgrades would be necessary. The site adjoins the locally identified Waveney River Valley protection zone and is within 150m of a County Wildlife Site at Frenze Brook; some mitigation is likely to be necessary. Development would not result in the loss of any locally protected open space or high quality agricultural land. There could be potentially harmful impacts on heritage assets in Walcot Green and the setting a Grade I-listed church in nearby Frenze. Particularly in combination with sites 0599 and 1044, 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 imposed by the unsuitable road network. Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.	concerns similar to site GNL P1044.			and not information to the contrary has been received since.
GNL P011 2	HELAA (2017)	Frenze Hall Lane	Diss	Housing	0.23	9	<b>Suitable.</b> This is a small greenfield site for about 4-8 dwellings. The sewerage system would need upgrading, but this would be likely to be achievable, given the proximity of existing development. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. There are no significant areas of flood risk on the site, just a small area of surface water flooding risks along the northern boundary. The site would not affect the setting of any heritage assets, and any noise impacts (from the railway line and Diss Business Park) would be limited and likely to be mitigatable. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site	Small and very narrow greenfield site at edge of Diss settlement boundary with potential difficulties creating access; area best suited for access is adjacent to pond with protected newts on site; screening on two sides by mature trees and hedgerows; next to railway bridge; access on bend in road near traffic lights; biodiversity concerns due to pond on site; site overgrown; opposite high pressure gas station and protected tree, which is reason why road can't be widened. It is considered that this site could be potentially suitable for			The site is adjacent to the built-up area and settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to the sewerage system, noise impacts, wildlife,</b>	

may be necessary. Appropriate access to the site may not be easy to secure, as it would inevitably be close to the junction of Frenze Hall Lane and Walcot Green. Walcot Green to the east passes underneath the railway line, and this link would need to be maintained appropriately. Whilst appropriate highways mitigation work would need to be demonstrated, the site is concluded as being suitable for the land availability assessment.

allocation, however only subject to mitigation of constraints.

and achieving appropriate access. 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.

The site was confirmed as available for development in 2019 and no information to the contrary has been received since.

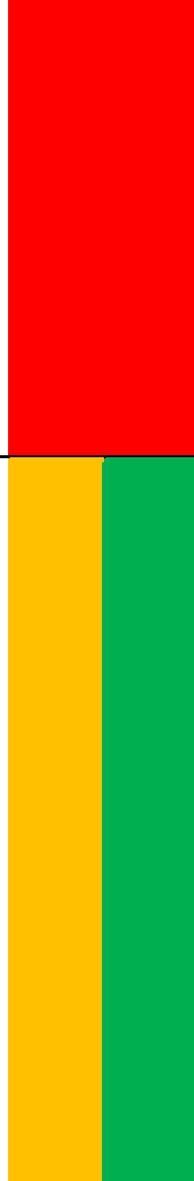
GNL P018 5	HELAA (2017)	Prince William Way	Diss	Housing	1.01	20
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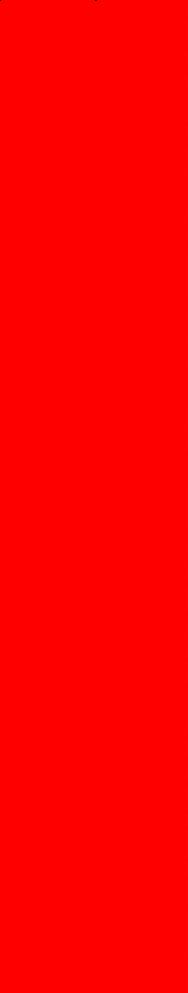
**Not suitable.** The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the south-west and the main Norwich-London rail line immediately to the east. It falls partly within local plan allocation DIS 1. Diss benefits from the full range of core services and facilities and the site is highly accessible. There are no known constraints from utilities infrastructure on site, but the proximity of the rail line may impose a noise constraint. The site has no known constraints from contamination/ground stability and only minimal risk of surface water flooding to a small part. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes in the immediate vicinity of the site, but the locally designated River Waveney Valley protection zone is in close proximity. The site is also within a

Site is already allocated in local plan therefore not required for allocation in neighbourhood plan.

**This site is already allocated in the local plan therefore not appropriate for allocation in the neighbourhood plan.**

3km protection zone around SSSIs and a County Wildlife Site is 300m away which may result in a need for some mitigation. There would be no significant impacts on heritage assets or on townscape. Initial highway evidence has indicated that access constraints could be overcome through development and that any impact on the local road network could be mitigated. The site is considered suitable for the land availability assessment. The site is however subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis.

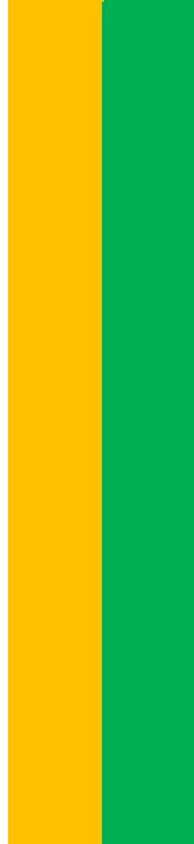
GNL P010 2	HELAA (2017)	Land at Frontier Agriculture on Sandy Lane	Diss	Employment	3.61 68	Withdrawn planning app 2015/2816 proposed 90 dwellings	<p><b>Suitable.</b> This site is in use as a grain processing and storage facility (and has been for decades), and so is a brownfield site. There is therefore the potential for some land contamination. Any potential access constraints and localised highway impacts could probably be overcome through re-development, although improvements to the Sawmills Road/Victoria Road junction may be necessary and general peak-time traffic congestion along the A1066 is acknowledged. The site is well-located to local services, being adjacent to the railway station (which is Grade II-listed) and close to employment opportunities and within easy reach of schools and the town centre. Whilst the site is proximal to the railway line and other employment uses, any noise impacts are thought likely to be able to be mitigated. Some sewerage upgrades are likely to be necessary. Some mitigation measures may be necessary due to the proximity of Frenze County Wildlife Site.</p>	<p>Site currently in employment use as grain storage; site and area clearly industrial in character; part of business park within Diss settlement boundary; could be suitable for residential due to location close to centre but may be better suited for continued employment use; low visual sensitivity; potential contamination; potential impact on adjacent listed station; close proximity to railway and town centre and within settlement boundary; It is considered that this site could be potentially suitable for allocation, however may be better suited to allocation as employment rather than housing site. A planning application (reference: 2015/2816) was submitted in 2015 for demolition of existing buildings on site and outline planning</p>		<p><b>This site is a proposed GNL P allocation.</b> Development on the site would be in line with GNL P Reg 18 draft Policy 7.2 as the site is within the settlement boundary of Diss and therefore the site is still <b>potentially suitable for development and allocation, subject to mitigation of constraints relating to its location in an employment area, contamination and heritage impact.</b> The site was confirmed as <b>available for development</b> in 2019 and not information to the contrary has been received since.</p>
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						<p>There are some likely constraints affecting this site, including potential contamination and highways impacts, but they should be able to be overcome. The site is concluded as suitable for the land availability assessment.</p>	<p>application for up to 90 dwellings but was later withdrawn.</p>	
<p>GNL HELAA P104 (2017) 5</p>	<p>Diss</p>	<p>Housing</p>	<p>0.94</p>	<p>19</p>	<p><b>Not suitable.</b> This brownfield site (former industrial and railway land) is proposed for residential development. It lies just east of the railway line and is surrounded by existing industrial development to the north and south, with residential development to the east. Given past uses, there may be some contaminated land on the site, and careful mitigation measures would likely be necessary to manage noise from the railway line and adjoining industrial uses. Some 1-in-100 year surface water flooding risks on the southern part of the site would need to be mitigated, and the sewerage and surface water networks would need to be upgraded (which seems possible). Access to the highways network would be unlikely to cause any difficulties. The site lies close to a range of services, including employment opportunities, schools, shops and the railway station. There would be no impact on any designated heritage assets, although some mitigation of recreational impacts on Frenze Brook County Wildlife Site may be necessary. The site is subject to an existing allocation for employment uses, a form of development different from that which is being proposed. Should this proposal be taken forward it would be subject to acceptance of the loss of the existing committed use. Therefore, the site is not considered to offer</p>	<p>Site is currently allocated as employment land in the local plan and therefore does not require allocation through the neighbourhood plan.</p>		<p><b>This site is listed as a reasonable alternative to proposed allocations in the GNLP (however not a site currently preferred for allocation by the Council).</b></p> <p>However, the group have since confirmed to AECOM (27 November 2020) that SNC now agree for site GNLP1045 to be considered for residential use.</p> <p>Development on the site would be in line with GNLP Reg 18 draft Policy 7.2 as the site is within the settlement boundary of Diss and therefore the site is now deemed <b>potentially suitable for development and allocation, subject to mitigation of constraints relating to its location in an employment area, potential contamination, flood risk and making</b></p>

additional capacity for the land availability assessment.

appropriate highways access.

The site is also now marked **available for development** (it was previously unavailable), in line with the above, and therefore could be potentially allocated in the Neighbourhood Plan.

GNL HELAA P206 (2017) 7	Diss	Employment	0.42	8	<p><b>Suitable.</b> This 0.42 ha site is located south of Victoria Road suggested for warehousing, business and offices. The adjacent building is a C2 residential care home which could conflict with the proposed use. The site is wholly within flood zone 2 and the boundary of the site is within flood zone 3. Other environmental considerations are that the site is adjacent to Stuston Common and is within the Waveney river valley. Although the site has constraints it is considered suitable for the land availability assessment.</p>	<p>This is a small scale site on the edge of the settlement of Diss; its western edge is adjacent to the settlement boundary; it is screened on three sides by trees/hedgerows, including some mature trees; not screened on side adjacent to road; existing access; site is relatively far from town centre and near to land used for employment as well as adjacent to a nursing home; The edges of the site are on the boundary with Mid Suffolk and with Scole Parish but due to its small scale, development would not lead to coalescence with Scole; the site has been proposed for employment uses; It is considered that the site is potentially suitable for allocation, however may be more suited to allocation as an employment site, subject to mitigation of constraints.</p>		<p>The site is adjacent to the built-up area and settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to flooding and the environment. 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.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to</p>
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GNL P010 4	HELAA (2017)	Sandston Diss e Way	Housing	0.48	10	<p><b>Suitable.</b> This greenfield site is proposed for 6-10 residential dwellings and is sandwiched between existing residential development to the south and the A1066 to the north. If highways access can be secured to Sandstone Way, then the highways impacts may be acceptable; but if a direct access to the A1066 was needed instead, it would be more problematic. Either way, noise mitigation measures may be necessary as the A1066 is a 40mph zone adjacent to the site. Given its location not far from the town centre (1.2km from the centre of Diss), the site is well-located to shops, with employment opportunities, public transport, and schools close by too. There are no flooding constraints, and as a relatively small site adjacent to existing development, some modest sewerage upgrades are likely to be deliverable. No heritage assets would be affected adversely. The site is fairly close to the River Waveney, and within 200m of Roydon Fen Local Nature Reserve; some mitigation measures may be necessary. A number of constraints are identified but subject to being able to overcome these the site is concluded as being suitable for the land availability assessment.</p>	<p>This is a small greenfield site, which is adjacent to the settlement boundary on two sides, on the side of Diss which faces Roydon; meets policy 15; it is too small to threaten coalescence; it is well related to the settlement and a reasonable distance to shops and services; potential access through existing residential area may be possible to establish; visible to road and to existing dwellings with no screening to that side so may require some screening; currently the site has some trees on its edge and almost no hedges; medium visual impact / sensitivity as close to existing dwellings; It is considered that this site is suitable for allocation and only subject to minor constraints.</p>		<p>the contrary has been received since.</p> <p>The site is partially within and adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, noise and landscape. 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.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
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Source: GNLP HELAA (Dec 2017), information submitted by the neighbourhood group, AECOM

## Appendix A – 2: Assessment table for HELAA sites from previous 2019 SOA

Site Reference	HELAA Reference	HELAA conclusions (Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?) <sup>68</sup>	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	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	What is the justification for this judgement? - as per 2019 Site Assessment	SOA Update 2020
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?				
GNL PO338R	HELAA (2018 addendum )	<b>Suitable</b> – being well-related to the village, the site has walkable access to bus routes, employment, retail and Scole Primary School, but it is also close to listed buildings and the conservation area, which may require mitigation. Initial evidence suggests that the access and lack of footpath cause the Highways Authority concern. There is some risk of surface water flooding on the road (which may affect access decisions) and within the site at the pond – which may itself indicate the need for an ecological assessment. There is also a SSSI within 3km of the site. There are no concerns over contamination, ground stability or loss of open space. Although the site has some constraints, it is considered suitable for the land availability assessment.	No	No	No	Yes	<b>Suitable:</b> yes (provided that only part of the site is allocated for a smaller number of dwellings) <b>Available:</b> yes <b>Achievable:</b> yes	Site located in Scole, which, as per Local Plan, should only accommodate small scale development (Policy 15). The site is too large to be appropriate for full allocation. If fully developed it would significantly change the character of the settlement. It is appropriate to allocate only part of the site for a smaller number of dwellings. The site itself is well related to settlement. It has low visual sensitivity. There is potential impact on listed buildings and the conservation area. It is well screened by hedgerows and mature trees. Its current use is derelict farm buildings and a field. The house adjacent would remain. It is	If the settlement boundary of Scole was extended to include this site, the site would be <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to heritage assets, achieving appropriate access, and an SSSI in close proximity. If the full site was allocated this would significantly change the character of the settlement and therefore partial allocation is recommended. If the settlement boundary was not extended to include this site as an allocation, development here would be</b>

<sup>68</sup> Please note that the wording in this column was taken from the local authority's HELAA and not AECOM's assessment

