

Woolpit Neighbourhood Plan

Site Assessment

Woolpit Parish Council

November 2018

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Quality information

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Abbreviations used in the report

Abbreviation

AMR	Annual Monitoring Report
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Dph	Dwellings per Hectare
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
MSDC	Mid Suffolk District Council
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance (MHCLG)
SHLAA	Strategic Housing Land Availability Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
WPC	Woolpit Parish Council

1. Executive Summary

This report is an independent site assessment for the Woolpit Neighbourhood Plan on behalf of Woolpit Parish Council (WPC) carried out by AECOM planning consultants. The report is intended to aid Woolpit Parish in its housing site selection process as part of the Neighbourhood Plan.

Twelve Sites and ten “Areas of Search” in Woolpit have been assessed by AECOM for Woolpit Parish Council to determine their suitability and availability (the latter only for Sites, not Areas of Search), or otherwise, for allocation in the emerging Neighbourhood Plan. All of the sites have already been assessed by Mid-Suffolk District Council (MSDC) through technical work to support the emerging Local Plan, specifically the Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017)¹. These assessments have been reviewed alongside data from other sources, including desktop assessment, site visit, and information from the Parish Council.

The 12 Sites and 10 Areas of Search that were reviewed by AECOM are summarised below.

Sites Identified in Woolpit

Site Ref.	Location/description	Site area (ha)	Status in the SHELAA	Current land use
SS0005	Land west of Heath Road	2.7	Not suitable, site is detached from the existing settlement and lies within a highly sensitive heritage area.	Agriculture
SS0070	Land to the east of Heath Road	4.80	Not suitable, site lies within a highly sensitive area from a heritage perspective impacting upon Grade I listed church and Scheduled Monument.	Agriculture
SS0093	Land to the east of Green Road	2.30	Not suitable, development would have a detrimental impact upon designated listed buildings around the site. In particular highway works required to bring the site forward would cause harm to heritage assets within the Conservation Area to the north of the site.	Agriculture
SS0458	Land south of Drinkstone Road (Plough Road) and west of Green Road (IP30 9QL)	0.35	Not suitable, footpath provision cannot be provided to services and facilities.	Agriculture
SS0547	Land south of Old Stowmarket Road	6.52	Potentially considered suitable, taking identified constraints into consideration (highways, contaminated land, heritage, biodiversity and minerals).	Agriculture
SS0670	Land south of A14, north east of The Street and east of White Elm Road	37	Potentially considered suitable, taking identified constraints into consideration (highways, heritage, biodiversity, surface water flood risk and minerals).	Agriculture
SS0673	Land north east of Heath Road, adjacent to Woolpit Primary School	0.83	Potentially considered suitable, taking identified constraints into consideration (highways and minerals).	Agriculture
SS0783	Land west of Heath Road	1.76	Potentially considered suitable, taking identified constraints into consideration (highways, biodiversity, surface water flood risk and open space)	Agriculture
SS0822	Land south of Old Stowmarket Road	31.42	Not suitable, site is poorly related to settlement and services.	Agriculture
SS0846	Land off Green Road	6.7	Not suitable, site is detached from existing settlement and lies within a highly sensitive heritage area.	Agriculture

¹ Available at <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/call-for-sites-submissions/>. An update assessment of the sites was received from MSDC 15th October 2018 but not formally published.

Site Ref.	Location/description	Site area (ha)	Status in the SHELAA	Current land use
SS0958	Land west of Heath Road	0.50	Not suitable, development of the site would have a negative impact upon Grade I listed church and Scheduled Monument.	Agriculture
SS1048	Land south of A14	2.95	Not suitable, the site is poorly related to the settlement and would be a disjointed addition to the settlement.	Agriculture

Areas of Search Identified in Woolpit

Site Ref.	Location/description	Site area (ha)	Current land use
1	Land north of Green Road	9.97	Agriculture
2	Land south of Broomhill Lane and Drinkstone Road	32.27	Agriculture and residential
3	Land between Rag's Lane and Drinkstone Road	2.07	Greenfield
4	Land northwest of Woolpit, south of A14	28.77	Greenfield, agriculture and employment
5	Woolpit Village Sports Field	4.22	Woolpit Cricket Club
6	Land east of Woolpit, south of A14	21.55	Agriculture, residential and employment
7	Lady's Well Scheduled Monument and land west of A1088	2.53	Agriculture and Scheduled Monument
8	Land east of Woolpit Community Primary School	3.45	Agriculture and school playing field.
9	Land west of Warren Lane and north of A14	18.79	Agriculture
10	Land east of Wood Road and north of A14	10.93	Agriculture

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach of this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014² with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Some sites assessed as not suitable or available for the purposes of this assessment may still have the potential to become suitable or available in the next plan period.

From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for residential development.

A 'traffic light' rating of all Sites and Areas of Search has been given based on whether the Site/Area of Search is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all Sites and Areas of Search and are consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for Sites/Areas of Search that show no constraints and are appropriate as site allocations, 'amber' for sites/Areas of Search which are potentially suitable if issues can be

² <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

resolved and 'red' for Sites/Areas of Search which are not currently suitable. The judgement on each Site/Area of Search is based on whether or not each Site is **suitable** and **available** and whether each Area of Search is **suitable**. In terms of the separate criterion of achievability, Section 4.1.1 explains the concept of viability.

With more information from landowners/developers, it is possible that more of the Sites/Areas of Search could be moved into the green category to give greater certainty on the shortlist of sites.

The results of AECOM's assessment are summarised below, which include all known potential development Sites/Areas of Search that have been considered within the Woolpit Neighbourhood Area. The conclusions are based on our professional experience and judgement of the appropriateness of each Site/Area of Search as an allocation in the Neighbourhood Plan.

Sites SS0093 and SS0547 have received planning permission and therefore are considered suitable for residential development. As the sites already have planning permission, they do not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate the sites to indicate support for housing in these locations, and could also include policies in the plan to influence details of the development (more relevant to SS0547 and it has outline planning permission) and to establish the site for housing if the planning permission is not implemented.

Based on the evidence presented in this report, six Sites could be considered suitable for allocation but have minor constraints (amber category). Of the six Sites assessed as being within the amber category five (SS0070, SS0458, SS0673, SS0783 and SS0958) have the greatest potential to be moved to the green category. These sites could provide up to 248 homes at 30dph. SS0670 is also in the amber category, however due to the size of the site its constraints are considered to be more significant as its scale would harm the character of the Woolpit and would likely result in some adverse traffic impacts. However, if these concerns could be overcome the site could deliver 1,100 homes at 30 dph and would likely easily meet Woolpit's housing need on one site.

Area of Search 3 has been considered suitable to steer housing development to within Woolpit as it is well located to existing services and facilities and has strong mature boundaries which will assist in screening development. Areas of Search 1, 2 and 7 are within the amber category as parts of the Areas of Search could be suitable to steer housing development to, but not the whole Areas of Search as they are currently drawn. Area of Search 8 is also within the amber category as it could be developed as an extension to planning permission 1636/16, subject to the existing playing school field being re-provided.

From this shortlist, preferred Sites/Areas of Search for allocation to meet a defined housing requirement should be selected by WPC based on the neighbourhood plan objectives and any locally important criteria and in consultation with MSDC and the local community.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix A** (Sites) and **Appendix B** (Areas of Search) which provide the detailed rationale behind the assessment summarised here.

2. Introduction

2.1 Background

This report is an independent site appraisal for the Woolpit Neighbourhood Plan on behalf of Woolpit Parish Council (WPC) carried out by AECOM planning consultants. The work to be undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in June 2018.

The Neighbourhood Plan will cover Woolpit parish which is within the administrative area of Mid Suffolk District Council (MSDC) (Figure 1). The Neighbourhood Plan is being prepared in the context of the Mid Suffolk Core Strategy (2008) which was the subject of a ‘focused review’ in 2012³ as well as saved policies of Mid Suffolk’s Local Plan (1998)⁴ and the emerging Joint Local Plan which is being prepared by MSDC and Babergh District Council (BDC). The Parish Council intends the Neighbourhood Plan, when adopted, to include allocations for housing and Areas of Search for housing (the latter to identify areas where the Parish Council would like housing development to come forward).

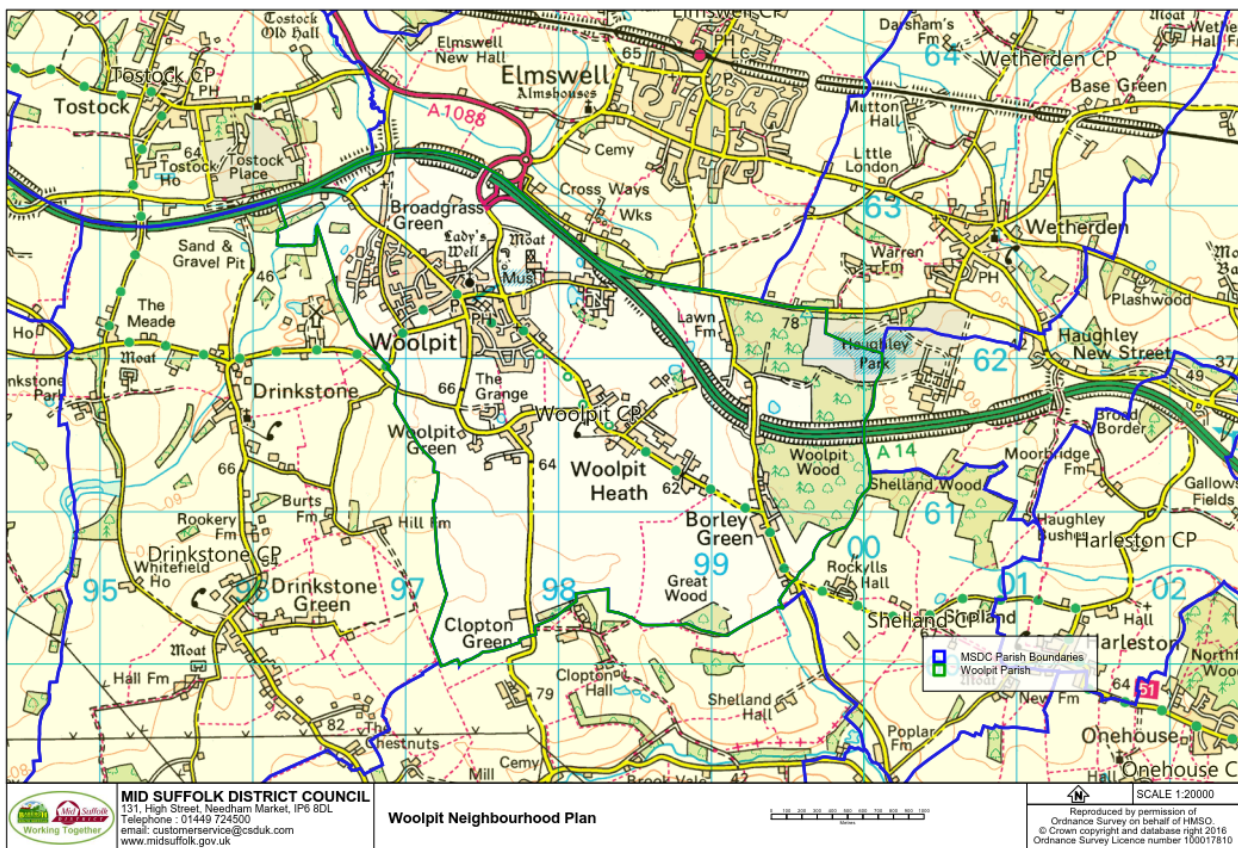


Figure 1: Woolpit Parish boundary, comprising the Woolpit Neighbourhood Area (Source: Mid Suffolk District Council)

The Parish Council has undertaken the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the Sites and Areas of Search that are available for housing for inclusion in the Neighbourhood Plan.