		Available – immediately. Achievable – yes.						considered that the site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings.	limited in line with draft Policy 7.4 and 7.5, once the GNLN is adopted. The site was available for development in 2019 and no information to the contrary has been received since.
GNLNP0511	HELAA (2017)	Unsuitable This is a large greenfield site currently allocated in the adopted local plan for housing. It is well related to services and character of the village. The proposal is to increase the density from 15 to 35 dwellings. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over contamination, ground stability, loss of open space, or landscape character issues other than scale of development proposed. There are number of constraints, but these may be possible to mitigate. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis. Available – site is available immediately. Achievable – yes.	No	No	No	Yes	Suitable: no Available: not available for allocation in NP as already allocated in Local Plan Achievable: yes	Site is already allocated in Local Plan, therefore there is no need to allocate in neighbourhood plan and no need to include it in this site assessment.	Site is already allocated in Local Plan, therefore there is no need to allocate in neighbourhood plan and no need to include in this site assessment.
GNLNP0527	HELAA (2017)	Suitable - This is a large greenfield site south of Bungay Road in close proximity to the A143. It is adjacent to the built up area therefore, well related to services and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any	No	No	No	Yes	Suitable: yes (subject to mitigation of constraints and subject to only part of the site being allocated for a smaller number of dwellings) Available: yes	Access needs to be made which may require some removal of hedgerows. Current use is as a paddock/field. No mature trees are present on site. Foul drainage is located underneath site. Site has low visual sensitivity. Local Plan states that Scole should accommodate only small-	The site is partially within and partially adjacent to the settlement boundary of Scole. If the settlement boundary of Scole was extended to include this site, the site would be potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of

		<p>potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include proximity to sewerage works, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p> <p>Available – yes Achievable – yes</p>					Achievable: yes	<p>scale development (policy 15). Therefore, at most the site should be allocated only in part, for a smaller number of dwellings, possibly on the north/west side adjacent to settlement boundary. It is considered that this site is potentially suitable, subject to mitigation of constraints and subject to only part of the site being allocated for a smaller number of dwellings.</p>	<p><b>constraints related to achieving appropriate access, and proximity to sewerage works. If the full site was allocated this would significantly change the character of the settlement and therefore partial allocation (north west part of site adjacent to settlement boundary) 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.</b> The site was available for development in 2019 and no information to the contrary has been received since.</p>
GNLP0339	HELAA (2017)	<p><b>Suitable</b> - This is a greenfield site off Low Road which is a narrow road in close proximity to the A140. It is situated between two properties, therefore well related to the form and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecological impacts. The site is within Waveney River Valley and conservation area and other constraints include proximity to scheduled ancient monument, listed buildings, and potential noise from the A140.</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>Current use of site is as a field surrounded by hedgerows. One dwelling is located adjacent on each side of the site. The site is small and therefore meets policy 15. The site is screened by hedgerows on all sides except at access point. Access is available but some highways concerns are present around the narrow access road which is affected by flooding. No mature trees are present on site. Site is in a conservation area which development would have to take into account. Site has low visual sensitivity. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>Part of the site is outside and not connected to the settlement boundary of Scole. If the settlement boundary of Scole was extended to include this site, the site would still be <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, local road network and lack of footpath provision, heritage assets, and noise from the A140. 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</b></p>

		There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment. <b>Available</b> – site is available immediately. <b>Achievable</b> – yes.							<b>and 7.5, once the GNLP is adopted.</b> The site was <b>available for development</b> in 2019 and no information to the contrary has been received since.
GNLP2066	HELAA (2018 addendum )	<b>Suitable</b> - The site lies to the south of Scole, adjacent to the built up area and taking a narrow access off Bridge Road. Being close to the village, the site is accessible to bus services, employment, retail and Scole Primary School, but is also close to listed buildings and adjacent to the conservation area. Initial evidence from the Highway Authority suggests that a suitable access cannot be achieved. The eastern part of the site is at risk of surface water flooding, and at 1:1000 extent this covers approximately half the site. There is a scheduled ancient monument within 400m of the site, and the site is in the designated river valley. However, there are no concerns over biodiversity, contamination, ground stability or loss of open space. The site has some constraints but subject to being able to achieve satisfactory access, it is considered suitable for the land availability assessment. <b>Available</b> – site is available within 1-5 years (by March 2021). <b>Achievable</b> – yes.	No	No	No	Yes	<b>Suitable:</b> yes (subject to mitigation of constraints) <b>Available:</b> yes <b>Achievable:</b> yes	The site is adjacent to the settlement boundary south of Scole. It is a small site and therefore meets policy 15. Its current use is as a paddock and mechanical equipment storage. It is a narrow site with a large number of mature trees. There are potential difficulties in achieving access unless site GNLP0527 is developed also. Potential site access, if the site was developed on its own, would be very narrow. The site has low visual sensitivity due to screening, medium biodiversity concerns due to its river valley designation and mature trees, as well as the potential for heritage impacts on the nearby scheduled monument. Development of the site would only be possible in combination with GNLP0527 or if the boundary is revised to provide suitable access. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.	The site is adjacent to the settlement boundary of Scole. If the settlement boundary of Scole was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to heritage assets, the conservation area, achieving suitable access, and surface water flooding. 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.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.
GNLP0349	HELAA (2017)	<b>Suitable</b> - This is a large greenfield site west of Gissing Road, adjacent to the development boundary and housing on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential	No	No	No	Yes	<b>Suitable:</b> yes (provided only that part of the site is allocated for a smaller number of dwellings, adjacent to	This is a large open greenfield site with current use as field, adjacent to the settlement boundary of Burston. It has low visual sensitivity as it is well screened on three sides by mature trees and hedges.	The site is adjacent to the settlement boundary of Burston. If the settlement boundary of Burston was extended to include this site, the site is <b>potentially appropriate for development and allocation</b>

		<p>access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3,000m, possible impact to listed building and conservation area. Anglian Water has advised of major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>					<p>existing dwellings) Available: yes Achievable: yes</p>	<p>There is low likelihood of biodiversity concerns. There is potential for some heritage impact to a listed building and conservation area. The site is visible from nearby existing dwellings. Access would need to be made but should be possible to create. Some pavement and walkable verge already exist. The site is large and as such, if fully developed, this would significantly alter the character of the settlement. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. It is recommended that if this site is allocated, the group should, at most, only allocate part of the site for a smaller number of dwellings adjacent to existing housing, to cater for local need. Development should avoid extending into the open countryside. It is considered that this site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings, adjacent to existing dwellings.</p>	<p><b>In the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, contamination, loss of high quality agricultural land, loss of open space, SSSI, heritage assets, conservation area, and the provision of sewerage infrastructure. If the whole site was allocated, it would significantly change the character of the settlement. Therefore, partial allocation (adjacent to existing housing) 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 GNL P is adopted. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</b></p>
GNLP0560	HELAA (2017)	<p><b>Suitable</b> - The site is large greenfield site beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of</p>	No	No	No	Yes	<p><b>Suitable:</b> no <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This large agricultural greenfield site outside of the settlement boundary of Burston appears significantly constrained, with similar concerns as on sites GNLP0561 and 0562 and with cumulative risk of coalescence. The site appears to have high visual sensitivity (also noted by the HELAA). It would only become connected to the settlement if developed with</p>	<p>The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and does not relate well to it. The site is constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage infrastructure and proximity to conservation area. Therefore, <b>due to its location and</b></p>

		<p>unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p><b>Available</b> – the site is available immediately.</p> <p><b>Achievable</b> – yes.</p>						<p>site GNLP0561, which would cause cumulative impact on the size and character of the settlement, views and landscape. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is very remote from the centre (575m from centre of Burston, 4km from Diss centre) and insufficiently related to the existing village. Access and infrastructure are constrained due to remote location. It is considered that this site unsuitable for allocation in the Neighbourhood Plan.</p>	<p><b>constraints, the site is still unsuitable for allocation in the Neighbourhood Plan.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNLP1028	HELAA (2017)	<p><b>Suitable</b> - This is a greenfield site outside the development boundary and adjacent to the conservation area. It is well related to services and character of the area. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, loss of open space, loss of high quality agricultural land. However, other constraints include potential impacts on the setting of heritage assets, listed buildings, pond and ecology. The Crown PH is immediately to the south and is known as a music venue, so noise may be an issue. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to constraints being addressed)  <b>Available:</b> yes  <b>Achievable:</b> yes</p>	<p>This greenfield site is located outside of but close to the settlement boundary of Burston, especially at its south-eastern end. Current use is as an orchard. The location relates well to services and the existing settlement. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is well screened by hedges. There is a small pond in the corner of the site and another pond/wide ditch between this site and the land going towards the Crown pub. A PROW is located opposite. There is potential for biodiversity and some heritage concerns. Access is also potentially an issue as it may not be possible to create pavement without removing</p>	<p>The site is outside the settlement boundary of Burston but close to and well related to the settlement. If the settlement boundary of Burston was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, to road infrastructure, heritage assets, noise, and provision of sewerage infrastructure. 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.</b> The site was confirmed as <b>available</b></p>

		<p>off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – does not specify. Achievable – yes.</p>						<p>hedgerows, and access onto Mill Road is problematic. It is considered that this site is potentially suitable for allocation, subject to constraints being addressed.</p>	<p>for development in 2019 and no information to the contrary has been received since.</p>
GNLP0386	HELAA (2017)	<p><b>Suitable</b> - This is a large scale proposal on greenfield site off Rectory Road adjacent to the build-up area. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3000m, potential impact to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (limited number of dwellings only, subject to mitigation of constraints) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This is a large greenfield site (a field opposite another field). The majority of the site is clearly outside the settlement boundary of Burston with only the northern edge adjacent. Site has very rural appearance. If fully developed there would be risk of coalescence of Burston with Audley End. Site is screened on two sides with hedgerows and trees, some of which are mature. It is adjacent to a ford and therefore the access road is subject to flooding. Currently there is no pavement. Access could be made but could be problematic as the site is located on a bend in the road. If the whole site was all developed it would extensively change the character of the settlement. It is visible from adjacent properties where there is no screening and there is a likelihood of medium to high visual sensitivity. There is potential impact to listed building and conservation area. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. If the site is allocated, we would therefore recommend at most</p>	<p>The site is partially outside of and partially (on the northern edge) adjacent to the settlement boundary of Burston. If the settlement boundary of Burston was extended to include this site, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, road network infrastructure, SSSI, heritage assets, and the provision of sewerage infrastructure. 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 GNL P is adopted. Development of the whole site would extend considerably into the open countryside and would change the character of the settlement. Therefore, partial allocation of the north western end of the site for a reduced capacity is recommended.</b> The site was confirmed as <b>available for development</b> in 2019 and</p>

								allocating part of the site for a smaller number of dwellings at the north western end of site which is adjacent to the settlement, within walking distance of the school and catering for local needs. It is considered that this site is potentially suitable for allocation for a limited number of dwellings only, subject to mitigation of constraints.	no information to the contrary has been received since.
GNLP0561	HELAA (2017)	<p><b>Suitable</b>- This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p><b>Available</b> – immediately. <b>Achievable</b> – yes.</p>	No	No	No	Yes	<p><b>Suitable</b>: yes (subject to mitigation of constraints and for a very limited number of dwellings) <b>Available</b>: yes <b>Achievable</b>: yes</p>	<p>This site is a large open agricultural field outside of but close to the settlement boundary of Burston. It is highly constrained, similarly to site GNLP0560, with a potential cumulative risk of coalescence and high visual sensitivity. Landscape sensitivity was noted by the HELAA. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. At most it may be suitable for smaller allocation on eastern edge closer to existing dwellings to cater for local need. An allocation of the entire site would have an unacceptable impact on the character of the village and extend into open countryside, especially if developed with GNLP0560. The site is remote from and not well related to the remainder of the village and its services. Development here is therefore unlikely to be very sustainable. It is considered that the site is potentially suitable for development, however only subject to mitigation of constraints and</p>	<p>The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and does not relate well to the settlement or its services. The site is highly constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage infrastructure and proximity to conservation area. Therefore, due to its location and constraints, the site is deemed <b>unsuitable for allocation in the Neighbourhood Plan</b>. The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>

								for a very limited number of dwellings close to the existing dwellings on the south eastern side of the site and not extending further than dwellings opposite.	
GNLP0562	HELAA (2017)	<p><b>Suitable</b> - This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space. However, other constraints include landscape sensitivities, SSSI buffer, and proximity to listed building and conservation area. Anglian Water has advised that there are major constraints to provision of sewerage infrastructure and that substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p><b>Available</b> – immediately. <b>Achievable</b> – yes.</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints and only for a very limited number of dwellings) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>Similarly to sites GNLP0560 and 0561, this site is a large open greenfield site beyond the settlement boundary of Burston which is very highly constrained. It has high visual sensitivity and landscape sensitivity was also noted by the HELAA. Screening only exists to one side and there is no screening to the existing farm building adjacent. Site is located on higher ground. It is disconnected from the centre and its services. There is no pavement and there is potential for impact on listed building and conservation area. Cumulatively, these three sites, with GNLP0560 could close the gap between the settlements of Burston and Heywood. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. It is strongly recommended to not allocate these sites together and also against allocating the whole site of GNLP0562, due to the risk of coalescence between the distinct Hilltop properties and the rest of Burston. It is considered that this site could be potentially suitable for development, however only subject to mitigation of constraints and at most, only for a very limited number of dwellings on the western</p>	<p>The site is located outside of and disconnected from the settlement boundary of Burston. The site is not within or adjacent to the settlement and does not relate well to the settlement or its services. The site is highly constrained in terms of access, remote location, landscape sensitivities, SSSI buffer, wildlife, provision of sewerage infrastructure and proximity to conservation area. Therefore, due to its location and constraints, the site is deemed <b>unsuitable for allocation in the Neighbourhood Plan</b>. The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>

								corner of the site, adjacent to the existing farm buildings, catering for local need.	
GNLP0291	HELAA (2017)	<p><b>Suitable</b> - This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. There may be a need to protect some of the boundary trees and hedges, which are likely to be of some ecological value. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0342 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0119, the site is concluded as being suitable for the land availability assessment.</p> <p><b>Available</b> – immediately. <b>Achievable</b> – yes.</p>	No	No	No	Yes	<p><b>Suitable</b>: yes (subject to mitigation of constraints) <b>Available</b>: yes <b>Achievable</b>: yes</p>	<p>This is a very overgrown greenfield site, located close to and well related to the settlement and its services. Site contains hedges and a number of mature trees. Visibility was restricted so could not view entire site. It is located in the Waveney Valley landscape area. High voltage electricity is present on site. Access would need to be established and is likely to encounter difficulties. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0342 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area. Some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are potential biodiversity issues. It is considered that this site is potentially suitable for development, subject to mitigation of constraints.</p>	<p><b>This site is a proposed GNL P allocation.</b></p> <p>If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to landscape, trees, traffic, biodiversity and establishing appropriate access. 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 GNL P is adopted.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNLP0342	HELAA (2017)	<p><b>Suitable</b> - Direct access to the site would be very difficult, as it might require the use of a single track</p>	No	No	No	Yes	<p><b>Suitable</b>: yes (subject to</p>	<p>This is a large open field just outside the settlement boundary of Diss but next to a</p>	<p><b>This site is a proposed GNL P allocation.</b></p>

		<p>road going past the Catholic church to access Shelfanger Road (which, unless widened, would be very unlikely to be acceptable). However, if the site could be developed in conjunction with neighbouring promoted sites then much better access could potentially be secured; with sites 119 and 291 to the west, better access to Shelfanger Road might be secured; and/or with sites 250 to the east, better access to Heywood Road could be secured. Especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed and there is a small area of surface water flooding (1:100 years) that would need to be avoided or mitigated. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to an appropriate highways access being deliverable through third-party land, the site is concluded as being suitable for the land availability assessment.</p>					<p>mitigation of constraints)  <b>Available:</b> Yes  <b>Achievable:</b> yes</p>	<p>church/cemetery and well related to the settlement and its services. Partial screening is present on the edges of the site by mature trees but it is very open to the adjacent field with medium and long range views into the site and out to Heywood and likelihood of medium-high visual sensitivity. Site is located in the Waveney Valley landscape area on slightly raised ground. Access would have to be made and could be problematic but could potentially be secured. If developed in combination with sites 119 and 291 to the west, better access to Shelfanger Road might be secured. If developed with sites 250 to the east, better access to Heywood Road could be secured. There are no dwellings adjacent but there is a church and cemetery adjacent and a PRow on the site boundary. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, <b>the site is potentially appropriate for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to achieving appropriate access, to traffic, wildlife, heritage assets, landscape, surface water flooding, and the enhancement of the sewerage and water supply. 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.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
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		Available – 1-5 years (by April 2021). Achievable – yes							
GNLP0236	HELAA (2017)	<p><b>Suitable</b> - This is a large greenfield site proposed for about 400 dwellings. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Particularly in combination with nearby sites, additional traffic pressure would be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. Development of the scale of this site would also add to the traffic pressure along the A1066 through Diss. A suitable highway access to the site to Shelfanger Road is probably achievable. A small watercourse runs along the northern boundary of the site, and parts of the site close to this are affected by 1:100-year surface water flooding. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. There are several nearby County Wildlife Sites which might require some mitigation. The watercourse and a small copse in the site would also need protection. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>	No	No	No	Yes	<p><b>Suitable</b>: yes (subject to mitigation of constraints and only part of the site suitable for allocation) <b>Available</b>: yes <b>Achievable</b>: yes</p>	<p>This is a large site consisting of multiple fields on the edge of the settlement of Diss. There is some screening present but not to the whole site. Site is located in the Waveney Valley landscape policy area, visible from sports pitches adjacent and from some existing dwellings. There are mature trees and hedges on the site's edge. Access needs to be made. Copse and water on site mean medium biodiversity concerns. There is a likelihood of medium visual sensitivity. If the whole site was developed, this would significantly alter the character of the settlement. It is therefore considered that this site may be potentially suitable for some development, however we strongly recommend against allocating the whole site. At most, only part of the site could be suitable for allocation, adjacent to existing dwellings in south/east of site, which would also ensure a reasonable distance to shops and services. Whilst it is at the discretion of the SG, the recommended level of development would be approximately one quarter of the site for 100 dwellings.</p>	<p>The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site would still be <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to sewerage and water supply network, traffic pressures, achieving appropriate access, surface water flooding, heritage assets, and wildlife. If the whole site was developed, this would significantly alter the character of the settlement, therefore partial allocation is recommended (adjacent to existing dwellings in south/east of site). 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 GNL P is adopted.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>

GNLP0119	HELAA (2017)	<p><b>Suitable</b> - This is a current residential garden, proposed for 15-20 dwellings. So long as the site was to be developed alongside site 0291 (immediately to the south), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0291, the site is concluded as being suitable for the land availability assessment.</p> <p><b>Available</b> – immediately. <b>Achievable</b> – yes</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This site is a residential garden in Diss, located at the back of site GNLP0291. Location relates well to settlement and is a reasonable distance from the centre and services. Access would have to be established, possibly in conjunction with 0291 (immediately to the south), and if an appropriate footway could be provided there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area. Some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There is likelihood of medium visual sensitivity. The site is located in the Waveney Valley Landscape Area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p><b>This site is a proposed GNL P allocation.</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, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, traffic pressures, wildlife, landscape, and the sewerage and water supply network. 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 GNL P is adopted.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNLP0250	HELAA (2017)	<p><b>Suitable</b> - This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This site is a large open field just outside of the settlement of Diss but next to a church and cemetery. Screening is provided on one side by mature trees. Site is very open to adjacent field with medium and long-range</p>	<p><b>This site is a proposed GNL P allocation.</b> The site is adjacent to the settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the</p>

		<p>landscape area, development would need to be designed sensitively. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure an appropriate highways access, and enhanced footpath provision is probably achievable. However, especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>						<p>views into the site and out to Heywood; likelihood of medium-high visual sensitivity; and located in Waveney Valley landscape area and on slightly raised ground. Access would have to be made. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure an appropriate highways access, and enhanced footpath provision is probably achievable. However, especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area. Some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are some dwellings adjacent and a PROW on the boundary. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>	<p>site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to wildlife, landscape, achieving appropriate access, traffic pressures, and the sewerage and water supply network. 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 GNLN is adopted.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNLNP0606	HELAA (2017)	<p><b>Suitable</b> - This is a greenfield site immediately north of site 0362, to the north of Diss. It lies opposite Diss Sports Ground to the east. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Parts of the site close to this are affected by 1:100-year and 1:30-year surface water flooding, including the current access</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints and subject to only the part within the NP boundary being allocated) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>The largest part of this site is outside of the neighbourhood area and all of it is outside the settlement boundary of Diss. It is a mixed site with some existing buildings and part of it is overgrown meadow/disused field with a lot of mature trees. Existing buildings currently accommodate wastepaper recycling facility. Some biodiversity on site is likely. The site is well screened on three sides. 2 thirds of the site is in Heywoods. There</p>	<p>The site is outside the settlement boundary of Diss and partially within and partially outside the neighbourhood area. However, the site is reasonably well related to the settlement and local services, being located opposite the local sports grounds. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for</b></p>

		<p>(which serves the farm). Particularly in combination with nearby sites (and especially the large site 0362 to the south), additional traffic pressure would be put on Shelfanger Road and the surrounding area; wider traffic mitigation measures would likely be necessary. Development of this site would also add to the traffic pressure along the A1066 through Diss. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. The site is concluded as being suitable for the land availability assessment.</p> <p>Available – 1-5 years (by April 2021) Achievable – yes.</p>					<p>are views of the fields opposite and there is likelihood of low to medium visual sensitivity due to screening. Site is located in Waveney Valley landscape policy area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints. However, the parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. Allocation of the remainder of the site would need to be discussed with the relevant planning authority (Parish Council or LPA), who may wish to allocate it in their plan.</p>	<p>development and partial allocation in the Neighbourhood Plan (only those parts in the NA), subject to mitigation of constraints related to the sewerage and water supply network, surface water flooding, traffic pressures, and landscape. 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 GNL P is adopted. However, those parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>	
GNLP0341	HELAA (2017)	<p><b>Not suitable</b> - This greenfield site is currently identified as an Important Local Open Space in the South Norfolk Local Plan, and its development for retirement-led residential use would clearly adversely affect the openness of the area. In addition, the site is a very important historic open space within the Conservation Area, with strong historic links to 60 Mount Street (the only detached landscape park in Norfolk) and other listed buildings; development of the site would clearly be damaging in this context too. Whilst the precise access point(s) are unclear, it is thought likely that the highways and footpath impacts</p>	No	No	No	Yes	<p>Suitable: no Available: no Achievable: yes</p>	<p>This site is a designated open space in the local plan and has historic significance. It is located within the Diss settlement boundary. The Neighbourhood Group are aiming to achieve increased public access. Location close to the centre is very positive but due to open space designation the site cannot be allocated for housing. It is therefore considered that this site is unsuitable and unavailable for allocation in the neighbourhood plan.</p>	<p><b>This site is listed as a reasonable alternative to GNL P proposed site allocations for a limited number of dwellings. However, the Council states that this site is not preferred for allocation at the current time as it is identified as an important open space in the South Norfolk Local Plan.</b></p> <p><b>The site is subject to a current open space designation and therefore the site is assessed as currently unsuitable for</b></p>

		<p>could be mitigated satisfactorily. Given the proximity to existing development, sewerage upgrades are likely to be achievable, and the small area of surface water flooding (1 in 100-year) could either be avoided or mitigated. As a site with mature trees, were any to potentially be lost, it might affect the local bat population – further work would need to be done. Clearly, given its location adjacent to the town centre, the site is well-located to shops, with employment opportunities, public transport, a GP surgery and schools close by too. The significance of the Open Space is a major constraint and the site is concluded as being unsuitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>							<p><b>housing allocation in the Neighbourhood Plan.</b></p>
GNLP2104	HELAA (2018 addendum )	<p><b>Suitable</b>- This 50.51 ha site is located west of Shelfanger Road. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision, therefore, mitigation would be required. The centre of the site is at risk of surface flooding, and the northern border of the site is within flood zone 3, which would require mitigation. Other environmental constraints include the adjacent Brewer's Green County Wildlife Site and the southern portion of the site being within the Waveney River valley. The site is also near to numerous Grade II listed buildings, which would need consideration. Although the site has constraints it is considered suitable for the land availability assessment.</p> <p>Available – within 1-5 years (by March 2021). Achievable – yes.</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints and subject to only part of the site being allocated) <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This site is a very large open field. If fully developed this would significantly alter the character of the settlement and result in coalescence of currently distinct settlements of Diss and Roydon. Small-scale development only would be acceptable, in line with draft Policy 15. At most, it is recommended that only part of the site is allocated. Screening is present on the edges of the site only so would only be effective if whole site was developed. If only part of site was developed, then extra screening would be required. There are medium to long range views, potential impact on listed buildings and high likelihood of visual sensitivity. The site appears very rural and remote although it is adjacent to some existing</p>	<p>Development of some of the site has potential to be in keeping with the urban form of Diss, however development of the whole site would further reduce the gap between Roydon and Diss, leading to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable. Part of the site is outside and not connected to the settlement boundary of Diss but the south eastern tip of the site is adjacent to the settlement boundary. If the</p>

								<p>dwellings. A large part of the site is outside Diss. It is therefore considered that this site could potentially be suitable for allocation, however only subject to mitigation of constraints and subject to only part of the site being allocated which does not extend into the settlement gap or outside of the neighbourhood plan boundary.</p>	<p>settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, surface water flooding, wildlife, landscape, and heritage assets. However, allocation of the whole site would significantly alter the character of the settlement and threaten coalescence. Therefore, only partial allocation, adjacent to the existing dwellings and maintaining the settlement gap, is recommend. 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 GNLN is adopted. The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</b></p>
GNLP0526	HELAA (2017)	<p><b>Suitable</b> - This is a 2.7 ha site that is well-related to services in the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via adjacent land that is also promoted. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area, but these factors are thought</p>	No	No	No	Yes	<p><b>Suitable:</b> yes (subject to mitigation of constraints and subject to only part of the site being allocated)  <b>Available:</b> yes  <b>Achievable:</b> yes</p>	<p>This site is open farmland on the edge of the settlement of Roydon but well related to it. It is well screened from the road but access may be difficult to establish as it is located behind existing dwellings. There is potential for impact on listed buildings and the conservation area. Visibility is limited for the same reason. Small-scale development only would be</p>	<p>The site is adjacent to the built-up area and settlement boundary of Roydon and relates well to it. If the settlement boundary of Roydon was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan,</b></p>

		mitigatable. Other constraints, but also thought mitigatable, are constraints on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 100 metres to the north. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment. Available – within 1-5 years (by March 2021). Achievable – yes.						acceptable, in line with draft Policy 15. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints, however only part of the site should be allocated.	<b>subject to mitigation of constraints related to achieving appropriate access, heritage assets, and road network constraints. However, allocation of the whole site would alter the character of the settlement. Therefore, partial allocation would be 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 GNLN is adopted.</b>  The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.
GNLP1038	HELAA (2017)	<b>Suitable</b> - This greenfield site adjoins existing residential development to the north, and Diss Football Club's floodlit ground to the east. There is potential for noise and light nuisance from the ground, but this is probably capable of being mitigated. Some overhead cables cross the middle of the site, which are a constraint. There are two listed buildings close to the west of the site, which would need consideration. Development of the site would also "close the gap" between the built-up parts of Diss and Roydon, which would have negative townscape impacts. In terms of access, an appropriate visibility splay appears achievable although both potential access roads are narrow and could be a constraint and mitigation would be required. Some surface water flooding on parts of Brewers Green	No	No	No	Yes	<b>Suitable:</b> yes (only subject to allocating only part of the site for a limited number of homes) <b>Available:</b> yes <b>Achievable:</b> yes	This site is smaller than GNLP2104 but in a similar location and therefore creates a potential risk of coalescence. If fully developed it would close the settlement gap between Diss and Roydon. Small-scale development only would be acceptable, in line with draft Policy 15. AECOM strongly advise against allocating the part of the site which is adjacent to the sportsfield. The site is well screened all around with hedges. There is potential for impact on listed buildings and mature trees are located on the site boundary. The site is relatively close to the town centre (1km to the centre of Diss). Access would need establishing. It is considered	Part of the site is outside and not connected to the settlement boundary of Diss but the south eastern tip of the site is adjacent to the settlement boundary and relates well to existing residential development. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to noise and light nuisance from the sports ground, heritage assets, coalescence, achieving appropriate access, surface water flooding, and</b>