The purpose of this appraisal is therefore twofold:

- to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, i.e. that they are suitable and available for housing development;

³ Available at: <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

⁴ Available at: <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/saved-policies/>

- to produce a clear assessment as to whether the Areas of Search are suitable.

This assessment is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions⁵ as determined by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

The parish of Woolpit is within the administrative boundary of Mid Suffolk District Council.

The Mid Suffolk Core Strategy, adopted in 2008 and reviewed in 2012, is the most up to date local plan for the area. MSDC with BDC are working on the emerging Joint Local Plan but it is at the early stages of preparation (a Regulation 18 consultation was undertaken August-November 2017). The 2008 Core Strategy replaced the previous Local Plan in 1998, with a number of policies saved in 2007.

The 2008 Core Strategy and saved Local Plan policies (2007) remain the current development plan documents for the Woolpit Neighbourhood Area until the emerging Joint Local Plan is adopted, expected to be February 2020⁶.

The Core Strategy sets a figure for dwellings to be delivered over the Plan Period (2012-2027) of “at least 2,625 homes”. The Core Strategy does not allocate any housing explicitly for Woolpit. However, it does identify that 450 houses will be delivered in Key Service Centres which Woolpit is identified as.

It is recommended that the group discusses the specific housing requirement with MSDC, to allow a better understanding of the scale of housing growth for which the Neighbourhood Plan should respond. Alternatively, the Parish could produce its own housing need assessment which would ascertain the scale and type of housing need for the village.

Neighbourhood Plans will form part of the development plan for Mid Suffolk District Council, alongside, but not as a replacement for, the adopted and emerging development plans. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the respective Local Plans to provide clear overall strategic directions for development within the parish of Woolpit, whilst enabling finer details to be determined through the neighbourhood planning process as appropriate.

Therefore, the policies of the adopted Core Strategy and saved Local Plan policies (2007) that currently apply to Woolpit and are relevant for the purposes of this exercise are as follows:

Core Strategy 2008 (including 2012 Focussed Review)

- **Policy CS1 ‘Settlement Hierarchy’** which sets out that the focus of development in the district will be directed to towns and Key Service Centres, in which, Woolpit is identified as a Key Service Centre.
- **Policy CS7 ‘Brown Field Target’** which 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’** which establishes the need for allocating green field sites for at least 2,625 homes in Mid Suffolk between 2012-2027. The release of land for housing will be phased to enable the continuous delivery of housing for at least 15 years from the adoption of the Focussed Review. The policy identifies that 450 homes will be delivered within and around Key Service Centres.
- **Policy CS9 ‘Density and Mix’** which states new development should provide a mix of house types, sizes and affordability to cater for different accommodation needs. Housing developments should make best use of land by achieving average densities of at least 30 dwellings per hectare (dph), unless there are special local circumstances that require a different treatment. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

⁵ Available online at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

⁶ Source: Babergh District Council and Mid Suffolk District Council Joint Local Development Scheme, July 2018.

Saved Local Plan Policies

- **Policy H3 ‘Housing Development in Villages’** which states in villages, housing development in the form of estates of 10 dwellings or more will be permitted only on sites allocated in the Local Plan.
- **Policy H7 ‘Restricting Housing Development Unrelated to the Needs of the Countryside’** which states the provision of new housing will normally form part of existing settlements. There will be strict control where proposals for new housing are outside settlement boundaries.

The policies of the emerging Joint Local Plan have not been considered as the most recent published document was at the ‘Issues and Options’ stage. However, for information the Mid Suffolk housing requirement option set out within the Babergh and Mid Suffolk Joint Local Plan: Consultation Draft (August 2017) is 9,951 homes (between 2014-2036).

MSDC and BDC have assessed a total of 11 Sites in Woolpit through the technical work to support the emerging Joint Local Plan through the SHELAA (August 2017), referenced above. All of these Sites are assessed within this assessment. An additional site submitted after the publication of the August 2017 SHELAA has also been included as requested by Woolpit Parish Council (SS1048). A total of 12 Sites have therefore been included within this assessment.

Four of the Sites were considered to be developable (SS0547, SS0670, SS0673 and SS0783) as of October 2018⁷.

Table 1 provides a summary of the sites included within this assessment and Figure 2 illustrates the location of the sites.

Table 1: Summary of all Woolpit Sites included in the site assessment

Site Ref.	Location/description	Site area (ha)	SHELAA Ref.	Status in the SHELAA	Current land use
SS0005	Land west of Heath Road	2.7	SS0005	Not suitable, site is detached from the existing settlement and lies within a highly sensitive heritage area.	Agriculture
SS0070	Land to the east of Heath Road	4.80	SS0070	Not suitable, site lies within a highly sensitive area from a heritage perspective impacting upon Grade I listed church and Scheduled Monument.	Agriculture
SS0093	Land to the east of Green Road	2.30	SS0093	Not suitable, development would have a detrimental impact upon designated listed buildings around the site. In particular highway works would be required to bring the site forward would cause harm to heritage assets within the Conservation Area to the north of the site.	Agriculture

⁷ An assessment of the sites received from MSDC 15th October 2018 but not formally published.

Site Ref.	Location/description	Site area (ha)	SHELAA Ref.	Status in the SHELAA	Current land use
SS0458	Land south of Drinkstone Road (Plough Road) and west of Green Road (IP30 9QL)	0.35	SS0458	Not suitable, footpath provision cannot be provided to services and facilities.	Agriculture
SS0547	Land south of Old Stowmarket Road	6.52	SS0547	Potentially considered suitable, taking identified constraints into consideration (highways, contaminated land, heritage, biodiversity and minerals).	Agriculture
SS0670	Land south of A14, north east of The Street and east of White Elm Road	37	SS0670	Potentially considered suitable, taking identified constraints into consideration (highways, heritage, biodiversity, surface water flood risk and minerals).	Agriculture
SS0673	Land north east of Heath Road, adjacent to Woolpit Primary School	0.83	SS0673	Potentially considered suitable, taking identified constraints into consideration (highways and minerals).	Agriculture
SS0783	Land west of Heath Road	1.76	SS0783	Potentially considered suitable, taking identified constraints into consideration (highways, biodiversity, surface water flood risk and open space)	Agriculture
SS0822	Land south of Old Stowmarket Road	31.42	SS0822	Not suitable, site is poorly related to settlement and services.	Agriculture
SS0846	Land off Green Road	6.7	SS0846	Not suitable, site is detached from existing settlement and lies within a highly sensitive heritage area.	Agriculture
SS0958	Land west of Heath Road	0.50	SS0958	Not suitable, development of the site would have a negative impact upon Grade I listed church and Scheduled Monument.	Agriculture
SS1048	Land south of A14	2.95	SS1048	Not suitable, the site is poorly related to the settlement and would be a disjointed addition to the settlement.	Agriculture

Table 2 provides a summary of the Areas of Search that have been included within this assessment as requested by Woolpit Parish Council to identify areas where the Parish Council would like housing development to come forward.

Table 2. Summary of all Woolpit Areas of Search included in the site assessment

Site Ref.	Location/Description	Site area (ha)	Current Land Use
1	Land north of Green Road	9.97	Agriculture
2	Land south of Broomhill Lane and Drinkstone Road	32.27	Agriculture and residential
3	Land between Rag's Lane and Drinkstone Road	2.07	Greenfield
4	Land northwest of Woolpit, south of A14	28.77	Greenfield, agriculture and employment
5	Woolpit Village Sports Field	4.22	Woolpit Cricket Club
6	Land east of Woolpit, south of A14	21.55	Agriculture, residential and employment
7	Lady's Well Scheduled Monument and land west of A1088	2.53	Agriculture and Scheduled Monument
8	Land east of Woolpit Community Primary School	3.45	Agriculture and school playing field
9	Land west of Warren Lane and north of A14	18.79	Agriculture
10	Land east of Wood Road and north of A14	10.93	Agriculture

All Sites and Areas of Search were assessed using a desk top appraisal followed by a site visit.

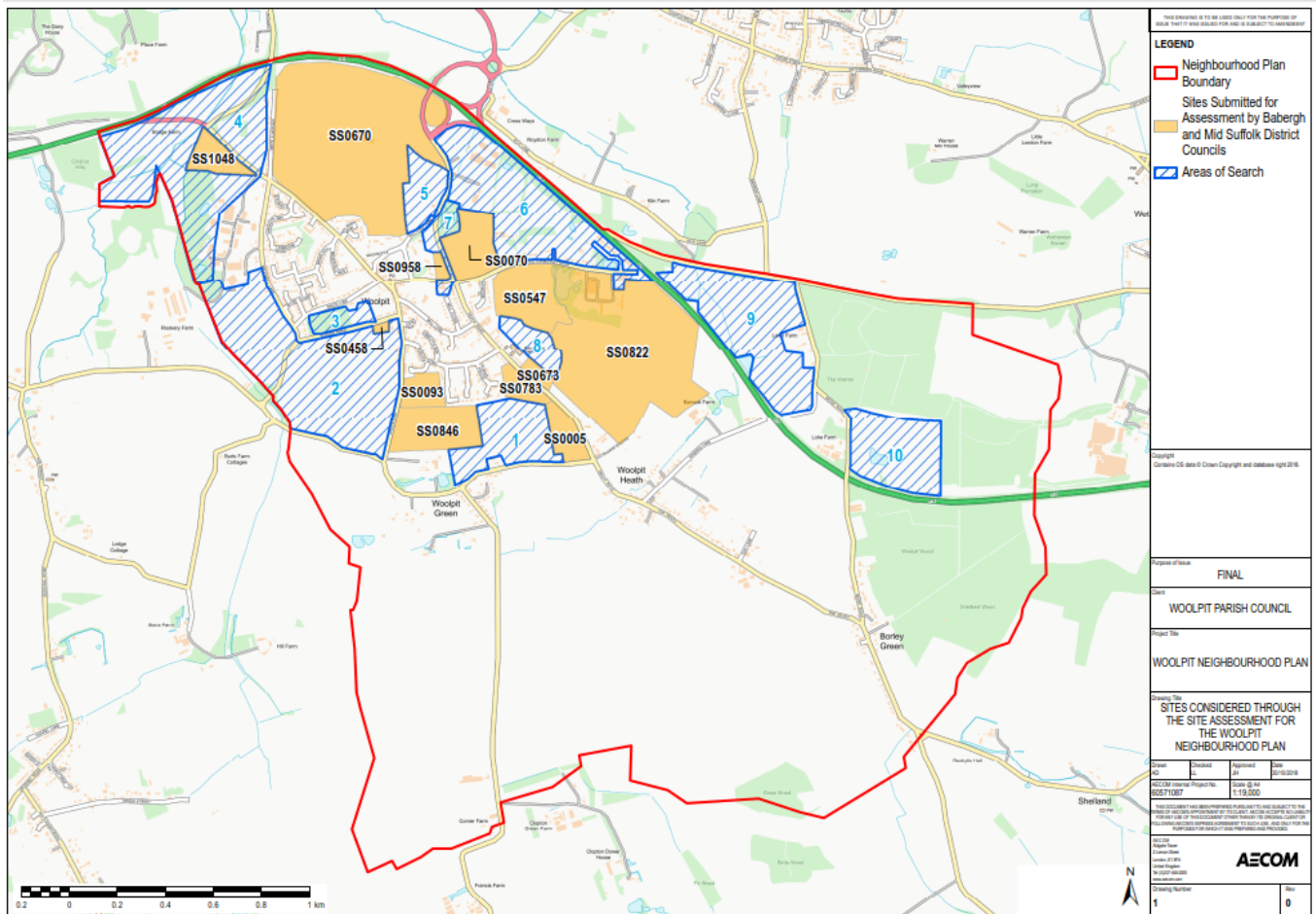


Figure 2: Map of all sites considered in the site assessment (Source: AECOM)