		<p>and Factory Lane may affect access decisions. Enhancements to the sewerage and water supply network would be needed, but given the proximity to existing connected areas, this should not be a problem. Some mitigation may be required due to the proximity of Brewers Green County Wildlife Site 25m to the west. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. There are constraints that will require mitigation however, based on current evidence, the site is concluded as being suitable for the land availability assessment.</p> <p>Available – not specified. Achievable – yes.</p>						<p>that the site is potentially suitable for allocation, however only subject to allocating only the western end of the site adjacent to existing dwellings for a limited number of homes. It is important to be aware that there are two listed buildings close to the west of the site which would need consideration, as well as Brewers Green County Wildlife Site 25m to the west. Planning permission was granted in 2014 for the erection of a small storage building on the site (reference: 2014/1872), indicating that the principle of development on this site has been established although not for residential development.</p>	<p>wildlife. Allocation of the whole site would close the settlement gap. Therefore, partial allocation avoiding coalescence 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 GNL P is adopted.</p> <p>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</p>
GNL P0599	HELAA (2017)	<p><b>Suitable-</b> This greenfield site lies between Diss and Walcot Green. 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. The site could impact on some listed buildings in Walcot Green, but is thought likely to be mitigatable. Particularly in combination with site 599, pressure would be put on the local road network, but if access would be via a continuation of Walcot Rise (to the south), this would likely be acceptable in highway terms. If access to narrow Walcot Road was considered, some mitigation to the bend (which has poor visibility) would likely be required. There are no significant areas of flood risk on</p>	No	Yes - An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration.	No	Yes	<p>Suitable: yes, but only for partial allocation. Available: yes Achievable: yes</p>	<p>This large rural site is adjacent to existing dwellings and the settlement boundary of Diss at its southern end but otherwise very rural and remote from existing services and very highly constrained. Development would have visual impact on the adjacent nursing home. There is a single very large tree on the edge of the site which may require protection. Proximity of the site to the nearby high school is positive. There is potential for impact on listed buildings and conservation area. Currently there is no pavement and no possibility to add a pavement without removal of mature trees/hedgerows. Hedges provide screening on one side but there is no screening</p>	<p>The site is adjacent to the built-up area and settlement boundary of Diss but highly constrained. If the settlement boundary of Diss 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 the sewerage system, heritage assets, pressure on the local road network, and achieving appropriate access. 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</p>

		<p>the site, just some minor surface water flooding risks along the eastern boundary with the railway line. The site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately</p> <p>Achievable – yes.</p>						<p>on other sides. Site is likely to have medium visual sensitivity. The HELAA also notes likelihood of some landscape impacts. Visibility is restricted as the site is between two bends in the road. Therefore there are access concerns regarding safety unless alternative access was possible to create via residential area to the south of the site (Walcot Rise). Alternative safe access could be created if the site was developed as a high school expansion rather than residential. It is considered that the site is potentially suitable for partial allocation, however only if constraints can be mitigated. The site is not in a very sustainable location for development at present. An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration. If permission is granted the site would not need to be allocated in the NP although support for development at this location could be demonstrated through an allocation.</p>	<p><b>and 7.5, once the GNLP is adopted.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p> <p>(No decision is showing on the Council website for the 2019 outline application).</p>
GNLP1044	HELAA (2017)	<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</p>	No	No	No	Yes	<p>Suitable: no</p> <p>Available: yes</p> <p>Achievable: yes</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</p>	<p><b>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</b></p>

		<p>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> <p>Available – does not specify. Achievable – yes.</p>						<p>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 all allocation due to significant highways concerns.</p>	<p><b>information available to AECOM.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
GNLP1003	HELAA (2017)	<p><b>Not suitable</b> - This greenfield site lies on the eastern edge of Walcot Green beyond the edge of Diss, which benefits from a wide range of core services and facilities, but the site is at some distance from the town and a limited number of services would be in reasonable walking distance. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and only small parts of the site and the adjoining roadway are subject to surface water flooding. Anglian Water have not commented specifically on this site in relation to</p>	No	No	No	Yes	<p><b>Suitable:</b> no <b>Available:</b> yes <b>Achievable:</b> yes</p>	<p>This site is garden land wrapped around an existing dwelling outside of the Diss settlement boundary. There are a large number of mature trees present on the southwestern corner of site, as well as mature hedges. There could be potential impact on heritage assets and a listed building. Site is located opposite a field on a bend in the road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore</p>	<p>The site is located opposite a field on bend in road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore considered that this site is <b>currently unsuitable for allocation due to significant highways concerns, similar to site GNLP1044.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>

		<p>water infrastructure but on the basis of other sites in Diss it is likely that off-site mains reinforcement and sewerage upgrades would be necessary. The site adjoins the locally identified Waveney River Valley protection zone and is within 150m of a County Wildlife Site at Frenze Brook: some mitigation is likely to be necessary. Development would not result in the loss of any locally protected open space or high quality agricultural land. There could be potentially harmful impacts on heritage assets in Walcot Green and the setting a Grade I-listed church in nearby Frenze. Particularly in combination with sites 0599 and 1044, 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 imposed by the unsuitable road network.</p> <p>Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.</p> <p>Available – does not specify. Achievable – yes.</p>						<p>considered that this site is currently unsuitable for allocation due to significant highways concerns similar to site GNLP1044.</p>	
GNLP0112	HELAA (2017)	<p><b>Suitable</b>- This is a small greenfield site for about 4-8 dwellings. The sewerage system would need upgrading, but this would be likely to be achievable, given the proximity of existing development. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. There are no significant areas of flood risk on the site, just a small area of surface water flooding risks along the northern boundary. The site would not affect the setting of any heritage assets, and any noise impacts from the railway line and Diss Business</p>	No	No	No	Yes	<p><b>Suitable</b>: yes (subject to mitigation of constraints) <b>Available</b>: yes <b>Achievable</b>: yes</p>	<p>This is a small, very narrow and overgrown greenfield site at the edge of Diss settlement boundary with potential difficulties creating access. The area best suited for access is adjacent to a pond with protected newts on site. There are potential biodiversity impacts due to the pond. Screening is provided on two sides by mature trees and hedgerows. The site is next to a railway bridge and access is on a bend in the road near traffic lights. The site is also</p>	<p>The site is adjacent to the built-up area and settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to the sewerage system, noise impacts, wildlife, and achieving appropriate access. If the settlement</b></p>

		<p>Park) would be limited and likely to be mitigatable. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Appropriate access to the site may not be easy to secure, as it would inevitably be close to the junction of Frenze Hall Lane and Walcot Green. Walcot Green to the east passes underneath the railway line, and this link would need to be maintained appropriately. Whilst appropriate highways mitigation work would need to be demonstrated, the site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>					<p>opposite a high pressure gas station and protected tree, which is the reason why the road can't be widened. It is considered that this site could be potentially suitable for allocation, however only subject to mitigation of constraints.</p>	<p><b>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.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>	
GNLPO185	HELAA (2017)	<p><b>Not suitable</b> - The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the south-west and the main Norwich-London rail line immediately to the east. It falls partly within local plan allocation DIS 1. Diss benefits from the full range of core services and facilities and the site is highly accessible. There are no known constraints from utilities infrastructure on site, but the proximity of the rail line may impose a noise constraint. The site has no known constraints from contamination/ground stability and only minimal risk of surface water flooding to a small part. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes in the immediate vicinity of the site, but the locally designated River Waveney Valley protection zone is in close proximity. The site is also within a 3km protection zone around SSSIs</p>	No	<p>The site is subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis.</p>	No	Yes	<p><b>Suitable:</b> no <b>Available:</b> no <b>Achievable:</b> yes</p>	<p>Site is already allocated in local plan therefore not required for allocation in neighbourhood plan.</p>	<p><b>Site is already allocated in Local Plan therefore not appropriate for allocation in the Neighbourhood Plan.</b></p>

		and a County Wildlife Site is 300m away which may result in a need for some mitigation. There would be no significant impacts on heritage assets or on townscape. Initial highway evidence has indicated that access constraints could be overcome through development and that any impact on the local road network could be mitigated. The site is considered suitable for the land availability assessment. The site is however subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis. <b>Available</b> – in 1 to 5 years (by April 2021). <b>Achievable</b> – yes.							
GNLP0102	HELAA (2017)	<b>Suitable</b> - This site is in use as a grain processing and storage facility (and has been for decades), and so is a brownfield site. There is therefore the potential for some land contamination. Any potential access constraints and localised highway impacts could probably be overcome through re-development, although improvements to the Sawmills Road/Victoria Road junction may be necessary and general peak-time traffic congestion along the A1066 is acknowledged. The site is well-located to local services, being adjacent to the railway station (which is Grade II-listed) and close to employment opportunities and within easy reach of schools and the town centre (1.8km to centre of Diss). Whilst the site is proximal to the railway line and other employment uses, any noise impacts are thought likely to be able to be mitigated. Some sewerage upgrades are likely to be necessary. Some mitigation measures may be necessary due to	No	A planning application (reference: 2015/2816) was submitted in 2015 for demolition of existing buildings on site and outline planning application for up to 90 dwellings but was later withdrawn.	No	Yes	<b>Suitable</b> : yes potentially, however may be better suited to allocation as employment rather than housing site <b>Available</b> : yes <b>Achievable</b> : yes	Site is currently in employment use as grain storage. The site and area are clearly industrial in character and part of a business park within the Diss settlement boundary. Site could be suitable for residential use due to its location in close proximity to railway station, a reasonable distance from the town centre (1.8km to the centre of Diss) and within the settlement boundary. However, it may be better suited for continued employment use. It is likely to have low visual sensitivity. The site has potential contamination issues due to its current use and there is potential for impact on the adjacent listed station. It is considered that this site could be potentially suitable for allocation, however may be better suited to allocation as employment rather than	<b>This site is a proposed GNL P allocation.</b>  Development on the site would be in line with GNL P Reg 18 draft Policy 7.2 as the site is within the settlement boundary of Diss and well related to services and therefore the site is still <b>potentially suitable for development and allocation, subject to mitigation of constraints relating to its location in an employment area, contamination and heritage impact.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.

		<p>the proximity of Frenze County Wildlife Site. There are some likely constraints affecting this site, including potential contamination and highways impacts, but they should be able to be overcome. The site is concluded as suitable for the land availability assessment. <b>Available</b> – in 1 to 5 years (by April 2021). <b>Achievable</b> – yes.</p>						<p>housing site. A planning application (reference: 2015/2816) was submitted in 2015 for demolition of existing buildings on site and an outline planning application for up to 90 dwellings, but this was later withdrawn.</p>	
GNLP1045	HELAA (2017)	<p><b>Not suitable</b> - This brownfield site (former industrial and railway land) is proposed for residential development. It lies just east of the railway line and is surrounded by existing industrial development to the north and south, with residential development to the east. Given past uses, there may be some contaminated land on the site, and careful mitigation measures would likely be necessary to manage noise from the railway line and adjoining industrial uses. Some 1-in-100 year surface water flooding risks on the southern part of the site would need to be mitigated, and the sewerage and surface water networks would need to be upgraded (which seems possible). Access to the highways network would be unlikely to cause any difficulties. The site lies close to a range of services, including employment opportunities, schools, shops and the railway station. There would be no impact on any designated heritage assets, although some mitigation of recreational impacts on Frenze Brook County Wildlife Site may be necessary. The site is subject to an existing allocation for employment uses, a form of development different from that which is being proposed. Should this proposal be taken forward it would be subject to</p>	No	<p>The site is subject to an existing allocation for employment uses, a form of development different from that which is being proposed. Should this proposal be taken forward it would be subject to acceptance of the loss of the existing committed use. Therefore, the site is not considered to offer additional capacity for the land availability assessment.</p>	No	Yes	<p><b>Suitable:</b> no <b>Available:</b> no <b>Achievable:</b> yes</p>	<p>Site is currently allocated as employment land in the local plan and therefore does not require allocation through the neighbourhood plan.</p>	<p><b>This site is listed as a reasonable alternative to proposed allocations in the GNLP (however not a site currently preferred for allocation by the Council).</b></p> <p>However, the group have since confirmed to AECOM (27 November 2020) that SNC now agree for site GNLP1045 to be considered for residential use.</p> <p>Development on the site would be in line with GNLP Reg 18 draft Policy 7.2 as the site is within the settlement boundary of Diss and therefore the site is now deemed <b>potentially suitable for development and allocation, subject to mitigation of constraints relating to its location in an employment area, potential contamination, flood risk and making appropriate highways access.</b></p> <p>The site is also now marked <b>available for development</b> (it was previously unavailable), in line with the</p>

		acceptance of the loss of the existing committed use. Therefore, the site is not considered to offer additional capacity for the land availability assessment. <b>Available</b> – does not specify. <b>Achievable</b> – yes.							above, and therefore could be potentially allocated in the Neighbourhood Plan.
GNLP2067	HELAA (2017)	<b>Suitable</b> - This 0.42 ha site is located south of Victoria Road suggested for warehousing, business and offices. The adjacent building is a C2 residential care home which could conflict with the proposed use. The site is wholly within flood zone 2 and the boundary of the site is within flood zone 3. Other environmental considerations are that the site is adjacent to Stuston Common and is within the Waveney river valley. Although the site has constraints it is considered suitable for the land availability assessment. <b>Available</b> – does not specify. <b>Achievable</b> – yes.	No	The site has been proposed for employment uses; It is considered that the site is potentially suitable for allocation, however may be more suited to allocation as an employment site, subject to mitigation of constraints.	No	Yes	<b>Suitable</b> : yes (subject to mitigation of constraints) <b>Available</b> : yes <b>Achievable</b> : yes	This is a small scale site on the edge of the settlement of Diss. Its western edge is adjacent to the settlement boundary. It is screened on three sides by trees/hedgerows, including some mature trees. It is not screened on the side adjacent to the road. Existing access exists. The site is relatively far from the town centre and near to land used for employment as well as adjacent to a nursing home. The edges of the site are on the boundary with Mid Suffolk and with Scole Parish but due to its small scale, development would not lead to coalescence with Scole. The site has been proposed for employment use. It is considered that the site is potentially suitable for housing allocation, however may be more suited to allocation as an employment site, subject to mitigation of constraints.	The site is adjacent to the built-up area and settlement boundary of Diss. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to flooding and the environment and subject to not being allocated for employment. 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 GNL P is adopted.</b> The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.
GNLP0104	HELAA (2017)	<b>Suitable</b> - This greenfield site is proposed for 6-10 residential dwellings and is sandwiched between existing residential development to the south and the A1066 to the north. If highway access can be secured to Sandstone Way, then the highway impacts may be acceptable; but if a direct access to the A1066 was	No	No	No	Yes	<b>Suitable</b> : yes <b>Available</b> : yes <b>Achievable</b> : yes	This is a small greenfield site, which is located adjacent to the settlement boundary on two sides, on the side of Diss which faces Roydon. The site meets policy 15. It is too small to threaten coalescence. It is well related to the settlement and located at a reasonable distance to	The site is partially within and adjacent to the settlement boundary of Diss and relates well to the settlement. If the settlement boundary of Diss was extended to include this site, taking into account emerging draft policy 7.2, the site is <b>potentially appropriate for</b>