2.2 Documents reviewed

A number of local and national sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan proposed Site and Area of Search allocations. These comprise:

- Mid Suffolk Core Strategy, 2008;
- Mid Suffolk Core Strategy Focussed Review, 2012;
- Mid Suffolk Local Plan, 1998;
- Babergh and Mid Suffolk Joint Local Plan Strategic Housing and Economic Land Availability Assessment (SHELAA), August 2017 and Extract of SHELAA, October 2018 (provided by MSDC 15th October 2018);
- DEFRA Magic Map⁸;
- Google Earth, Google Maps and Google Street View⁹; and
- Information provided verbally and via e-mail by Woolpit Parish Council.

⁸ Available at <http://www.magic.gov.uk>

⁹ Available at https://www.google.co.uk/intl/en_uk/earth/ and <https://www.google.co.uk/maps>

3. Methodology for the Site Appraisal

3.1 Introduction

The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and economic land availability assessment (March 2015)¹⁰, Neighbourhood Planning (updated Feb 2018)¹¹ and the Neighbourhood Planning Site Assessment Toolkit¹². These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).

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

3.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, a site appraisal pro-forma was developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability (only relevant to Sites, not Areas of Search).

3.3 Task 2: Initial Desk Study

The next task was to conduct an initial desk study for each of the sites. This involved a review of all existing information in order to judge whether the sites were suitable, available and achievable for the use proposed.

3.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Area was undertaken by a member of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to better understand the context and nature of the Neighbourhood Area and each individual site.

3.5 Task 4: Consolidation of results

Following the site visit, further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Indicative housing capacities; that is, the optimal number of new homes that could be provided on each site, for each site considered suitable and available have been calculated on the basis of a

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹² <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

range of densities: 10 dph, 20dph and 30 dph. These densities were selected with respect to the local evidence base, namely:

- Desktop assessment by AECOM shows that residential development in a Woolpit context is normally around 10 to 20 dwellings per hectare; and
- Core Strategy policy CS9 'Density and Mix' states development should make best use of land by achieving average densities of at least 30 dwellings per hectare (dph), unless there are special local circumstances that require a different treatment. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

Section 4 presents a summary of the findings of the site appraisal.

The completed pro-formas for all Sites and Areas of Search assessed are provided in **Appendix A** and **Appendix B**.

4. Summary of Site and Area of Search Appraisals

This section provides a summary of the findings of the evaluation of all Sites and Areas of Search considered through the site appraisal for Woolpit Neighbourhood Plan.

The Sites and Areas of Search have been assessed using the Government's Planning Practice Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development¹³. From a review of all existing information, a judgement has been made as to whether each Site and Area of Search is suitable for residential development and appropriate for allocation in the Neighbourhood Plan to meet identified development needs.

A 'traffic light' rating of all Sites and Areas of Search has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all Sites and Areas of Search and consistent with the government's Planning Practice Guidance. The traffic light rating indicates 'green' for Sites/Areas of Search that show no constraints and are appropriate for allocation, 'amber' for Sites/Areas of Search which are potentially suitable if issues can be resolved and 'red' for Sites/Areas of Search which are not currently suitable. The judgement on each Site is based on whether or not each site is **suitable** and **available**. In terms of the separate criterion of achievability, Section 4.1.1 explains the concept of viability.

The judgement on each Area of Search has only considered whether the area in question is **suitable** as the **availability** of each area is not known at this time.

With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

From this shortlist, preferred sites for allocation to meet a defined housing requirement should be selected by WPC based on the neighbourhood plan objectives and any locally important criteria and in consultation with MSDC and the local community.

4.1.1 Viability

This assessment has not considered the viability of Sites for the development proposed. The Neighbourhood Plan should be able to demonstrate that the Sites considered suitable and available are also financially viable to develop.

As part of the site selection process, it is recommended that WPC discusses site viability with MSDC. Viability appraisals for individual sites may have already been carried out by landowners or other parties. If not, it may be possible to use the Council's existing viability evidence base to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing viability work with sites proposed by the Neighbourhood Plan to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request their own evidence of viability.

However, valuations produced by a third party are not necessarily definitive or sufficiently independent.

Tables 3 and 4 on the following pages include all known potential development Sites/Areas of Search that have been considered within the Woolpit Neighbourhood Area. The conclusions are based on our professional experience and judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan.

This summary should be read alongside the full set of site appraisal pro-formas in **Appendix A** (Sites) and **Appendix B** (Areas of Search).

¹³ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Table 3: Summary of Assessment of all Sites in Woolpit

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
SS0005	Land west of Heath Road	2.7	Not suitable, site is detached from the existing settlement and lies within a highly sensitive heritage area.	Agriculture	N/A	The site is not considered suitable for allocation as it is poorly located in terms of community facilities. It is outside of the existing built up area and would unacceptably erode the gap between Woolpit and Woolpit Heath, contributing to their coalescence.	
SS0070	Land to the east of Heath Road	4.80	Not suitable, site lies within a highly sensitive area from a heritage perspective impacting upon Grade I listed church and Scheduled Monument.	Agriculture	48; 96; 144	The site is considered suitable for allocation but has minor constraints. The site is well located in terms of community facilities and is adjacent to the existing built up area. It would not have an impact on any environmental designations. Development is of a large enough scale that open space, recreation or a community facility could be provided. The site is within close proximity to a number of heritage assets and development will need to include buffers and sensitive design to ensure the setting of these heritage assets is not eroded. It is not considered that the principle of development would unacceptably harm these heritage assets, subject to detailed design.	
SS0093	Land to the east of Green Road	2.30	Not suitable, development would have a detrimental impact upon designated listed buildings around the site. In particular highway works would be required to bring the site forward would cause	Agriculture	23; 46; 69	An appeal (appeal ref. APP/W3520/W/18/3194926 and application ref. 2112/16) has been allowed on the site for the erection of 49 dwellings (including 17 affordable) and the construction of new access. As the site already has planning permission, it does not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate this site to indicate support for housing in this location and establish the site for housing if the above extant planning permission is not implemented.	

¹⁴ AECOM measurement

¹⁵ Where the site was assessed as not suitable for development within the AECOM assessment, the dwelling yield is given as 'N/A', though it is provided in full for all sites within **Appendix A**. Where the dwelling yield is given as a range, this represents 10, 20 and 30 dph.

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
			harm to heritage assets within the Conservation Area to the north of the site.				
SS0458	Land south of Drinkstone Road (Plough Road) and west of Green Road (IP30 9QL)	0.35	Not suitable, footpath provision cannot be provided to services and facilities.	Agriculture	4; 7; 11	<p>The site is considered suitable for allocation but has minor constraints.</p> <p>The site is well located in terms of community facilities and is adjacent to the existing built up area. It would not have an impact on any environmental designations.</p> <p>Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.</p> <p>A suitable access (including pedestrian and cycling) could be provided from Drinkstone Road but would need to be confirmed with the local highways authority to ensure the relevant standards can be achieved.</p>	
SS0547	Land south of Old Stowmarket Road	6.52	Potentially considered suitable, taking identified constraints into consideration (highways, contaminated land, heritage, biodiversity and minerals).	Agriculture		<p>Outline planning permission was granted in July 2018 for the 'erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction)'. As the site already has planning permission, it does not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented.</p>	
SS0670	Land south of A14, north east of The Street and east of White Elm Road	37	Potentially considered suitable, taking identified constraints into consideration (highways, heritage, biodiversity, surface water flood risk and minerals).	Agriculture	370; 740; 1,110	<p>The site is considered to have significant constraints as it is of a scale where it would significantly alter the northern character of Woolpit and would likely result in some adverse traffic impacts. However, with this scale of development there would be opportunities to secure community benefits (e.g. open space, recreation, community facilities or infrastructure) to support Woolpit and the development coming forward.</p> <p>The site is also located adjacent to the existing built up area and is well located in terms of existing community facilities.</p>	

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
SS0673	Land north east of Heath Road, adjacent to Woolpit Primary School	0.83	Potentially considered suitable, taking identified constraints into consideration (highways and minerals).	Agriculture	8; 17; 25	The site is considered suitable for allocation but has minor constraints. The site is moderately located in terms of community facilities and is adjacent to the existing built up area. It would not have an impact on any environmental designations. Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.	
SS0783	Land west of Heath Road	1.76	Potentially considered suitable, taking identified constraints into consideration (highways, biodiversity, surface water flood risk and open space)	Agriculture	18; 35; 53	The site is considered suitable for allocation but has minor constraints. The site is moderately located in terms of community facilities and is adjacent to the existing built up area. It would not have an impact on any environmental designations. Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.	
SS0822	Land south of Old Stowmarket Road	31.42	Not suitable, site is poorly related to settlement and services.	Agriculture	N/A	The site is not considered suitable for allocation. The site is poorly located in terms of community facilities and would result in a scale of development that would significantly change the size and character of Woolpit. As a result of its scale it would unacceptably erode the gap between Woolpit and Woolpit Heath contributing to the coalescence of the settlements.	
SS0846	Land off Green Road	6.7	Not suitable, site is detached from existing settlement and lies within a highly sensitive heritage area.	Agriculture	N/A	The site is not considered suitable for allocation. The site is moderately located in terms of community facilities and is adjacent to the existing built up area. It would also not have any impact on any environmental designations. A suitable access could also be provided from Green Road but would need to be confirmed with the local highways authority. However, development of the site would unacceptably erode the gap between Woolpit and Woolpit Green contributing to the coalescence of the settlements.	
SS0958	Land west of Heath Road	0.50	Not suitable, development of the site would have a negative	Agriculture	5; 10; 15	The site is considered suitable for allocation but has minor constraints. The site is favourably located in terms of community facilities and it is located adjacent to the existing built up area. It would not have an impact on any environmental designations. Development would however need to be appropriately designed to ensure it takes into account	

Site Ref.	Location/ description	Site area (ha) ¹⁴	Status in the SHELAA October 2018	Current land use	Assessed dwelling yield ¹⁵	Summary of assessment rationale	Assessment of suitability for allocation
			impact upon Grade I listed church and Scheduled Monument.			the heritage assets located within close proximity to the site. It is not considered that the principle of development would unacceptably harm these heritage assets. A suitable access could be provided from Church Street or the A1088 but would need to be confirmed with the local highways authority.	
SS1048	Land south of A14	2.95	Not suitable, the site is poorly related to the settlement and would be a disjointed addition to the settlement.	Agriculture	N/A	The site is not considered suitable for allocation. Although the site is moderately located in terms of community facilities the site is outside of the built up area and is just beyond the existing residential limits of Woolpit and to the north of Woolpit Business Park. Residential development in this location would not be in keeping with the immediate areas character and would result in a disjointed settlement pattern.	