		<p>needed instead, it would be more problematic. Either way, noise mitigation measures may be necessary as the A1066 is a 40mph zone adjacent to the site. Given its location not far from the town centre, the site is well-located to shops, with employment opportunities, public transport, and schools close by too. There are no flooding constraints, and as a relatively small site adjacent to existing development, some modest sewerage upgrades are likely to be deliverable. No heritage assets would be affected adversely. The site is fairly close to the River Waveney, and within 200m of Roydon Fen Local Nature Reserve; some mitigation measures may be necessary. A number of constraints are identified but subject to being able to overcome these the site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>					<p>shops and services. Potential access maybe be possible to establish through the existing residential area. The site is visible to the road and to existing dwellings with no screening to that side so may require some screening. Currently the site has some trees on its edge and almost no hedges. It is likely to have medium visual impact / sensitivity as it is located close to existing dwellings. It is considered that this site is suitable for allocation and only subject to minor constraints.</p>	<p><b>development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to achieving appropriate access, noise and landscape. 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.</b></p> <p>The site was confirmed as <b>available for development</b> in 2019 and no information to the contrary has been received since.</p>
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# Appendix B Individual Site Assessment

# Site 1

1. Site Details	
<b>Site Reference / Name</b>	Site 1
<b>Site Address / Location</b>	Current Leisure Centre, Diss
<b>Gross Site Area</b> (Hectares)	0.31
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Leisure Centre with parking
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation (submitted by South Norfolk Council - the Landowner)
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern site boundary is adjacent to the A1066. The eastern boundary is adjacent to the garden centre and car park, as well as one house. The southern boundary is adjacent to a field and the River Waveney. The western boundary is adjacent to housing.
	

**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

## 2. Assessment of Suitability

**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

**2. Assessment of Suitability**

**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.* However, site is adjacent to a large area which is in Flood Zone 2 and 3.

**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*

*Medium Risk*

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

*Yes / No / Unknown*

*No*

**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>
<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>Flat or 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 from the A1066 (two access points)</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 from the A1066 (two access points)</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 - access from the A1066 (two access points)</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>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>	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>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	Yes - loss of the existing leisure centre however the Council have 3 possible sites for the new Leisure Centre.

**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)	400-1200m	<400m	400-1200m	400-1200m	<1600m	400-800m	<400m

**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>Low sensitivity - site is contained from views</p>
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>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>
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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site located in Diss and Roydon built up area – classed as “Main Town”, therefore draft policy 7.2 of the GNLP Reg 18 applies: Housing target = 400 (743 overall target - existing commitment of 343 = 400); “Substantial levels of development expected” (so larger sites are acceptable); Location: development should be within settlement boundary; Also draft policy 6 on economy states that development should avoid loss of local services.</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>Previously developed land</p>

**2. Assessment of Suitability**

<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</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 /</i>  <i>Outside and not connected to</i></p>	<p>Within 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>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**

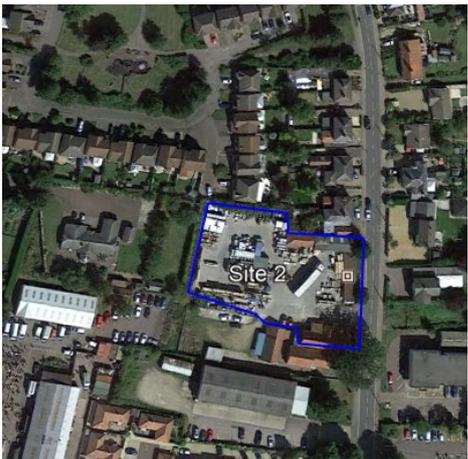
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - development of the site would involve demolition of the existing leisure centre</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>0.31x25=7.75 = 8 dwellings (AECOM calculation based on 25 dph)</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/allocated in the GNLP Diss and Roydon site allocations document.                  South Norfolk Council are currently looking at 3 possible sites for a new Leisure Centre. The existing site was originally considered but a decision was made that even if they purchased an adjacent site there was not enough space for a modern fully functioning Leisure Centre there and the parking that it would require. The plans going forward are to build a new centre at one of 3 other sites currently being assessed for feasibility aiming to start build in 2023. At least 2 of the 3 sites being considered are currently available. South Norfolk Council had hoped to start earlier but the pandemic has put this back by at least a year until 2023. The current Leisure Centre will be kept open until a new one is built. South Norfolk Council as the landowners of the current site have asked that the Group include this in the site assessment as they will want to find another use for the site when this happens and housing is something they would welcome.</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>                  Yes / No</p>	<p><b>The site is suitable, available and achievable</b></p> <p>Yes - development of the site would involve demolition of the existing leisure centre</p>

<p><b>Summary of justification for rating</b></p>	<p>South Norfolk Council is currently looking at 3 alternative sites for a new Leisure Centre, with a provisional starting date of 2023 for development.</p> <p>The current Leisure Centre site, which includes a surface level car park is therefore available for development. If the site was to be redeveloped for housing then it is expected that the Leisure Centre would need to be re-provided on another site accessible to residents. GNLP Reg 18 draft policy 6 stipulates that development should avoid loss of local services.</p> <p>The site is located within the settlement boundary and built-up area of Diss and is adjacent to other commercial and residential uses. It is in a residential area and is favourably located in relation to services and facilities, within walking distance to public transport and Diss town centre, as well as being in close proximity to the National Cycle Network Route 30. The site is adjacent to the walk-cycle network priorities route which is part of the Diss Improvement Strategy April 2020 produced by Norfolk County Council. A key improvement which would benefit future residents should the site be redeveloped is the continuation of the existing shared-use cycleway from Diss Leisure Centre to connect with the pedestrian crossing opposite Diss Methodist Church.</p> <p>There are two existing access points from the A1066 which could serve as vehicular and pedestrian access to a residential development.</p> <p>There are no environmental or heritage designations within or adjacent to the site.</p> <p>The site is at medium risk of surface water flooding. The site would need a water management strategy to ensure no additional runoff from the development, but as the site is entirely impermeable this is not likely to be an issue.</p> <p>Overall, due to its favourable location and low level of constraints, the site is suitable for redevelopment for housing and is therefore appropriate as a candidate for allocation in the Neighbourhood Plan, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location.</p>
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## Site 2

1. Site Details	
<b>Site Reference / Name</b>	Site 2
<b>Site Address / Location</b>	Travis Perkins Site, Shelfanger Road, Diss
<b>Gross Site Area</b> (Hectares)	0.30
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Travis Perkins site - largely a yard with storage and office facilities.
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to housing. The eastern boundary is adjacent to Shelfanger Road (B1077). The southern boundary is adjacent to ATS Euromaster Diss Tyre shop. The western boundary is adjacent to a private garden.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	No
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	No

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>	No
<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>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<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>	Yes - access from Shelfanger Road (B1077)
<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>	Yes - access from Shelfanger Road (B1077)
<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>	Yes - access from Shelfanger Road (B1077)
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - TPO reference: SN034, category number:1, species: oak.
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

## 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
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	400-800m	400-800m

### 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.

**Low sensitivity** - no identifiable landscape features in the site

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>Low sensitivity - site is contained from views</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site located in Diss and Roydon built up area – classed as “Main Town”, therefore draft policy 7.2 of the GNLP Reg 18 applies;  Housing target = 400 (743 overall target - existing commitment of 343 = 400);  “Substantial levels of development expected” (so larger sites are acceptable);  Location: development should be within settlement boundary;  Also draft policy 6 on economy states that development should avoid loss of commercial premises.</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>Previously developed land</p>

2. Assessment of Suitability	
<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>Within the existing built up area (infill)</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 the existing settlement boundary</p>
<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>No</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>  <i>Yes / No / Unknown</i></p>	No
<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>	Unknown
<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>	Not currently available
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>	Unknown
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>0.3x25=7.5 = 8 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A as not available</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document.</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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>While this brownfield site (current use is Travis Perkins) was originally submitted to the Neighbourhood Plan consultation, the owners have now confirmed their decision that the site is currently no longer available for development. However, any site that is not currently known to be available but may be a future prospect can still be included in the NP (possibly as a 'aspiration') and a development brief or set of development principles including design can be included to guide development in the future, should the site become available.</p> <p>The site is within the settlement boundary and built-up area of Diss. The site is flat and is largely a yard with storage and office facilities. The site is favourably located to services and facilities and is within walking distance to public transport and the town centre. The wider context of the site is residential.</p> <p>There is access to the site from Shelfanger Road (B1077). The site contains no identifiable landscape features and is contained from views.</p> <p>There is one tree protection order (TPO; reference: SN034, category number:1, species: oak) on site which does not necessarily preclude development but would need to be considered at detailed design stage.</p> <p>Travis Perkins is a commercial site and GNLP draft policy 6 states that development should avoid loss of commercial premises.</p> <p>Due to its favourable location and low level of constraints, this site is suitable for redevelopment as housing, subject to mitigation of minor constraints and subject to the commercial premises being re-provided elsewhere.</p> <p>However, as the site is not currently available, it is not currently appropriate for allocation in the Neighbourhood Plan.</p>

## Site 3

1. Site Details	
<b>Site Reference / Name</b>	Site 3
<b>Site Address / Location</b>	Land opposite White House Farm, Snow Street, Roydon.
<b>Gross Site Area</b> (Hectares)	0.40
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6-8 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Snow Street. The eastern, southern and western boundaries are 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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	No
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 3

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>	No
<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>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<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>	Yes - access could be made from Snow Street easily.
<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>	Yes - access could be made from Snow Street easily. However, there is currently no pedestrian footpath connecting the site to nearby community facilities.
<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>	Yes - access could be made from Snow Street easily.
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

## 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>	400-1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

### 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: #00AEEF;">Low sensitivity</p> <p>- 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><b>High sensitivity</b> - the site is located in open countryside. There are intermittent views through gaps in the hedgerow across fields towards the built-up area of Roydon.</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/or mitigation possible</b> - Grade II Listed building opposite the site (White House Farmhouse)</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 or no requirement for mitigation</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>The site is located in Roydon but outside the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Housing target = 25 additional dwellings; draft policy 7.2 of the GNLP Reg 18 does not apply;</p> <p>Policy 7.4 of the GNLP Reg 18 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 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development states that: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural 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>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>Outside and not 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>	Yes
<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>	Unknown
<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>	Available now / 0-5 years
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>	Unknown
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>0.4x0.85=0.34. 0.34x25=8.5 = 9 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/allocated in the GNLP Diss and Roydon site allocations document..</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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable</b><sup>69</sup></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This greenfield site is available for development. The site is not within or adjacent to settlement boundary and not well related to the settlement. There is currently no access onto the site, however, access could be created onto Snow Street. Similarly, the site lacks a pedestrian footpath linking the site with the community facilities. The site is located reasonable close to services and facilities and the village centre of Roydon.</p> <p>The site constitutes high quality agricultural land directly opposite a number of farmhouse buildings and homes along Snow St. White House Farmhouse opposite the site is Grade II listed and therefore mitigation would be required to reduce the impact of the development of the site on the designated heritage asset.</p> <p>The site is located in open countryside and there are intermittent views through gaps in the hedgerows across fields towards the built-up area of Roydon.</p> <p>The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster.</p> <p>Overall, due to its location disconnected and remote from the settlement, limited sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>

<sup>69</sup> Standard wording used which means the site is not suitable for allocation. It does not necessarily mean the site is not available (see Section 3 for availability)

## Site 4

1. Site Details	
<b>Site Reference / Name</b>	Site 4
<b>Site Address / Location</b>	The old Sewerage Works, Roydon
<b>Gross Site Area</b> (Hectares)	1.81
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Former sewerage site
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/SHLAA)	25-30 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern, eastern, southern and some of the western boundary are adjacent to open fields. A very small edge of the western boundary is adjacent to Snow Street.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	No
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)

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> - a small part of the site is within a Woodland Priority Habitat</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>
Physical Constraints	
<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>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brew ers Green 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>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brew ers Green 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>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brew ers Green 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></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></p> <p>Yes / No / Unknown</p>	Unknown - the site potentially has contamination issues
<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>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</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)	400-1200m	>800m	>1200m	400-1200m	1600-3900m	<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.