See **Appendix A** for further details

Table 4. Summary of Assessment of all Areas of Search in Woolpit

Site Ref.	Location/Description	Current Land Use	Summary of Assessment Rationale	Assessment of suitability
1	Land north of Green Road	Agriculture	The area of search as it is currently drawn is not suitable for allocation as it would result in the reduction of the gap between Woolpit and Woolpit Green resulting in coalescence of the settlements. The area is also not well located in relation to existing services and facilities and would not be considered sustainable. That said the northern part of the area of search could be considered for housing if SS0005, SS0783, or SS0846 are allocated for housing.	
2	Land south of Broomhill Lane and Drinkstone Road	Agriculture and residential	The area of search as it is currently drawn is not considered suitable for allocation as it could result in the coalescence of Woolpit and Woolpit Green. Development of the whole area of search would also significantly alter the settlement pattern of Woolpit. A smaller area of search could be accommodated to the north of the area focussing development along Drinkstone Road/Broomhill Lane. Any development would need significant planting to ensure that development is well screened, securing Woolpit's rural edge of settlement character.	
3	Land between Rag's Lane and Drinkstone Road	Greenfield	The area of search is considered suitable for allocation as the area is well located to existing services and facilities and has a strong tree line boundary edge which will screen development when viewed from the south. Any development would need to be sensitively designed taking into account adjacent heritage assets and to minimise the loss of the existing mature boundaries.	
4	Land northwest of Woolpit, south of A14	Greenfield, agriculture and employment	The area of search is not considered suitable for allocation. The area is not considered to be well located in relation to existing services and facilities with the exception of existing businesses to the south of the area.	

Site Ref.	Location/Description	Current Land Use	Summary of Assessment Rationale	Assessment of suitability
			<p>The majority of the area is located within a Special Landscape Area which would likely be adversely affected by residential development.</p> <p>The area consists of small parcels of land with mature tree/hedge boundaries which would be eroded if it was developed. Residential development within the area would also significantly alter the settlement character of Woolpit as there is no residential development currently north of White Elm Road/Broomhill Lane.</p>	
5	Woolpit Village Sports Field	Woolpit Cricket Club	Allocating this area of search would result in the loss of a key community asset and formal sport provision within Woolpit. It is therefore considered that area of search is unsuitable for allocation.	
6	Land east of Woolpit, south of A14	Agriculture, residential and employment	The area is not considered suitable for residential allocation. The majority of the area is home to a number of existing businesses and infill development in close proximity to the existing businesses could result in unacceptable impact on residential amenity. The area of search is also on the periphery of Woolpit, adjacent to the A14 and its redevelopment would significantly alter the settlement character of Woolpit.	
7	Lady's Well Scheduled Monument and land west of A1088	Agriculture and Scheduled Monument	The majority of the area of search contains Lady's Well Scheduled Monument which should be protected and not earmarked for development. The western half of the area of search does not contain the Scheduled Monument with the A1088 separating this part of the area of search from the Monument. Development of this western part of the area of search could be acceptable as it will be close to the village centre. Any development of this western part of the area would need to be sensitively designed given it's adjacency to the Scheduled Monument and location within the Woolpit Conservation Area.	
8	Land east of Woolpit Community Primary School	Agriculture and school playing field	The area of search is not suitable for allocation as it has no direct access to the road/movement network. That said, the area of search could form part of an extension to application 1636/16 on land immediately to the north of the area of search which was approved in July 2018. The existing school playing field would need to be re-provided.	
9	Land west of Warren Lane and north of A14	Agriculture	The area of search is not considered suitable for allocation due its distance from services and facilities which would result in unsustainable development. Part of the area of search is also under construction following the approval of DC/18/01279.	
10	Land east of Wood Road and north of A14	Agriculture	The area of search is not considered suitable for allocation due its distance from services and facilities which would result in unsustainable development and adverse impact on the Special Landscape Area.	

See **Appendix B** for further details

4.1.2 Next steps

This report has shown the Sites which are suitable and available and Areas of Search which are suitable to allocate in the Neighbourhood Plan (subject to considerations of viability and detailed design), alongside those sites which are potentially appropriate but have issues that need to be resolved.

Some of the Sites and Areas of Search in the amber category may need further advice or assessment not possible to address through this high level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at MSDC (e.g. heritage) and Suffolk County Council (e.g. highways, minerals, education, waste, infrastructure) to allow them to be moved into either the green or red categories.

Once the pool of Sites and Areas of Search in the green category has been finalised, this provides a shortlist from which the proposed allocations can be selected. These should be the Sites and Areas of Search that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the Plan.

AECOM's professional opinion, based on the evidence presented in this report, is that of the 6 Sites assessed as being within the amber category five (SS0070, SS0458, SS0673, SS0783 and SS0958) have the greatest potential to be moved to the green category. These sites could provide up to 248 homes at 30dph. SS0670 is also in the amber category, however due to the size of the site its constraints are considered to be more significant as its scale would harm the character of the Woolpit and would likely result in some adverse traffic impacts. However, if these concerns could be overcome the site could deliver 1,100 homes at 30 dph and would likely easily meet Woolpit's housing need on one site.


Sites SS0093 and SS0547 have received planning permission and therefore are considered suitable for residential development. As the sites already have planning permission, they do not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate the sites to indicate support for housing in these locations, and could also include policies in the plan to influence details of the development (more relevant to SS0547 and it has outline planning permission) and to establish the site for housing if the planning permission is not implemented.

Area of Search 3 has been considered suitable to steer housing development to within Woolpit as it is well located to existing services and facilities and has strong mature boundaries which will assist in screening development. Areas of Search 1, 2 and 7 are within the amber category as parts of the Areas of Search could be suitable to steer housing development to, but not the whole Areas of Search as they are currently drawn. Area of Search 8 is also within the amber category as it could be developed as an extension to planning permission 1636/16, subject to the existing playing school field being re-provided.

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Pro-forma

General information

Site Reference / name	SS0005		
Site Address (or brief description of broad location)	Land west of Heath Road		
Current use	Agricultural land		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	2.7		
SHELAA site reference (if applicable)	SS0005		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Heath Road.			

Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Heath Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	Yes	The site is wholly located within Flood Zone1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The northern part of the site is at low, medium and high risk from surface water flooding.
Ecological value? Could the site be home to protected species such as	Unknown	The ecological value of the site is unknown.

bats, great crested newts, badgers etc.?		
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	High	<p>The site is located within Peripheral Site 2 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states the Peripheral Site is highly sensitive due to its visual prominence located on open elevated land which forms a distinct ridge and because it reinforces the gap between Wooltpit, Woolpit Green and Woolpit Heath. This Peripheral Site is therefore not considered suitable for residential or commercial development. Development close to the existing edge along Green Road could be mitigated through boundary planting, it would however reduce the gap between the settlements and be highly visible in views from the west as well as affect the gateway into Woolpit from Green Road.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

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

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.	
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Any other comments?

3.0. Availability

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

Availability

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

4.0. Summary

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

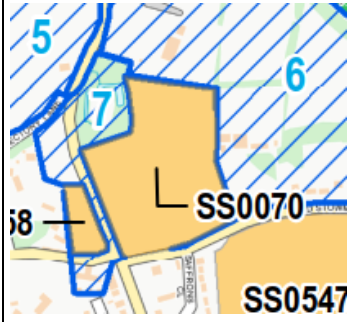
Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	27 54 87
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is poorly located in terms of community facilities. • It is outside of existing built up area. • Would result in the coalescence of Woolpit and Woolpit Heath. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.

Site Assessment Pro-forma

General information

Site Reference / name	SS0070		
Site Address (or brief description of broad location)	Land to the east of Heath Road		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	4.80		
SHELAA site reference (if applicable)	SS0070		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	4491/16 – Change of use from agriculture to open space including a surface water management scheme and wildlife enhancement area – Refused April 2018 4489/16 – Application for Outline Planning Permission with all matters reserved, except for Access, for the erection of up to 79 dwellings – Refused April 2018, appeal lodged.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. There is potential for suitable access to be provided.
Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Old Stowmarket Road and the A1088.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	Yes	The site is wholly located within Flood Zone 1. A small area of the western part of the site is a low risk from surface water flooding.
Ecological value? Could the site be home to protected species such as	Unknown	The ecological value of the site is unknown.

bats, great crested newts, badgers etc.?		
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium	<p>The site is located within Peripheral Site 8 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states the Peripheral Site brings a rural character into the village and reinforces the separation between the historic core and historic brickworks. This, amongst other factors, limits the capacity of this area to accommodate development without significant loss to valued assets, character and sense of place and make it vulnerable to urbanising influences associated with a new roundabout junction. There is potential for this area to play a greater role in the sense of arrival at Woolpit and care should be taken to avoid urbanising influences. The use of non-standard design and layout as well as minimising the effects of lighting and signage.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	<p>Development of this site would result in the loss of Grade 2 and 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>The site is immediately adjacent to Lady's Well (holy well and moat) Schedule Monument. The site is also partly with the Woolpit Conservation Area.</p>

Community facilities and services

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

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.
Opportunity to provide open space/recreation/ community facility	Yes	There is an opportunity to provide open space as part of any redevelopment of the site.
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.
Are there any noise issues?	No	The surrounding uses are residential, a nursery and a transport depot. The redevelopment of the site for residential would be compatible with these existing uses but mitigation is likely to be required to screen noise from the transport depot.
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

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

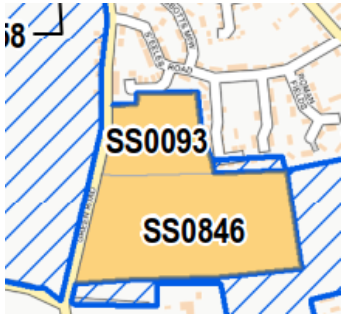
4.0. Summary

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

<i>Conclusions</i>			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	48	96	144
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is well located in terms of community facilities. It is located adjacent to the existing built up area. Development is of a large enough scale that open space, recreation or a community facility could be provided. The site is within close proximity to a number of heritage assets and development within close proximity of these assets should include buffers and be sensitively designed. 		

Site Assessment Pro-forma

General information

Site Reference / name	SS0093	
Site Address (or brief description of broad location)	Land to the east of Green Road	
Current use	Agriculture	
Proposed use	Residential	
Gross area (Ha) Total area of the site in hectares	2.30	
SHELAA site reference (if applicable)	SS0093	
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)	

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	2112/16 – Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access - Appeal allowed.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Green Road but would need to be confirmed with the local highways authority.			

Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Green Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	No	The site is wholly located within Flood Zone1 and is at very low risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The ecological value of the site is unknown.
Landscape and Visual Impact Is the site low, medium or high sensitivity in	High	The site is located within Peripheral Site 2 of the Woolpit Neighbourhood Plan

<p>terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Landscape Appraisal (March 2018). It states the Peripheral Site is highly sensitive due to its visual prominence located on open elevated land which forms a distinct ridge and because it reinforces the gap between Wooltpit, Woolpit Green and Woolpit Heath. This Peripheral Site is therefore not considered suitable for residential or commercial development. Development close to the existing edge along Green Road could be mitigated through boundary planting, it would however reduce the gap between the settlements and be highly visible in views from the west as well as affect the gateway into Woolpit from Green Road.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 2 and 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site is adjacent to the Grade II listed Priory Cottage.</p>

Community facilities and services

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

moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	Yes	The western boundary is adjacent to a footpath.	
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

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


4.0. Summary

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

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input checked="" type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	23	46	69
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is well located in terms of community facilities. • It is located adjacent to the existing built up area. • The site is within close proximity to a heritage asset and development within close proximity of the assets should include buffers and be sensitively designed. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained. • As the site already has planning permission, it does not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented. 		

Site Assessment Pro-forma

General information

Site Reference / name	SS0458	
Site Address (or brief description of broad location)	Land south of Drinkstone Road (Plough Road) and west of Green Road (IP30 9QL)	
Current use	Agriculture	
Proposed use	Residential	
Gross area (Ha) Total area of the site in hectares	0.35	
SHELAA site reference (if applicable)	SS0458	
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)	

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Drinkstone Road but would need to be confirmed with the local highways authority.			

<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Yes. The site is immediately adjacent to Drinkstone Road.</p>
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</p> <p>(provide details)</p>	<p>No</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt 	<p>No</p>	<p>The site is not within or adjacent to a Green Belt.</p>
<ul style="list-style-type: none"> Ancient Woodland 	<p>No</p>	<p>The site is not within or adjacent to any Ancient Woodland.</p>
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	<p>No</p>	<p>The site is not within or adjacent to an AONB.</p>
<ul style="list-style-type: none"> National Park 	<p>No</p>	<p>The site is not within or adjacent to a National Park.</p>
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	<p>No</p>	<p>The site is not within or adjacent to a European nature site.</p>
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	<p>No</p>	<p>The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.</p>
<ul style="list-style-type: none"> Special Area of Conservation/Local Nature Reserve 	<p>No</p>	<p>The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.</p>
<ul style="list-style-type: none"> Site of Geological Importance 	<p>No</p>	<p>The site is not located within or adjacent to a Site of Geological Importance.</p>
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	<p>No</p>	<p>The site is wholly located within Flood Zone1 and is not at risk from surface water flooding.</p>
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The ecological value of the site is unknown.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in</p>	<p>Medium</p>	<p>The site is located within Peripheral Site 3 of the Woolpit Neighbourhood Plan</p>

<p>terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Landscape Appraisal (March 2018). It states the Peripheral Site's sensitivity lies in its westerly facing slopes which provide a high quality rural setting to Woolpit and Woolpit Green. The open, elevated and sloping nature of this area means that it's visually sensitive when viewed from the west. Development in this area would undermine these qualities and development along Drinkstone Road would alter the gateway into the settlement which connects the historic core of Woolpit with the wider rural landscape setting. It is therefore considered that the Peripheral Site is not suitable for residential or commercial development. However, this site only forms part of the Peripheral Site, immediately adjacent to existing residential units. It is considered that this area of the Peripheral Site could be suitable for residential development.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site is adjacent to the Woolpit Conservation Area.</p>

Community facilities and services

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

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.	
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large	No

enough to significantly change size and character of settlement	
Any other comments?	

3.0. Availability

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

Availability

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

4.0. Summary

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

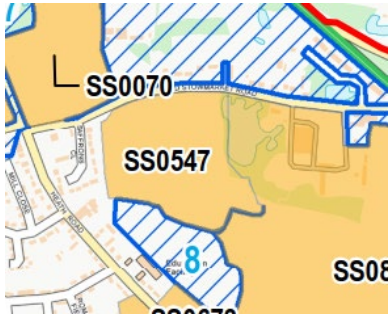
Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	4 7 11
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is well located in terms of community facilities. • It is located adjacent to the existing built up area. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.

Site Assessment Pro-forma

General information

Site Reference / name	SS0547		
Site Address (or brief description of broad location)	Land south of Old Stowmarket Road		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	6.52		
SHELAA site reference (if applicable)	SS0547		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	1636/16 – Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction) – Approved July 2018.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Outside the existing built up area				
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Old Stowmarket Road.			
Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Old Stowmarket Road.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	Yes	The site is wholly located within Flood Zone1. Parts of the site are at low and medium risk from surface water flooding.

<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The ecological value of the site is unknown.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium</p>	<p>This site was not considered within the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). The site has a mature tree and hedge boundary to its east and south with the western boundary consisting of residential units. Development of the site would be well contained with views being screened by the existing mature boundaries. Further landscaping along the boundaries of any development would ensure landscape and visual impacts are kept to a minimum.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

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

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.	
Opportunity to provide open space/recreation/ community facility	Yes	There is an opportunity to provide open space as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

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

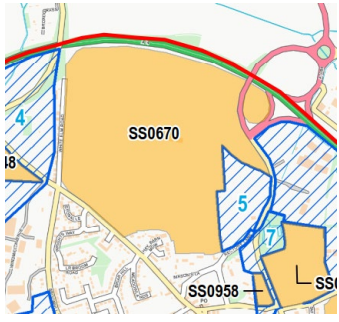
4.0. Summary

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

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input checked="" type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	65	130	196
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is moderately located in terms of community facilities. • It is located adjacent to the existing built up area. • The site's boundaries are considered to be mature and will screen the majority of the site from views to the south. Additional planting could further screen the site. • As the site already has planning permission, it does not need to be allocated to count towards the housing requirement for Woolpit. However, WPC may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented. 		

Site Assessment Pro-forma

General information

Site Reference / name	SS0670	
Site Address (or brief description of broad location)	Land south of A14, north east of The Street and east of White Elm Road	
Current use	Agriculture	
Proposed use	Residential	
Gross area (Ha) Total area of the site in hectares	37	
SHELAA site reference (if applicable)	SS0670	
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)	

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	DC/18/04247 – Outline Planning Application (Access to be considered) Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure – awaiting decision as of October 2018.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access	Yes. A suitable access could be provided from The Street.			

to be provided?	
Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to The Street.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	Yes	The site is wholly located within Flood Zone1. Parts of the site are at low, medium and high risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The ecological value of the site is unknown.

<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High</p>	<p>The site is located within Peripheral Site 6 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states the Peripheral Site's sensitivity relates to its north facing slopes which connect Woolpit to the wider landscape setting.</p> <p>Development in this area has the potential to alter the existing settlement form and character, undermine the rural setting to the church and alter perceptions of arrival. That said, the southwestern part of the Peripheral Site has some capacity for new housing along the existing urban edge. The east west hedgerow across the site should be strengthened to filter views to new development and a fringe of farmland retained separating the edge of Woolpit from the A14. Significant landscape planting within any new development should provide structure and break up development on the slopes.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 2 and 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Part of the site is located within the Woolpit Conservation Area and is immediately adjacent to the Grade II listed Monks Close.</p>

Community facilities and services

Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport 	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to Woolpit village centre.</p>

<ul style="list-style-type: none"> • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.
Opportunity to provide open space/recreation/ community facility	Yes	There is an opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.
Would there be any traffic impacts?	Yes	The redevelopment of the site could generate unacceptable traffic impacts due to the size of the site.
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses. The site is also adjacent to the A14 but it is considered that mitigation measures will make development acceptable.
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines cross the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	No

Scale and nature of development would be large enough to significantly change size and character of settlement	Yes
Any other comments?	

3.0. Availability

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

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

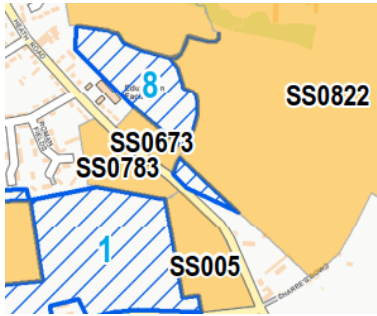
4.0. Summary

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

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input checked="" type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	370	740	1,110
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is well located in terms of community facilities. • It is located adjacent to the existing built up area. • Development would be of a scale where it would significantly alter the northern character of Woolpit. • Development would be of a scale where there would be an opportunity to provide community benefits (e.g. open space, recreation and/or community facilities). 		

Site Assessment Pro-forma

General information

Site Reference / name	SS0673		
Site Address (or brief description of broad location)	Land north east of Heath Road, adjacent to Woolpit Primary School		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	0.83		
SHELAA site reference (if applicable)	SS0673		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Heath Road.			

Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Heath Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	No	The site is wholly located within Flood Zone1 and is at very low risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The ecological value of the site is unknown.
Landscape and Visual Impact Is the site low, medium or high sensitivity in	Medium	The site is located within Peripheral Site 1 of the Woolpit Neighbourhood Plan

<p>terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Landscape Appraisal (March 2018). It states the Peripheral Site's sensitivity relates to its position at the gateway between Woolpit and the wider landscape. The eastern area is particularly sensitive in views from the south and east. The Peripheral Site has some capacity for residential development which seeks to create a new and stronger gateway to Woolpit. Mitigation should include softening the urban edge and development should not extend beyond the existing urban edge and should be low density.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

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

favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Public Right of Way/footpath/cycleway	Yes	The site is adjacent to a footpath.
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

Availability

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

4.0. Summary

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


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	8 17 25
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is moderately located in terms of community facilities. • It is located adjacent to the existing built up area. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained.

Site Assessment Pro-forma

General information

Site Reference / name	SS0783		
Site Address (or brief description of broad location)	Land west of Heath Road		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	1.76		
SHELAA site reference (if applicable)	SS0783		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Heath Road.			

Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Heath Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	No	The site is wholly located within Flood Zone1. The southern part of the site is at low and high risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The ecological value of the site is unknown.
Landscape and Visual Impact	Medium	The site is located within Peripheral Site 1 of the

<p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states the Peripheral Site's sensitivity relates to its position at the gateway between Woolpit and the wider landscape. The eastern area is particularly sensitive in views from the south and east. The Peripheral Site has some capacity for residential development which seeks to create a new and stronger gateway to Woolpit. Mitigation should include softening the urban edge and development should not extend beyond the existing urban edge and should be low density</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

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

moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	Yes	The site contains a footpath.	
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

Availability

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

4.0. Summary

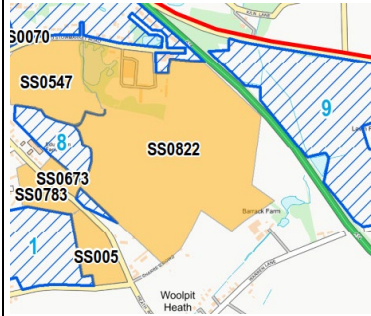
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

				Please tick a box
The site is appropriate for allocation				<input type="checkbox"/>
This site has minor constraints				<input checked="" type="checkbox"/>
The site has significant constraints				<input type="checkbox"/>
The site is not appropriate for allocation				<input type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	18	35	53	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is moderately located in terms of community facilities. It is located adjacent to the existing built up area. Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained. 			