Low sensitivity

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>Medium sensitivity</b> - The site is contained and screened on its eastern and southern boundary, but open to views of large agricultural fields to the north and west.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>The site is located in Roydon but outside the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Housing target = 25 additional dwellings; draft policy 7.2 of the GNLP Reg 18 does not apply; Policy 7.4 of the GNLP Reg 18 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 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</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>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>Outside and not 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>Unknown</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>1.81 x 0.85 = 1.5385. 1.5385 x 25 = 38.4625 = 38 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/allocated in the GNLP Diss and Roydon site allocations document. The Neighbourhood Group states that the site is "brownfield land" with "services already available onsite". The site was a former Sewage works.</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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>This brownfield site is available for development. The site is removed from the built-up area of Roydon and located in open countryside. The site was a former Sewage Station, with infrastructure visible on site. The site potentially has contamination issues which could impact the viability of the site. The site is not located in close proximity to services and facilities nor the town centre and therefore is not easily accessible. The site is at risk of surface water flooding and therefore significant mitigation may be required. Access to the site is through a County Wildlife Site, with the main site removed from Brewers Green Lane.</p> <p>Although the site is contained and screened on its eastern and southern boundary, the site is open to views of large agricultural fields to the north and west.</p> <p>The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster.</p> <p>Overall, due to its location disconnected and remote from the settlement, lack of sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>

## Site 5 - Options A & B

1. Site Details	
<b>Site Reference / Name</b>	Site 5 - Options A & B
<b>Site Address / Location</b>	Land at Manor Farm House, Roydon
<b>Gross Site Area</b> (Hectares)	Total gross site area approx. 0.45 (excluding farmhouse)  Development option A: approx. 0.12; Development option B: approx. 0.33;
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Manor Farmhouse and grounds
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Up to 10 dwellings (as per submission to Neighbourhood Group)
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to a house and private garden. The eastern and western boundaries are adjacent to fields. The southern boundary is adjacent to Crick's Walk.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - Grade 3

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>
Physical Constraints	
<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> - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor 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> - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor 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> - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor 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>No</b></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><b>Yes, within</b> - there are a number of mature trees on 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
Distance (metres)	<400m	<400m	>1200m	400-1200m	1600-3900m	<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.

Low sensitivity

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> - the site is contained and well screened by trees.</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><i>Directly impact and/or mitigation not possible</i> - Grade II listed Manor Farmhouse located within the site boundary</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><i>Limited or no impact or no requirement for mitigation</i></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>Character and River Valleys &amp; draft GNLP policy 2 on Sustainable Communities (re. protection of river valleys); Site is adjacent and connected to Diss and Roydon built up area – classed as “Main Town”; however it is not within the settlement boundary and therefore draft policy 7.2 of the GNLP Reg 18 does not apply;</p> <p>Policy 7.4 of the GNLP Reg 18 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 units max. in total, with good access to services incl. safe routes to schools, subject to other policies and no cumulative negative impact on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and 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>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>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>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>0.65x0.85=0.5525. 0.5525x25=13.8125 = 14 dwellings (assuming option A and B are allocated). If option A is allocated then it is 0.12x25=3 dwellings and if just option B is allocated then it is 0.33x25=8 dwellings; However, as the site only meets draft policy 7.5 on Windfall, only development up to a max. of 3 dwellings should be allocated.</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/allocated in the GNLDP Diss and Roydon site allocations document. The landowner has split the site into two - option A and option B (see map). If option A is allocated then access would be from the land running parallel to Brewers Green and then to travel east to west onto Cricks Walk. If option A and B were allocated then access would be from Cricks Walk turning left by the pond (the pond was filled years ago and therefore does not exist). There is another access from Brewers Green but this is not the landowners preferred option.</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>  <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>

<p><b>Summary of justification for rating</b></p>	<p>This site is a mixed green and brownfield site available for development.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. The site is also adjacent to an area of common land. There are two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road. The site is in close proximity to Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation must take place if the site was developed, to prevent surface water flooding. Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of potential for harmful effects from development, the designation 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 Manor Farm, which includes the Grade II thatched Manor Farmhouse. This is another key constraint to development.</p> <p>Mature trees are also located on site and therefore development may need to avoid the trees.</p> <p>It is important to be aware that the site is located within the River Valleys Extents, where proposed development must have regard to adopted Policy DM 4.5 Landscape Character and River Valleys and GNLP draft policy 2 (Sustainable Communities) which stipulates that development is required to "respect, protect and enhance landscape character ... and maintain strategic gaps and landscape settings, including river valleys".</p> <p>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 flood risk, heritage, biodiversity, trees and landscape. 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>
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## Site 6

1. Site Details	
<b>Site Reference / Name</b>	Site 6
<b>Site Address / Location</b>	South of the A1066, Roydon
<b>Gross Site Area</b> (Hectares)	1.15
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to High Road (A1066). The eastern boundary is adjacent to Tottington Lane. The southern boundary is adjacent to an open field. The western boundary is adjacent to a private garden.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	No
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 3

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>	No
<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>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<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>	Yes - site access could be gained from A1066
<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>	Yes - site access could be gained from A1066
<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>	Yes - site access could be gained from A1066
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

## 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>	<b>Yes</b> - A powerline crosses the eastern part of the site from north to south.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>No</b>

### 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>	<b>&lt;400m</b>	<b>&lt;400m</b>	<b>&gt;1200m</b>	<b>&lt;400m</b>	<b>1600-3900m</b>	<b>&lt;400m</b>	<b>&gt;800m</b>

### 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.

**Low sensitivity** - The wider site slopes from north-west to south-east towards the river valley, with site 6 having a gentle slope than the lower ground of the southern part of the wider site and field. Apart from the sloping river valley nature of the land, there are no identifiable landscape features of value in the site.

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>High sensitivity</b> - As Roydon is on higher ground, there are views from the site of the built-up area of Diss and Wind Turbines further to the southeast. There is a hard boundary (no landscaping) between the built-up area of Roydon and 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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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 DM 4.5 Landscape Character and River Valleys &amp; draft GNLP policy 2 on Sustainable Communities (re. protection of river valleys); Site is located adjacent to Diss and Roydon built up area – classed as “Main Town”, therefore draft policy 7.2 of the GNLP Reg 18 does not apply as it stipulates development should be within the settlement boundary; Policy 7.4 of the GNLP Reg 18 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 no negative cumulative impact on character and scale of settlements in cluster. 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>Yes - risk of coalescence between Roydon and Diss</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>Unknown</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>1.15x0.85=0.9775. 0.9775x25=24.4375 = 24 dwellings However, as the site only meets draft policy 7.5 on Windfall, only development up to a max. of 3 dwellings should be allocated.</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/allocated in the GNLP Diss and Roydon site allocations document. The site does not have access onto High Road, but has road frontage and potential to create access. As the site is located on a long bend on the A1066 that includes a junction with Old High Road (to Roydon Primary School), the potential to create access onto High Road would be subject to consultation with the Highways Authority.</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>  <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>

### Summary of justification for rating

This greenfield site is currently a field but is adjacent to housing and is available for development.

The site does not have access onto High Road but has a road frontage and potential to create access. As the site is located on a long bend on the A1066 that includes a junction with Old High Road (to Roydon Primary School), the potential to create access onto High Road would be subject to consultation with the Highways Authority.

The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant.

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 designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.

As Roydon is on higher ground, there are views from the site of the built-up area of Diss and Wind Turbines further to the southeast. This is an issue as there is a hard boundary (no landscaping) between the built-up area of Roydon and the site. The wider site slopes from north-west to south-east towards the river valley, with site 6 having a gentler slope than the lower ground of the southern part of the wider site and field. Apart from the sloping river valley nature of the land, there are no identifiable landscape features of value in the site. The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys and draft policy 2.

Development of the site has potential to be in keeping with the urban form of Roydon, however development of the site would further reduce the gap between Roydon and Diss, leading to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, possibly in conjunction with Site 7.

This site is adjacent to and connected 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 habitat, views, landscape and the threat of coalescence. 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.

## Site 7

1. Site Details	
<b>Site Reference / Name</b>	Site 7
<b>Site Address / Location</b>	Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties, Roydon
<b>Gross Site Area</b> (Hectares)	1.20
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<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 Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Old High Road. The eastern boundary is adjacent to a field. The southern and western boundary is adjacent to High Road (A1066).
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - Grade 3

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - there is no access to the site however the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</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 no access to the site however the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</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 no access to the site however the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</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>

## 2. Assessment of Suitability

<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Unknown
<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
Distance (metres)	400-1200m	<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.

#### 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.

**Low sensitivity** - The site has no identifiable landscape features other than the sloping valley land form located within open countryside between the two built-up areas of Diss and Rodon.

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>High sensitivity</b> - The site is on lower ground than the primary school as the landform gently slopes from the Old High Road to Denmark Lane and the A1066. There are views across the site from the Old High Road across River Waveney Valley and to the southeast of large wind turbines over the built area of Diss. The site can be seen through breaks in the hedgerow on approach to both settlements due largely to the sloping nature of the landform.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>The site is located in Roydon but outside/adjacent the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Housing target = 25 additional dwellings; draft policy 7.2 of the GNLP Reg 18 does not apply; Policy 7.4 of the GNLP Reg 18 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 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural 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>Yes - risk of coalescence between Roydon and Diss</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>Unknown</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>As the site only meets draft policy 7.4 or 7.5, only development up to a max. of 15 (if affordable housing development) or 3 dwellings should be allocated.</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/allocated in the GNLP Diss and Roydon site allocations document.</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>  <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>

<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield site which is available for development.</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.</p> <p>The north-eastern part of the site is closer to Diss' services. The site is opposite Roydon Primary School but removed from the linear form of Roydon, whereby the development of Site 6 may be considered sequentially preferable. There is currently no access to the site. However, the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation is required if developed.</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, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>Site 7 forms part of a wider field and does not have a defensible boundary to the east. There are views of the hard urban edge of Diss from the site and therefore the site has high sensitivity to visual amenity. The site is on lower ground than the primary school as the landform gently slopes from the Old High Road to Denmark Lane and the A1066. There are views across the site from the Old High Road across River Waveney Valley and to the southeast of large wind turbines over the built area of Diss.</p> <p>Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site has no identifiable landscape features other than the sloping valley land form located within open countryside between the two built-up areas of Diss and Roydon. The site can be seen through breaks in the hedgerow on approach to both settlements due largely to the sloping nature of the land form.</p> <p>Development of the site would further reduce the gap between Roydon and Diss therefore lead to a threat of coalescence. A recently completed housing scheme can be seen at the end of the wider field which site 7 forms part of. Development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, particularly in conjunction with Site 6.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon.</p> <p>If the settlement boundary 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</p>
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	<p>constraints related to habitat, landscape, character, views and the LPAs view on coalescence of Roydon and Diss. 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>
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## Site 8

1. Site Details	
<b>Site Reference / Name</b>	Site 8
<b>Site Address / Location</b>	Brewers Green Lane, opposite the main entrance to the football club. Roydon
<b>Gross Site Area</b> (Hectares)	1.50
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural paddock with agricultural access onto Brewers Green Lane
<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 Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	Reference: 2006/1156. Address: Vacant Land at Brewers Green Lane Roydon. Proposal: Erection of new Catholic Church with Priest Flat over, detached garage, car parking and access. Status: Refused (July 2006). Reason for refusal: the proposed development does not provide off-site facilities for pedestrians to link with existing provision. The unclassified road serving the site is also considered to be inadequate to serve the development proposed. The application is also contrary to certain policies in the Norfolk Local Plan 2003.
<b>Neighbouring uses</b>	The northern and western boundaries are adjacent to fields. The eastern and southern boundaries are adjacent to residential properties.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 3

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>No - only agricultural access onto Brew ers Green Lane; Access could be made from Brew ers Green Lane but as only single lane road, could only accommodate access for limited development</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>No - only agricultural access onto Brew ers Green Lane; Access could be made from Brew ers Green Lane but as only single lane road, could only accommodate access for limited development</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 - only agricultural access onto Brew ers Green Lane; Access could be made from Brew ers Green Lane but as only single lane road, could only accommodate access for limited development</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - public right of way on 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</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

<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>	<b>Yes</b> - power-lines cross the northern part of the site from east to west, and the western part of the site from north to south (2 sets of powerlines)
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>No</b>

### 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>	400-1200m	<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.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <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>	<b>Low sensitivity</b> - the site has no identifiable landscape features.
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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>Medium sensitivity</b> - the site is largely contained with neighbouring properties having views into the field. The site is largely flat with a gentle slope from north west to south east, so development would be slightly higher than adjacent homes to the south.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>The site is located in Roydon but outside/adjacent the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Housing target = 25 additional dwellings; draft policy 7.2 of the GNLP Reg 18 does not apply; Policy 7.4 of the GNLP Reg 18 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 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment. The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys and GNLP Draft Policy 2.</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>Unknown</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>1.5x0.85=1.275. 1.275x25=31.875=32 dwellings However, as the site only meets draft policy 7.4 or 7.5, only development up to a max. of 15 (if affordable housing development) or 3 dwellings should be allocated.</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/allocated in the GNLP Diss and Roydon site allocations document. Neighbourhood Group states that: this site might not be considered to be in the village as on the edge of Diss settlement boundary. The site is located on the built up edge of Diss, and in close proximity to Diss Football Club and Roydon Primary School. The site is an agricultural paddock, with agricultural access onto Brewers Green Lane.</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>  <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>

### Summary of justification for rating

The site is currently being used as agricultural land and an agricultural paddock.

The site is available for development.

The site is in walking/cycling distance to Diss town centre and is in close proximity to Diss Football Club and Roydon Primary School. The site is adjacent to the built-up area and settlement boundary of Diss.