Site Assessment Pro-forma

General information

Site Reference / name	SS0822		
Site Address (or brief description of broad location)	Land south of Old Stowmarket Road		
Current use	Agricultural land		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	31.42		
SHELAA site reference (if applicable)	SS0822		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Old Stowmarket Road.			

<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>The site is immediately adjacent to Old Stowmarket Road.</p>
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)</p>	<p>No</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt 	<p>No</p>	<p>The site is not within or adjacent to a Green Belt.</p>
<ul style="list-style-type: none"> • Ancient Woodland 	<p>No</p>	<p>The site is not within or adjacent to any Ancient Woodland.</p>
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	<p>No</p>	<p>The site is not within or adjacent to an AONB.</p>
<ul style="list-style-type: none"> • National Park 	<p>No</p>	<p>The site is not within or adjacent to a National Park.</p>
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	<p>No</p>	<p>The site is not within or adjacent to a European nature site.</p>
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 	<p>No</p>	<p>The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.</p>
<ul style="list-style-type: none"> • Special Area of Conservation /Local Nature Reserve 	<p>No</p>	<p>The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.</p>
<ul style="list-style-type: none"> • Site of Geological Importance 	<p>No</p>	<p>The site is not located within or adjacent to a Site of Geological Importance.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 and risk from surface water flooding 	<p>Yes</p>	<p>The site is wholly located within Flood Zone 1. Parts of the site are at low, medium and high risk from surface water flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The ecological value of the site is unknown.</p>
<p>Landscape and Visual Impact</p>	<p>Medium</p>	<p>The majority of the site is located within Peripheral Site</p>

<p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>9 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018) with the most northern part located within Peripheral Site 7. It states residential development in Peripheral Site 7 (which the northern part of the site is located within) would not be in keeping with the historic village form of Woolpit and is therefore not recommended. For Peripheral Site 9, which the majority of the site is located within, is sensitive as it separates Woolpit from Woolpit Heath. However, the site may have some capacity for development in the longer term if a strong landscape structure is created. Development opportunities can include residential.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities 	<p>Poorly located</p>	<p>The site is poorly located with respect to Woolpit village centre.</p>

<ul style="list-style-type: none"> Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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<i>Other key considerations</i>			
Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.	
Opportunity to provide open space/recreation/ community facility	Yes	There is an opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	Yes	The redevelopment of the site could generate unacceptable traffic impacts due to the size of the site.	
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses. The site is also adjacent to the A14 but it is considered that mitigation measures will make development acceptable.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Powerlines and telephone lines cross the site.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and	Yes

character of settlement	
Any other comments?	

3.0. Availability

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

Availability

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

4.0. Summary

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

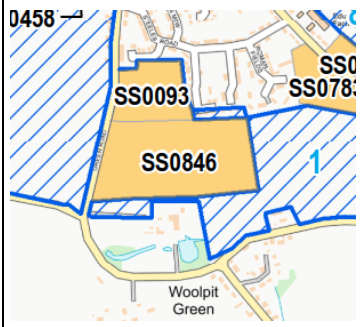
Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	314 628 943
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is poorly located in terms of community facilities. • It is located outside of the existing built up area. • Would result in the coalescence of Woolpit and Woolpit Heath. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained. • Would result in a scale of development that would significantly change the size and character of Woolpit.

Site Assessment Pro-forma

General information

Site Reference / name	SS0846	
Site Address (or brief description of broad location)	Land off Green Road	
Current use	Agricultural land	
Proposed use	Residential	
Gross area (Ha) Total area of the site in hectares	6.7	
SHELAA site reference (if applicable)	SS0846	
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)	

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Green Road but would need to be confirmed with the local highways authority.			

Is the site accessible? Provide details of site's connectivity	Yes. The site is immediately adjacent to Green Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	No	The site is not within or adjacent to a Green Belt.
• Ancient Woodland	No	The site is not within or adjacent to any Ancient Woodland.
• Area of Outstanding Natural Beauty (AONB)	No	The site is not within or adjacent to an AONB.
• National Park	No	The site is not within or adjacent to a National Park.
• European nature site (Special Area of Conservation, Special Protection Area or Ramsar)	No	The site is not within or adjacent to a European nature site.
• SSSI or SSSI Impact Risk Zone	No	The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.
• Special Area of Conservation /Local Nature Reserve	No	The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.
• Site of Geological Importance	No	The site is not located within or adjacent to a Site of Geological Importance.
• Flood Zones 2 or 3 and risk from surface water flooding	Yes	The site is wholly located within Flood Zone1. A small part of the site is at a low risk from surface water flooding.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	The ecological value of the site is unknown.
Landscape and Visual Impact Is the site low, medium or high sensitivity in	High	The site is located within Peripheral Site 2 of the Woolpit Neighbourhood Plan

<p>terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Landscape Appraisal (March 2018). It states the Peripheral Site is highly sensitive due to its visual prominence located on open elevated land which forms a distinct ridge and because it reinforces the gap between Woolpit, Woolpit Green and Woolpit Heath. This Peripheral Site is therefore not considered suitable for residential or commercial development. Development close to the existing edge along Green Road could be mitigated through boundary planting, it would however reduce the gap between the settlements and be highly visible in views from the west as well as affect the gateway into Woolpit from Green Road.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 2 and 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

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

Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	Yes	The site contains a footpath.	
Opportunity to provide open space/recreation/ community facility	Yes	There is an opportunity to provide open space as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are residential and a farm and the redevelopment of the site for residential would be compatible with these existing uses.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

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


4.0. Summary

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

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input checked="" type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	67	134	201
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is moderately located in terms of community facilities. • It is located adjacent to the existing built up area. • Would result in the coalescence of Woolpit and Woolpit Green. • Development would need to be appropriately screened in views from the south to ensure Woolpit's rural edge of settlement character is retained. 		

Site Assessment Pro-forma

General information

Site Reference / name	SS0958		
Site Address (or brief description of broad location)	Land west of Heath Road		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	0.50		
SHELAA site reference (if applicable)	SS0958		
Method of site identification (e.g. proposed by landowner etc.)	Included within SHELAA (August, 2017)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from Church Street or the A1088 but would need to be confirmed with the local highways authority.			

<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Yes. The site is immediately adjacent to Church Street and the A1088.</p>
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</p> <p>(provide details)</p>	<p>No</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt 	<p>No</p>	<p>The site is not within or adjacent to a Green Belt.</p>
<ul style="list-style-type: none"> • Ancient Woodland 	<p>No</p>	<p>The site is not within or adjacent to any Ancient Woodland.</p>
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	<p>No</p>	<p>The site is not within or adjacent to an AONB.</p>
<ul style="list-style-type: none"> • National Park 	<p>No</p>	<p>The site is not within or adjacent to a National Park.</p>
<ul style="list-style-type: none"> • European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	<p>No</p>	<p>The site is not within or adjacent to a European nature site.</p>
<ul style="list-style-type: none"> • SSSI or SSSI Impact Risk Zone 	<p>No</p>	<p>The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.</p>
<ul style="list-style-type: none"> • Special Area of Conservation /Local Nature Reserve 	<p>No</p>	<p>The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.</p>
<ul style="list-style-type: none"> • Site of Geological Importance 	<p>No</p>	<p>The site is not located within or adjacent to a Site of Geological Importance.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 and risk from surface water flooding 	<p>No</p>	<p>The site is wholly located within Flood Zone 1 and is at very low risk from surface water flooding.</p>
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The ecological value of the site is unknown.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in</p>	<p>Medium</p>	<p>The site is located within Peripheral Site 8 of the Woolpit Neighbourhood Plan</p>

<p>terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>Landscape Appraisal (March 2018). It states the Peripheral Site brings a rural character into the village and reinforces the separation between the historic core and historic brickworks. This, amongst other factors, limits the capacity of this area to accommodate development without significant loss to valued assets, character and sense of place and make it vulnerable to urbanising influences associated with a new roundabout junction. There is potential for this area to play a greater role in the sense of arrival at Woolpit and care should be taken to avoid urbanising influences. The use of non-standard design and layout as well as minimising the effects of lighting and signage.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 3 agricultural land. It is not possible to determine if the site is classified as 3a.</p>

Heritage considerations

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

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities 	<p>Favourably located</p>	<p>The site is favourably located with respect to Woolpit village centre.</p>

<ul style="list-style-type: none"> • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.
Are there any noise issues?	No	The surrounding uses are residential and the redevelopment of the site for residential would be compatible with these existing uses.
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

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

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

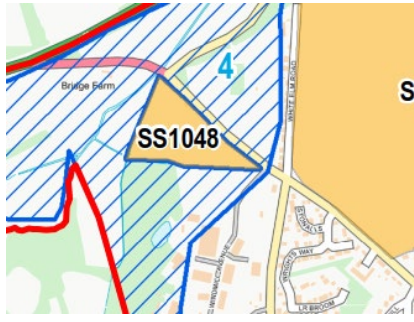
4.0. Summary

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

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (10, 20, 30 dph):	5	10	15
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is favourably located in terms of community facilities. • It is located adjacent to the existing built up area. • Development would need to be appropriately designed to ensure it takes into account the heritage assets located within close proximity of the site. 		

Site Assessment Pro-forma

General information

Site Reference / name	SS1048		
Site Address (or brief description of broad location)	Land to the south of A14		
Current use	Agricultural land		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	2.95		
SHELAA site reference (if applicable)	SS1048		
Method of site identification (e.g. proposed by landowner etc.)	Put forward in call for sites (as of March 2018)		

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site has no relevant planning history.			

Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area Outside the existing built up area	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes. A suitable access could be provided from the Street but would need to be confirmed with the local highways authority.			

<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Yes. The site is immediately adjacent to The Street.</p>
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (provide details)</p>	<p>No</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt 	<p>No</p>	<p>The site is not within or adjacent to a Green Belt.</p>
<ul style="list-style-type: none"> Ancient Woodland 	<p>Nearby</p>	<p>The site is approximately 80m to the south of Bridge Farm Wood Ancient Woodland.</p>
<ul style="list-style-type: none"> Area of Outstanding Natural Beauty (AONB) 	<p>No</p>	<p>The site is not within or adjacent to an AONB.</p>
<ul style="list-style-type: none"> National Park 	<p>No</p>	<p>The site is not within or adjacent to a National Park.</p>
<ul style="list-style-type: none"> European nature site (Special Area of Conservation, Special Protection Area or Ramsar) 	<p>No</p>	<p>The site is not within or adjacent to a European nature site.</p>
<ul style="list-style-type: none"> SSSI or SSSI Impact Risk Zone 	<p>No</p>	<p>The site is not located within or adjacent to a SSSI or SSSI Residential Impact Risk Zone.</p>
<ul style="list-style-type: none"> Special Area of Conservation /Local Nature Reserve 	<p>No</p>	<p>The site is not located within or adjacent to a Special Area of Conservation/ Local Nature Reserve.</p>
<ul style="list-style-type: none"> Site of Geological Importance 	<p>No</p>	<p>The site is not located within or adjacent to a Site of Geological Importance.</p>
<ul style="list-style-type: none"> Flood Zones 2 or 3 and risk from surface water flooding 	<p>Yes</p>	<p>The western part of the site is located within Flood Zone 2 with the western boundary partly located within Flood Zone 3. The northern part of the site is at low and medium risk from surface water flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The ecological value of the site is unknown.</p>

<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High</p>	<p>The site is located within Peripheral Site 5 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states the Peripheral Site's sensitivity relates to its high scenic quality (SLA, which part of the site is located within) derived from its varied topography, woodland cover and valley vegetation associated with the Black Brook. The landscape has a small scale character and is remote from Woolpit which has historically been located on the spur of the higher land overlooking the valley. Residential development in this landscape would be uncharacteristic and would significantly alter the urban form of Woolpit and its relationship to the river valley. Development is therefore not recommended.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Development of this site would result in the loss of Grade 2 and 3 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site does not contain nor is it located adjacent to a built heritage asset.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities 	<p>Moderately located</p>	<p>The site is moderately located with respect to Woolpit village centre.</p>

<ul style="list-style-type: none"> Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.	
Public Right of Way/footpath/cycleway	No	The site does not contain a Public Right of Way, footpath or cycleway.	
Opportunity to provide open space/recreation/ community facility	No	There is no opportunity to provide open space/recreation/community facility as part of any redevelopment of the site.	
Would there be any traffic impacts?	No	The redevelopment of the site is not expected to generate unacceptable traffic impacts.	
Are there any noise issues?	No	The surrounding uses are a transport depot and a site for a car boot sale. The redevelopment of the site for residential would be compatible with these existing uses following the implementation of mitigation measures to screen the transport depot.	
Are there any air quality issues?	No	The site is not within an Air Quality Management Area.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines cross the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Any other comments?

3.0. Availability

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

Availability

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

4.0. Summary

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

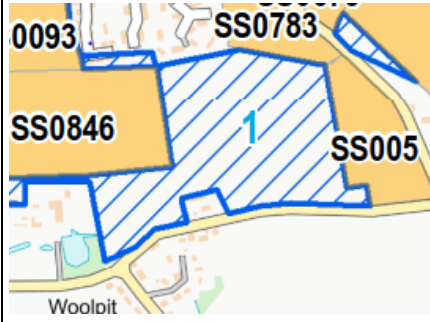
Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (10, 20, 30 dph):	30 59 89
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is moderately located in terms of community facilities. It is located outside of the existing built up area. Part of the site is located within a Special Landscape Area (SLA). Would result in a development that is disjointed in the context of the existing Woolpit settlement.

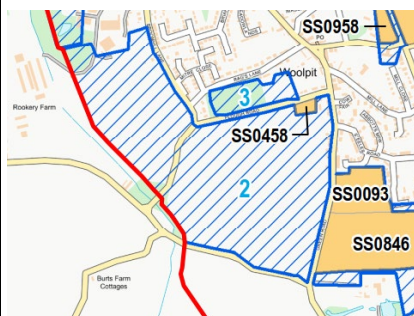
Appendix B Completed Area of Search Appraisal Pro- Formas

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	1
Area of Search Address (or brief description of broad location)	Land north of Green Road 
Current use	Agriculture.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	9.97
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	The area of search has no planning history.
Location/Access to services and facilities	The area of search is not well located in terms of location and access to services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search is adjacent to the Grade II listed Green Farmhouse and Grade II listed The Grange.
Access	Access could be made available from Green Road or Roman Fields.
Flood risk	Flood Zone 1 (low risk).
Landscape	Part of the area of search is located within Peripheral Site 2 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>“This area is highly sensitive due to its visual prominence located on open elevated land which forms a distinct ridge. It is also sensitive because of its role in reinforcing the gap between Woolpit, Woolpit Green, and Woolpit Heath and in reinforcing the individual identity of these settlements. Development in this area would extend built form to the south elongating the village and blurring the distinction between the village and hamlet of Woolpit Green. As a result this landscape is not considered suitable for residential or commercial development. Whilst development close to the existing edge along Green Road could arguably be mitigated through boundary planting, it would nonetheless diminish the gap between the settlements and be highly visible in views from the west as well as affect the gateway into the settlement along Green Road.”</i>
Conclusion	The area of search as it is currently drawn is not suitable for allocation as it would result in the reduction of the gap between Woolpit and Woolpit Green resulting in coalescence of the settlements. The area is also not well located in relation to existing services and facilities and would not be considered sustainable. That said the northern part of the area of search


	could be considered for housing if SS0005, SS0783, or SS0846 are allocated for housing.
Rating	


Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	2
Area of Search Address (or brief description of broad location)	Land south of Broomhill Lane and Drinkstone Road 
Current use	Agriculture and residential.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	32.27
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	<ul style="list-style-type: none"> DC/18/03820 – Application under Section 73 of the Town and Country Planning Act - Erection of a 3 storey extension to the existing office block, additional parking and landscaping - Variation of Condition 2 (Approved Plans and Documents) and Condition 8 (Surface water drainage) of planning permission 4782/16 – awaiting decision as of October 2018 4782/16 - Erection of a 3 storey extension to the existing office block, additional parking and landscaping – Approved May 2017 DC/17/03608 – Planning Application - Installation of temporary office building, with associated car parking for BBUK use – Approved October 2017 DC/17/04673 – Erection of 1no. dwelling and construction of new vehicular access – Approved December 2017
Location/Access to services and facilities	The area of search is considered to be well located in relation to existing services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search is adjacent to the Grade II listed Priory Cottage and Woolpit Conservation Area and within close proximity of the Grade II listed Walnut Tree Cottage.
Access	Access could be made from Green Road, Broomhill Lane or Drinkstone Road.
Flood risk	Flood Zone 1 (low risk).
Landscape	The site is located within Peripheral Site 3 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>“The sensitivity of this area lies in its westerly facing slopes which extend into the upper reaches of the Black Brook valley providing a high quality rural setting to the village of Woolpit and Woopit Green as well as a valued landscape on the fringes of these settlements which is highly accessible. The open, elevated and</i>

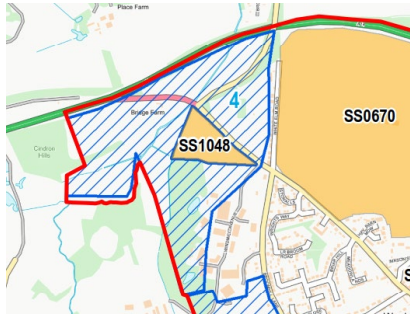
	<p><i>sloping nature of this area means that it is visually sensitive when viewed from the west. In these views the urban edge is indented and vistas to the church are across this agricultural land such that the church appears close to the edge of the settlement and the settlement small in scale. Development in this area would undermine these qualities, extend the settlement into areas of open countryside which retain a deeply rural character.</i></p> <p><i>Development here would not be characteristic of Woolpit nor reflect its historic position in the landscape. Whilst there are views to the urban edge this is often well screened or views are filtered and where the Windmill Avenue Business Park is visible it appears unrelated to the settlement. Development along Drinkstone Road would alter the gateway into the settlement which is unique in the context of Woolpit connecting the historic core with the wider rural landscape setting. On balance this area is not considered suitable for residential or commercial development.”</i></p>
Conclusion	<p>The area of search as it is currently drawn is not considered suitable for allocation as it could result in the coalescence of Woolpit and Woolpit Green. Development of the whole area of search would also significantly alter the settlement pattern of Woolpit. A smaller area of search could be accommodated to the north of the area focussing development along Drinkstone Road/Broomhill Lane. Any development would need significant planting to ensure that development is well screened, securing Woolpit's rural edge of settlement character.</p>
Rating	


Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	3
Area of Search Address (or brief description of broad location)	Land between Rag's Lane and Drinkstone Road 
Current use	Greenfield.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	2.07
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	0538/88/OL – Residential development at a density of 12 dwellings per acre on approx four and a half acres of land and construction of access – Refused January 1989. DC/17/02767 – Erection of 60 dwellings, access, open space and associated infrastructure – application withdrawn. DC/18/00721 – Erection of 45 no. dwellings and creation of new vehicular access, open space and associated infrastructure (amended application to previously withdrawn DC/17/02767) – awaiting decision as of October 2018.
Location/Access to services and facilities	The area of search is considered to be well located in terms of access to existing services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search is adjacent to the Grade II listed Sundridge and Woolpit Conservation Area. The area of search is bound by a mature hedgerow along its southern boundary which may hold some historical value, subject to a specific assessment.
Access	Access could be from Drinkstone Road or Rag's Lane.
Flood risk	Flood Zone 1 (low risk).
Landscape	The site is located within Peripheral Site 4 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>“The sensitivity of this site lies in its location on the edge of the settlement and its interrelationship with the wider landscape setting to the south. The site itself is however visually contained and screened from view by a mature and historic hedgerow along Drinkstone Road. This site has capacity to accommodate residential development. Given its location so close to the village centre and issues relating to traffic congestion this site may lend itself to retirement accommodation.</i> <i>The height of buildings on this site should be carefully considered ensuring no visual intrusion into the wider landscape to the southwest. Vehicular</i>


	<p><i>access onto Drinkstone Road should be low key and rural in character or avoided altogether in order to retain the rural character of this lane or avoid alteration to the existing village gateway. The positioning of new dwellings, style and vernacular should positively enhance the small and intimate character of Rags Lane. Care should be taken to avoid high density small scale units which do not relate well to the existing housing density along Rag's Lane. A smaller number of larger buildings divided into separate units and set within grounds may provide a better fit."</i></p>
<p>Conclusion</p>	<p>The area of search is considered suitable for allocation as the area is well located to existing services and facilities and has a strong tree line boundary edge which will screen development when viewed from the south. Any development would need to be sensitively designed taking into account adjacent heritage assets and to minimise the loss of the existing mature boundaries.</p>
<p>Rating</p>	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	4
Area of Search Address (or brief description of broad location)	Land northwest of Woolpit, south of A14 
Current use	Greenfield, agriculture (arable fields) and employment.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	28.77
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	<ul style="list-style-type: none"> • 0115/79/OL – Erection of 50-bedroom hotel and layout of 9 hole golf course – no details available • 0227/89/OL – Use of land for industrial, warehouse and storage development, alteration of existing access and provision of sewage handling plant – Refused August 1989 • 0915/91 – Use of land for (Sunday) car boot sales for 28 days during the rest of 1992 – Approved – February 1992 • 0102/92 – Erection of riding stable block with outside manege area and new vehicular access – Approved April 1992 • 0991/92 – Continued use of land for (Sunday) car boot sales – Approved February 1993 • 0493/93 – Use of land for car boot sale every Sunday on permanent basis – Refused August 1993 • 0634/96 – Retention of use of land for car boot sales with ancillary car parking areas – Refused November 1996
Location/Access to services and facilities	The site is not well located to existing services or facilities with the exception of existing businesses immediately to the south.
Environmental and heritage designations	The area of search contains Bridge Farm Wood Ancient Woodland and is partly within a Special Landscape Area. The area of search contains no heritage designations.
Access	Access could be made from The Street or the unnamed street running southwest to northeast.
Flood risk	Parts of the area of search are within Flood Zones 2 and 3. Site area would need to be reduced to exclude areas of flood risk.
Landscape	The area of the search is located within Peripheral Site 5 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>“The sensitivity of this area lies in its high scenic quality (SLA) derived from its varied topography, woodland cover and associated valley vegetation</i>

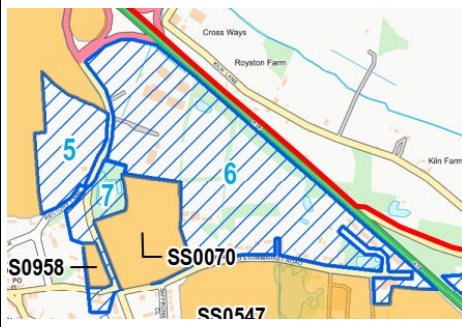
	<p><i>associated with the Black Brook. This landscape has an intimate and small scale character and feels remote from the settlement of Woolpit which has historically been located on the spur of higher land overlooking the valley. Although this area has good connections to the A14, which may suggest a suitable location for commercial development, the area's small scale and intimate character make it sensitive to development of this kind. Residential or commercial development in this landscape would be uncharacteristic and would significantly alter the urban form of Woolpit village and its relationship with the river valley. Development in this landscape is not recommended."</i></p>
<p>Conclusion</p>	<p>The area of search is not considered suitable for allocation. The area is not considered to be well located in relation to existing services and facilities with the exception of existing businesses to the south of the area. The majority of the area is located within a Special Landscape Area which would likely be adversely affected by residential development. The area consists of small parcels of land with mature tree/hedge boundaries which would be eroded if it was developed. Residential development within the area would also significantly alter the settlement character of Woolpit as there is no residential development currently north of White Elm Road/Broomhill Lane.</p>
<p>Rating</p>	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	5
Area of Search Address (or brief description of broad location)	Woolpit Village Sports Field 
Current use	Woolpit Cricket Club.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	4.22
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	<ul style="list-style-type: none"> • 1406/88 – Erection of pavilion – No details available • 1079/08 – Erection of Greensmans building – Approved June 2008 • 0942/15 – Erection of a single storey extension to the existing pavilion facilities moving the main entrance doors forward to increase the club room area and line up the existing external wall - Approved May 2015
Location/Access to services and facilities	The site is considered to be well located in relation to existing services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search is adjacent to Lady's Well Scheduled Monument and the Woolpit Conservation Area.
Access	Existing access is from Rectory Lane.
Flood risk	Flood Zone 1 (low risk).
Landscape	<p>The area of the search is located within Peripheral Site 6 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>"The sensitivity of this site relates to its edge of village location and outwards north facing gentle slopes which connect the village with its wider landscape setting. Elevated views out from the urban edge and views back towards Woolpit church are distinctive and valued. The proximity of the conservation and area listed buildings to the existing urban edge also increases the sensitivity of this area to development. Development in this area also has the potential to alter the settlement form and character, undermine the rural setting to the church and alter perceptions of arrival... Care should be taken to keep new development close to the existing edge and to retain open fields between the urban edge and the A14. The openness of this area and connection to the wider landscape means it is not considered suitable for commercial or industrial development even on the lower slopes closest to the A14. Significant landscape planting within any new development should provide</i></p>

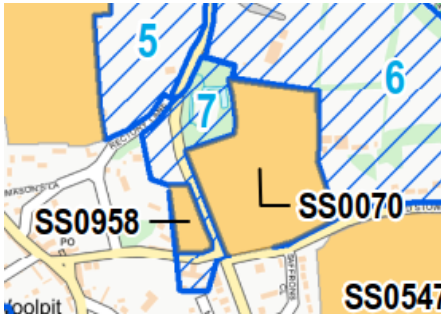
	<i>structure and break up development on the slopes as well as help divide the site into smaller neighbourhoods.”</i>
Conclusion	Allocating this area of search would result in the loss of a key community asset and formal sport provision within Woolpit. It is therefore considered that area of search is unsuitable for allocation.
Rating	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	6
Area of Search Address (or brief description of broad location)	<p>Land east of Woolpit, south of A14</p> 
Current use	Agriculture, residential and employment.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	21.55
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	<ul style="list-style-type: none"> • 0015/79/OL – Erection of workshops, offices warehouses, plant hire depot and managers house etc., Layout of vehicle parking in connection with use of land as haulage depot with maintenance depot and alterations to one access and retention of another – No details available • 0277/80/OL – Residential development (of 4.26 acres) and construction of access – No details available. • 0388/89/OL – Construction of rural small business park comprising 19 class b1 units, storage building for builders depot, conversion of existing barn to offices and plant centre and construction of vehicular access and access road – Refused November 1989 • 0947/96 – Erection of single storey extension to existing building to form store – Approved January 1997 • 1969/05 – Erection of general purpose building for uses ancillary and incidental to existing grain/seed storage use – Approved April 2006 • 0930/11 – Change of use of land at Elmswell Road, Woolpit for parking of HGV vehicles and trailers only, for a temporary period of three years – Refused December 2012 • 0086/02 – Erection of building for agricultural storage plus ancillary office and weighbridge – Approved August 2002 • 0936/04 – Use of land for the erection of grain/seed store, provision of new vehicular access & all ancillary works (resubmission of application ref 1575/03) – Approved October 2004 • 1969/05 – Erection of general purpose building for uses ancillary and incidental to existing grain/seed storage use – Approved April 2006 • 1250/08 – Erection of two commercial buildings (one as alternative to building previously approved as part of planning permission 936/04) for storage use in association with and ancillary to existing seed, corn and agricultural merchants use – Approved March 2009 • 1439/01 – Construction of B1 business units – Approved February 2002 • 0221/01 – Construction of B1 business units – Refused November 2001 • 0095/17 – Erection of 2No. B1 Units and extension to Unit 11 (D1 & B1) with associated car parking – Approved June 2017 • DC/18/02504 – Full Planning Application - Erection of 2No Commercial

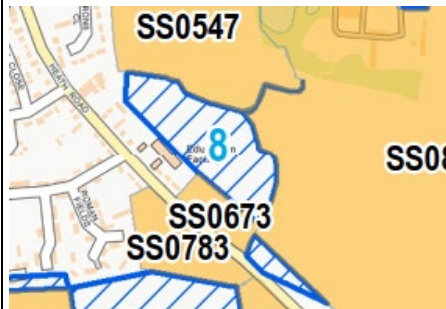
	buildings accommodating 9 No Industrial Units (Use classes B1(c), B8 and B2 and layout for 107 car parking spaces - Approved September 2018
Location/Access to services and facilities	The site is not well located in relation to existing services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search contains the Grade II listed Southlands and is adjacent to Lady's Well Scheduled Monument and the Woolpit Conservation Area.
Access	Access could be from the A1088 or Old Stowmarket Road.
Flood risk	Flood Zone 1 (low risk).
Landscape	<i>The area of the search is located within Peripheral Site 7 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states "The sensitivity of this area lies in its potential nature conservation value and its proximity to Our Lady's Well Scheduled Monument and Woolpit Conservation Area. Nevertheless the area has some capacity for further commercial development due to its relatively well vegetated character and the low embankment of the A14 which helps screen views from the north. Residential development would not be in keeping with the historic village form of Woolpit and is unlikely to feel integrated due to its more peripheral location. It is therefore not recommended. The land at the access slip roads to the A14 may be a suitable location for a new service station especially if this enabled the release of the Murco garage site within Woolpit for residential development (refer to peripheral site 8)."</i>
Conclusion	The area is not considered suitable for residential allocation. The majority of the area is home to a number of existing businesses and infill development in close proximity to the existing businesses could result in unacceptable impact on residential amenity. The area of search is also on the periphery of Woolpit, adjacent to the A14 and its redevelopment would significantly alter the settlement character of Woolpit.
Rating	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	7
Area of Search Address (or brief description of broad location)	<p>Lady's Well Scheduled Monument and land west of A1088</p> 
Current use	Agriculture and Scheduled Monument.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	2.53
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	0120/82/OL – Erection of house and garage, and construction of access – no details available
Location/Access to services and facilities	The site is considered to be well located in relation to existing services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search contains Lady's Well Scheduled Monument and is located within the Woolpit Conservation Area.
Access	Access could be from Rectory Lane or A1088.
Flood risk	Flood Zone 1 (low risk).
Landscape	<p>The area of the search is located within Peripheral Site 8 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>"The land in the immediate vicinity of Our Lady's Well is valuable in providing a rural and open setting and affording views to Woolpit Church. Both these features are historic assets which reveal the evolution and significance of Woolpit. This area of land is therefore particularly important in reinforcing sense of place. Visual connections between this land and the core of the village remain tangible.</i></p> <p><i>The sensitivity of this landscape lies in its role as a rural setting to local historic landmarks and in affording memorable views. It also brings a rural character into the village and reinforces the separation between the historic core and historic brick works and plays a role in defining the approach and sense of arrival at Woolpit. These factors limit the capacity of this area to accommodate development without significant loss to valued assets, character and sense of place and make it vulnerable to urbanising influences associated with a new roundabout junction."</i></p>
Conclusion	The majority of the area of search contains Lady's Well Scheduled Monument which should be protected and not earmarked for development.


	<p>The western half of the area of search does not contain the Scheduled Monument with the A1088 separating this part of the area of search from the Monument. Development of this western part of the area of search could be acceptable as it will be close to the village centre. Any development of this western part of the area would need to be sensitively designed given it's adjacency to the Scheduled Monument and location within the Woolpit Conservation Area.</p>
Rating	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	8
Area of Search Address (or brief description of broad location)	Land east of Woolpit Community Primary School 
Current use	Agriculture and school playing field
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	3.45
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	The area of search has no planning history.
Location/Access to services and facilities	The area of search is considered to be well located but there is no direct access to the movement network to access the services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations. The area of search contains no heritage designations.
Access	No direct access to the road network.
Flood risk	Flood Zone 1 (low risk).
Landscape	<p>The area of the search is located within Peripheral Site 9 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states “<i>The sensitivity of this site relates to its open character and role in providing a setting to Woolpit village and maintaining a sense of separation between Woolpit and Woolpit Heath. Nevertheless, this area may have some capacity for development in the longer term if a strong landscape structure is created which includes the planting of native woodland which extends the current vegetated character of the landscape found to the northeast. Development opportunities could include a mixture of commercial/ employment and residential but should seek to closely relate to the existing urban edge of Woolpit and be restricted to the lower lying parts of the site whilst retaining open arable land between Woolpit Village and Woolpit Heath and along Heath Road.</i></p> <p><i>Creation of a strong native woodland structure into which new development can be placed in the longer term. Vegetation structure should reflect the wooded character of land to the north and ensure that development is well screened and where visible is backclothed by vegetation.”</i></p>
Conclusion	The area of search is not suitable for allocation as it has no direct access to the road/movement network. That said, the area of search could form part of


	an extension to application 1636/16 on land immediately to the north of the area of search which was approved in July 2018. The existing school playing would need to be re-provided.
Rating	

Area of Search Assessment Pro-forma

Consideration	Comment
Area of Search Reference / name	9
Area of Search Address (or brief description of broad location)	Land west of Warren Lane and north of A14 
Current use	Agriculture, residential and employment.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	18.79
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown
Planning history	DC/18/01279 - Hybrid Application. (1) Erection of 2No warehouses, 2No offices, creation of car parking and storage yards, landscaping, sustainable urban drainage system, infrastructure and highway improvements. (2) Outline Planning Application. (