It is important to note that in 2006 a proposal for a church with car parking and access was refused. One point of refusal was that the road serving the site is considered to be inadequate to serve the development proposed and therefore the same issue might arise if the site was to be developed for housing as Brewers Green is a single lane road.

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 could also constitute a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.

Furthermore, a public right of way runs through the site which would need to be accommodated for if the site was to be developed.

The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site contains no identifiable landscape features and is largely contained, with neighbouring properties having views into the field. The site is largely flat with a gentle slope from northwest to south east, so development would be slightly higher than adjacent homes to the south.

Development of the site would further reduce the gap between Roydon and Diss which would lead to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable.

The site is adjacent to and connected to the built-up area and settlement boundary of Roydon.

If the settlement boundary 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 form and character of the settlement, landscape and local environment. 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.

## Site 9

1. Site Details	
<b>Site Reference / Name</b>	9
<b>Site Address / Location</b>	Lower Oakly, plot A. Brome and Oakley
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	9 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	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	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent</b></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><b>Yes</b> - Special Landscape Character Area in close proximity to the River Waveney.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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><b>Yes</b> - Woodland Priority Habitat Network</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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	<p><b>Low Risk</b></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 – <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>	<p><b>Medium Risk</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - 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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley.</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 - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley.</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 - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley.</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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>	>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.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><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 style="color: orange;"><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 style="color: red;"><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;">Low sensitivity - the site has no identifiable landscape features.</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>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>
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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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>
<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. Policy SP03 - Settlement Hierarchy, gives conditions for Development within Hinterland and Hamlet Villages within settlement boundaries. Policy CL2 (mentioned in the Core Strategy)- 'within these Special Landscape Areas particular care will be taken to safeguard landscape quality and where development does occur it should be sensitively designed, with high standards of layout, material and landscaping'</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>

2. Assessment of Suitability	
<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 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 /</i> <i>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><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><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></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</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>1x0.85=0.85. 0.85x25=21.25 = 21 dwellings  However development of full site would have cumulative impact on scale and character of settlement therefore lower number is recommended</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>  <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>

**Summary of justification for rating**

This flat agricultural field is available for development. The site is adjacent to the built-up area of Oakley and is partially within and partially adjacent to the settlement boundary. The site is not in close proximity to services and facilities nor the town centre of Diss or Scole. There is currently no access to the site, however, there is potential to create access onto Lower Oakley. There is potential to develop the southern frontage of the site along Lower Oakley, however this would continue the ribbon development form of Oakley village and potentially impact on the stand-alone grade II listed Weaver's Cottage set into the valley slope opposite the site. 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 could also constitute a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. The site has no identifiable landscape features, but is visible on approach to Oakley from Low Road and the B118. The site is located on the valley floor in a Special Landscape Area and in close proximity to the River Waveney and therefore has a medium risk of surface water flooding. Policy CL2, in the previous Local Plan (1998) which is referred to in the Mid Suffolk Core Strategy, states that 'within these Special Landscape Areas particular care will be taken to safeguard landscape quality and where development does occur it should be sensitively designed, with high standards of layout, material and landscaping'. The site is part of the rolling valley open countryside landscape of the River Waveney valley. It is therefore essential that development is sympathetic to the local landscape, character and setting. If the site was to be developed, impact would need to be mitigated. LP03 states that development within Hinterland and Hamlet Villages will be permitted within settlement boundaries where it meets certain conditions including taking into account cumulative impact. The site (1 hectare) if fully developed may have a detrimental impact on the character and setting of the village and a reduced area of development would have less impact, making partial allocation preferable. Due to its location and constraints, the site is potentially appropriate for housing development and allocation consideration in the Neighbourhood Plan, subject to development being sympathetic to the landscape and setting of the area, subject to meeting conditions of policy LP03 and saved Policy CL2 on special landscape areas, and subject to making appropriate access and ensuring mitigation of impacts on habitats, views and surface water flooding.

## Site 10

1. Site Details	
<b>Site Reference / Name</b>	Site 10
<b>Site Address / Location</b>	Lower Oakly, plot B. Brome and Oakley
<b>Gross Site Area</b> (Hectares)	0.69
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	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.
<b>Neighbouring uses</b>	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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 2

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>Yes - 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>No</p>
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 or uneven</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 - site access could be gained from the B118 (Lower Oakley)</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 - site access could be gained from the B118 (Lower Oakley)</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 - site access could be gained from the B118 (Lower Oakley)</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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 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

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>High sensitivity</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>Some impact, and/or mitigation possible - Grade II listed Weaver's Cottage situated between sites.</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>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 10 is situated in Oakley which is classed as a 'Hamlet Village' in the BMSDC Joint Local Plan Reg 19 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwelling clusters</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 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 /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary (western parcel) / Adjacent to and connected to the existing settlement boundary (eastern parcel)</p>

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>No</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>Unknown</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>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>  <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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p>Western parcel: <b>The site is potentially suitable, available and achievable.</b> Eastern parcel: <b>The site is not currently suitable, available and achievable</b></p> <p>Unknown</p>

**Summary of justification for rating**

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).

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

The site is located in open countryside and split into two separate parcels either side of the Grade II listed Weaver's Cottage.

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.

Both parcels could be brought into the settlement boundary through allocation, subject to agreement from the local authority.

The western parcel also complies with emerging Policy LP01 as the site is located within a cluster of at least ten dwellings adjacent to or fronting an existing adopted highway.

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.

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; and impact on the setting of a grade II listed building on approach to the village.

## Site 11a

1. Site Details	
<b>Site Reference / Name</b>	Site 11a
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	0.13
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/SHLAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western 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><i>No</i> - how ever there is a gap w here expansive view s can be seen in a special landscape area tow ards woodland of the River Dove valley to the south-east.</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><i>Yes</i> - Woodland Priority Habitat Network</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><i>Low Risk</i></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><i>Medium Risk</i></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><i>Yes</i> - Grade 2</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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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>	>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 site is located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east. The site is adjacent to a number of listed buildings in a special landscape area.

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>High sensitivity</b> - The site is located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east.</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><b>Some impact, and/or mitigation possible</b> - close to 3 Grade II listed buildings</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><b>Limited or no impact or no requirement for mitigation</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>
<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><b>No</b></p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 11a is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwelling clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04</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><b>Greenfield</b></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><b>Outside and not connected to the existing built up area</b></p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary</p>
<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>No</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>Unknown</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>0.13x25=3.25=3 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>  <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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>This greenfield site is available for development. The site is located in open countryside.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site currently has no access. However, access could be gained from Upper Oakley.</p> <p>The site is not in close proximity to any services or facilities.</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 could 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 located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east.</p> <p>The site is adjacent to a number of listed buildings in a Special Landscape Area.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy). The site is outside of and disconnected from the settlement boundary of Brome and also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Overall, due to its location disconnected from the settlement and local services and constraints relating to the visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>

## Site 11b

1. Site Details	
<b>Site Reference / Name</b>	Site 11b
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	1.24
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/SHLAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western 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><b>Yes / No / partly or adjacent</b></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><b>Yes</b> - site is within a Special Landscape Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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><b>Yes</b> - Woodland Priority Habitat Network</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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	<p><b>Low Risk</b></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 – <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>	<p><b>Medium Risk</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - Grade 2</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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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>	>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 / High sensitivity** - due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove. Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value.

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>Medium sensitivity / High sensitivity</b> - due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove. Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value.</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><b>Some impact, and/or mitigation possible</b> - close to 3 Grade II listed buildings</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><b>Limited or no impact or no requirement for mitigation</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>
<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><b>No</b></p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 11b is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwellings clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04</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><b>Greenfield</b></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><b>Outside and not connected to the existing built up area</b></p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary</p>
<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>No</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>Unknown</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>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>1.24x0.85=1.054x25=26.35=26 dwellings</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>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>  Are there any known viability issues?  Yes / No</p>	<p><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>The greenfield site is available for development. The site is flat arable agricultural land with agricultural access located in open countryside. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</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 could 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 within a Special Landscape Area and is part of a wider field with expansive views towards woodland to the south.</p> <p>The site is a gap in tree cover that is characteristic of the area, with expansive views of agricultural fields and adjacent deciduous woodland due to the field having no hedgerow along the road frontage. The site has medium to high landscape sensitivity and visual amenity due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove.</p> <p>Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and remote from the settlement boundary and also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>To conclude, due to its location disconnected from the settlement and local services, as well as the high visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>
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## Site 11c

1. Site Details	
<b>Site Reference / Name</b>	Site 11c
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	0.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to a field. The eastern boundary is adjacent to Oakley Church Lane. The southern boundary is adjacent to Upper Oakley. The western boundary is adjacent to a field and farmhouse buildings.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - Grade 2 and Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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.*

Low sensitivity

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>High sensitivity</b> - The site is located in a gap in open countryside in the hamlet of Upper Oakley. The site is open on approach and is part of a wider field with views across the field due to a lack of hedgerows on the eastern and southern boundaries.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 11c is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwellings clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04</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>Outside and not connected to the existing built up area</p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary</p>
<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>No</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>Unknown</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>0.25x25=6.25=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</p>
<p><b>Other key information</b></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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site but access could be gained from Upper Oakley. The site is at medium risk of surface water flooding and therefore significant mitigation would be required. Although the site is within a Woodland Priority Habitat Network and is a potential constraint in terms of the potential for harmful effects from development, it 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 located adjacent and in close proximity to three Grade II listed buildings and is located at the beginning of Church Lane, which leads to the Grade II* listed Church of St Nicholas.</p> <p>The site is located in a gap in open countryside. The site is open on approach and is part of a wider field with views across the field due to a lack of hedgerows on the eastern and southern boundaries.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, as well as due to the high visual sensitivity of this site, it is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12a

1. Site Details	
<b>Site Reference / Name</b>	Site 12a
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	0.52
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern, and western boundaries are 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><b>Yes / No / partly or adjacent</b></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><b>Yes</b> - site is located in a Special Landscape Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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><b>Yes</b> - Woodland Priority Habitat Network</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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	<p><b>Low Risk</b></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 – <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>	<p><b>Medium Risk</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - all Grade 2</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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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** - the site is located in a special landscape character area

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>Low sensitivity</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>Some impact, and/or mitigation possible - Grade II listed building adjacent to the site</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>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 12a is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwellings clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04</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>Outside and not connected to the existing built up area.</p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary.</p>
<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>No</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>Unknown</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>0.52x0.85=0.442x25=11.05=11 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>  <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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site, but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</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 three residential properties, one of which is Grade II listed, and is a vacant paddock.</p> <p>The site is located in a special landscape area. The site is contained and does not contain any identifiable landscape features.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, as well as due to the high landscape sensitivity of this site, it is not appropriate for development and therefore is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12b

1. Site Details	
<b>Site Reference / Name</b>	Site 12b
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	1.34
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The southern boundary is adjacent to Upper Oakley. The eastern, northern and western boundaries are 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><b>Yes / No / partly or adjacent</b></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><b>Yes</b> - site is adjacent to a number of listed buildings in a special landscape area.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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><b>Yes</b> - Woodland Priority Habitat Network</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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	<p><b>Low Risk</b></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 – <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>	<p><b>Medium Risk</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - all Grade 2</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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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>	>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.*

Low sensitivity - no identifiable landscape features

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>Low sensitivity</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>Some impact, and/or mitigation possible - site is adjacent to a number of listed buildings.</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>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 12b is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwellings clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04.</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>Outside and not connected to the existing built up area.</p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary.</p>
<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>No</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>Unknown</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>1.34x0.85=1.139x25=28.475=28 dwellings (AECOM calculation based on 25 dph)</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 Village Clusters Housing Allocations Plan schedule of sites</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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>The site is part of a wider arable agricultural field and has agricultural access.</p> <p>There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</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 a number of listed buildings in a special landscape area.</p> <p>The site is located in open countryside.</p> <p>The site does not contain any identifiable landscape features and is screened from view along the road frontage of Upper Oakley.</p> <p>Development of the site would constitute ribbon development along Upper Oakley.</p> <p>Policy LP01 states that proposals which would consolidate sporadic or ribbon development or the infilling of large gaps or extending edges, will be resisted.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location in open countryside, disconnected from the settlement and local services and due to development of the site constituting ribbon development, the site is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12c

1. Site Details	
<b>Site Reference / Name</b>	Site 12c
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	1.70
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern, eastern and southern boundaries are all adjacent to fields. The western boundary is adjacent to a farmhouse (site 12d) as well as 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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - all Grade 2

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>No</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>No</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</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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.*

Judgement cannot be made as cannot access the site or view the site from Google Earth

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>Judgement cannot be made as cannot access the site or view the site from Google Earth</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 12c is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18 (Policy SP03). Policy LP01 - Windfall development in hamlets and dwellings clusters. Policy LP22 - Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses. Policy LP02. Policy LP04.</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>Outside and not connected to the existing built up area.</p>

2. Assessment of Suitability	
<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>Outside and not connected to the existing settlement boundary.</p>
<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>No</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>Yes</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>1.70x0.85=1.445x25=36.125=36 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>  <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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>The site is greenfield, arable agricultural land in close proximity to a farmhouse and barns but removed from the built-up area of Brome.</p> <p>The site is available for development.</p> <p>The site could not be visited as it doesn't have a road frontage and is private land accessed through the farmyard. The site does not have direct access to the road.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation would be required if developed.</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>Development of the whole site would be of a scale that has potential to impact on the character and setting of the settlement of Brome.</p> <p>Brome is classed by the Babergh and Mid Suffolk Local Plan as a Hinterland Village (in the Mid Suffolk Settlement Hierarchy).</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, lack of access and potential impact on the character and setting of the settlement, this site is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12d

1. Site Details	
<b>Site Reference / Name</b>	Site 12d
<b>Site Address / Location</b>	Brome - Brome and Oakley
<b>Gross Site Area</b> (Hectares)	0.61
<b>SHLAA/SHLAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Field and farm building
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and eastern boundary is adjacent to a field. The eastern boundary is also adjacent to site 12. The southern and western boundaries are adjacent to private gardens.
	

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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - all Grade 2

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>No</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>No</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</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>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</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></p> <p>Yes / No / Unknown</p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</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.

Judgement cannot be made as cannot access the site or view the site from Google Earth

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>Judgement cannot be made as cannot access the site or view the site from Google Earth</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><i>Some impact, and/or mitigation possible</i> - numerous Grade II listed buildings in close proximity to Site 12d</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><i>Limited or no impact or no requirement for mitigation</i></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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 12d is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18. Also Policy LP04 - Replacement Dwellings In The Countryside (Outside of Settlement Boundaries) in the Babergh and Mid Suffolk Joint local Plan - Preferred Options Consultation (Reg 18) (July 2019)</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><i>Previously developed land</i></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><i>Adjacent to and connected to the existing built up area.</i></p>

2. Assessment of Suitability	
<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>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></p> <p><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></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

3. Assessment of Availability	
<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	Yes
<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>	Unknown
<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>	Available now / 0-5 years
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>	Unknown
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>0.61x0.85=0.5185x25=12.9625=13 dwellings (AECOM calculation based on 25 dph) However, in line with policy LP04, development would have to be limited to a lower number, consisting of replacement dwellings and/or conversion of ancillary buildings / boundary treatments to such buildings.</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>  <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>  <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>

**Summary of justification for rating**

The site could not be visited as it is a private farm. The site is available and is previously developed land (PDL) - a farmyard with outbuildings.

The site is at medium risk of surface water flooding and therefore mitigation would be required if developed.

The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.

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.

Furthermore, there are numerous Grade II listed buildings within close proximity to the site therefore if the site is to be developed mitigation would need to take place to be sympathetic to the heritage assets.

Although the site is adjacent to and not within the built-up area and settlement boundary of Brome, there is potential to deliver homes here with regard to planning policy of PDL agricultural land (emerging Policy LP04 - Replacement Dwellings In The Countryside (Outside of Settlement Boundaries).

This states that proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy on (residential extensions and conversions policy) criteria and in addition to criteria set out in Policy LP04.

The site could also be brought into the settlement boundary through allocation, subject to agreement from the local authority.

If this site was brought into the settlement boundary through allocation, subject to agreement from the local authority, it would be potentially appropriate for allocation in the Neighbourhood Plan, subject to mitigation of impact on surface water flooding, habitats and heritage assets and subject to being in line with relevant Local Plan policies. If the site remained outside of the settlement boundary, it would still be potentially suitable for limited development due to its location adjacent to the settlement boundary and its brownfield status, subject to mitigation of constraints.

## Site 13

1. Site Details	
<b>Site Reference / Name</b>	Site 13
<b>Site Address / Location</b>	Brickle Meadow. Brome and Oakley
<b>Gross Site Area</b> (Hectares)	3.64
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<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 Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western boundary are also 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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 2

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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 - site access could be gained from Upper Oakley</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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.*

Low sensitivity

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> - the site is removed and screened from the built-up area of the hamlet by woodland along The Avenue and The Street</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><i>Some impact, and/or mitigation possible</i> - Grade II listed building named the bungalow is in close proximity to the site. Grade II Estate lodge cottage within the wider field</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><i>Limited or no impact or no requirement for mitigation</i></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>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site 13 is situated in Brome which is classed as a 'Hinterland Village' in the BMSDC Joint Local Plan Reg 18. Also Policy LP04 - Replacement Dwellings In The Countryside (Outside of Settlement Boundaries) in the Babergh and Mid Suffolk Joint local Plan - Preferred Options Consultation (Reg 18) (July 2019)</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><i>Outside and not connected to the existing built up area</i></p>

2. Assessment of Suitability	
<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>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></p> <p><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></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</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>3.64x0.75=2.73x25=68.25=68 dwellings (AECOM calculation based on 25 dph)</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; Neighbourhood Group states that: This site was put forward as the preferred option in the issues &amp; options consultation. The landowner has provided AECOM with a drawing of what a development on the site could look like.</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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><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>This meadow /paddock is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>There is currently no access to the site, but access could be gained from Upper Oakley.</p> <p>The site is in close proximity to the built-up area of The Street in Brome. However, the site is removed and screened from the built-up area of the hamlet by woodland along The Avenue and The Street.</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 wider field contains the Grade II listed Estate lodge cottage, with the site being part of the wider estate of Brome Hall. There is a single tree in the centre of the site, with the site being largely contained and screened by mature trees on three sides.</p> <p>Development of the site would be a scale that could be considered large enough to physically change the size and character of the existing settlement of Brome.</p> <p>Development of the site has potential to impact on the character and setting of the heritage asset, planned layout of the wider estate and the settlement of Brome. The site owner has provided AECOM with a drawing of what the potential development could look like and the number of dwellings proposed for the site.</p> <p>As the site is adjacent to the settlement boundary, it could be brought into the settlement boundary through allocation, subject to agreement from the local authority. However, due to its location removed and screened from the built-up area and remote from services, due to the potential impact on the size and character of the existing settlement and on the character and setting of a heritage asset, the site is assessed as not appropriate for allocation in the Neighbourhood Plan.</p>
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## Site 14

1. Site Details	
<b>Site Reference / Name</b>	Site 14
<b>Site Address / Location</b>	Diss Rugby Club. Roydon
<b>Gross Site Area</b> (Hectares)	2.49
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Diss Rugby Club and Club Pavillion
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and southern boundaries are adjacent to an area of trees. The eastern boundary is adjacent to Bellrope Lane. The western boundary is adjacent to more playing 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>Yes - Woodland Priority Habitat Network</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><i>Yes / No / Unknown</i></p>	<p>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties.</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 from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties. There is currently no footpath to the south of the site.</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 - access from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties.</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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	Yes - loss of rugby field

### 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>	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	>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.

Low sensitivity

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>Medium sensitivity</b> - the site is well screened by woodland to its north, west and south. However, the visual impacts on Bellrope Lane and the properties opposite would potentially be adverse. The properties on Bellrope Lane currently have a view across a parkland style landscape, with rows of tall mature trees and a woodland backdrop further beyond the playing fields. Bellrope Lane has a rural character and acts as a clear demarcation between the suburban development to the east, and the former Manor House estate to the west which has a much more rural character. Any facilitation of access would likely require modifications to Bellrope Lane which would impact on heritage assets and the rural quality of the lane.</p>
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/or mitigation possible</b> - Grade II listed building named the old post office is in close proximity to the site. The Church of St Remigius is Grade 1 listed and prominent opposite Bellrope Lane without screening, and therefore vulnerable to any impacts.</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 or no requirement for mitigation</b></p>
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>The site is adjacent to but not within Diss and Roydon built up area – classed as “Main Town”, therefore draft policy 7.2 of the GNLP Reg 18 does not apply; Policy 7.4 of the GNLP Reg 18 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. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Self/custom build will be supported. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment. Also draft policy 6 on economy states that development should avoid loss of local services.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and 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>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>Yes - risk of coalescence with Snow Street</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>Unknown</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>2.49x0.75=1.8675x25=46.6875=47 dwellings (AECOM calculation based on 25 dph)</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 mentioned/allocated in the GNLP Diss and Roydon site allocations document. Information received from the group states that development on the site would not displace the rugby club as the site constitutes only part of club site, so there would be no need to relocate.</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>  <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>

**Summary of justification for rating**

Diss Rugby Club and Club Pavilion is available for development.

It is a mix of greenfield and previously developed land. The two major constraints with the site is access and the potential loss of a community facility. The site is currently being used as a Rugby Club with associated pitches and therefore development on this site would result in some loss of this community facility. However, information received from the group indicates that sufficient facilities would be left at the club so no relocation would be necessary.

Furthermore, it is clear from the site visit that Bellrope Lane forms a clear boundary to the existing urban area of Roydon (clear that the village has ended and it is the start of the countryside).

Access onto the site is problematic as only a single carriageway which is already serving approx. 12 properties. However, as the whole site would not be developed it could be suitable for development, if appropriate access can be achieved.

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.

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 and connected 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, the Rugby Club continuing to function as a community facility, and ensuring the development is in keeping with the form, size 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.

## SN0526REV

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/SHLAA 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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	No
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><b>Yes / No / Unknown</b></p>	Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)

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>	No
<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>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<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>	Yes - access could be gained from high road to site but this is a narrow unadopted road and would not adequately serve this size of site.
<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>	Yes - access could be gained from high road to site but this is a narrow unadopted road and would not adequately serve this size of site.
<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>	Yes - access could be gained from high road to site but this is a narrow unadopted road and would not adequately serve this size of site.
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Right of Way/Norfolk Trail adjacent to the site
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

2. Assessment of Suitability	
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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>	<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.

#### 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.

Low sensitivity

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>Medium sensitivity</b> - 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.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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>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;</p> <p>Policy 7.4 of the GNLP Reg 18 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>	<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>Unknown</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 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><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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially suitable, available and achievable</b>   Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is agricultural land that has recently been harvested.</p> <p>The site is available for development.</p> <p>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.</p> <p>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 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>
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## SN4022

1. Site Details	
<b>Site Reference / Name</b>	SN4022
<b>Site Address / Location</b>	East of Norwich Road, Scole
<b>Gross Site Area</b> (Hectares)	5.20
<b>SHLAA/SHLAA 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>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><b>Yes / No / partly or adjacent</b></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>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><b>Yes / No / partly or adjacent / Unknown</b></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>	Yes - Woodland Priority Habitat Network (Lower Spatial Priority)
<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: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	Low Risk
<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><b>Yes / No / Unknown</b></p>	Yes - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)

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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - 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>Yes - 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>Yes - 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>Yes - 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>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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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.

#### 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.*

**Low sensitivity** - no identifiable landscape features in the site

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>
<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><i>Some impact, and/or mitigation possible</i> - 2 Grade II listed buildings adjacent to the site</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><i>Limited or no impact or no requirement for mitigation</i></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	
<b>Are there any other relevant planning policies relating to the site?</b>	<p>Scale - is classed as "village cluster" of its own, therefore draft policy 7.4</p> <p>Housing target = 25 additional dwellings</p> <p>Policy 7.4 of the GNLP Reg 18 states that if the development is located adjacent to a settlement boundary of a village cluster it is only ok 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>
<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>	Adjacent to and connected to the existing settlement boundary
<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>	Yes

**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>  <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>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially suitable, available and achievable</b>   Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>This large flat agricultural field is available.</p> <p>The site is in close proximity to Scole Primary School and is located on the edge of the built-up area of Scole.</p> <p>Traffic noise is clearly audible from the A140 dual carriageway, whereby development would potentially require additional noise attenuation.</p> <p>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.</p> <p>The site is at medium risk to surface water flooding and therefore mitigation is required if the site is developed.</p> <p>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.</p> <p>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.</p> <p>The site contains no identifiable landscape features within the field.</p> <p>The site is adjacent to an unbuilt Local Plan residential allocation.</p> <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>
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## SN4023

1. Site Details	
<b>Site Reference / Name</b>	SN4023
<b>Site Address / Location</b>	South of Bungay Road, Scole
<b>Gross Site Area</b> (Hectares)	8.22
<b>SHLAA/SHELAA Reference</b> (if applicable)	Part of the site is in the GNLP HELAA Reg 18 (December 2017)
<b>Existing land use</b>	Partly agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	206 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 and eastern boundary is adjacent to Bungay Road. The southern boundary is adjacent to the A143. The western boundary is adjacent to a field and private gardens.
	

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><b>Yes / No / partly or adjacent</b></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><b>Yes / No / partly or adjacent / Unknown</b></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>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <b>Low Risk</b></li> <li>• Flood Zone 2: <b>Medium Risk</b></li> <li>• Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></li> <li>• Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></li> </ul>	<p>Low Risk - however in close proximity to area within Flood Zone 2 and 3</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 – <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>	<p>Low Risk - however in close proximity to area within medium and high 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><b>Yes / No / Unknown</b></p>	<p>Yes - site is partly in Grade 3 but mainly Grade 4 (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>Yes - 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>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></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><i>Yes / No / Unknown</i></p>	<p>Yes - site has the potential to be accessed from the A143 or Bungay 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>Yes - site has the potential to be accessed from the A143 or Bungay 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>Yes - site has the potential to be accessed from the A143 or Bungay 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>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>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<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>	No
<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)	>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.

#### 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.*

**Low sensitivity** - no identifiable landscape features in the site

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>Low sensitivity - site is screened from view from Norwich Road.</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>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 /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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	
<b>Are there any other relevant planning policies relating to the site?</b>	<p>Scale - is classed as "village cluster" of its own, therefore draft policy 7.4</p> <p>Housing target = 25 additional dwellings</p> <p>Policy 7.4 of the GNLP Reg 18 states that if the development is located adjacent to a settlement boundary of a village cluster it is only ok 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>
<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>	Adjacent to and connected to the existing settlement boundary
<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>	Yes

### 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	
<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>	See column G19 However, development volume would have to be limited to maximum 15 units in line with draft policy 7.4
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5
<b>Other key information</b>	This site was put forward to the LA as part of VCHAP;
<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> <b>Yes / No</b>	<b>The site is potentially suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	<p>The site contains a farmhouse and barns adjacent to the built-up area of Scole with two fields that extend from the village to Bungay Road.</p> <p>The site is available.</p> <p>The site currently has no access although the site has the potential to be accessed from the A143 or Bungay Road.</p> <p>Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys.</p> <p>Development of the whole site would significantly extend the village to the southeast towards Bungay Road. There is potential to develop the previously development land (PDL) part of the site and smaller paddock to the rear to continue and round off the built-up form of the village. Development of the whole site would significantly extend the village to the A143 and would require noise attenuation along Bungay Road due to proximity to the highway.</p> <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, landscape, environment, scale, form and character of the settlement. As full allocation of the site would significantly alter the character of the settlement, partial allocation in keeping with the settlement form 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>

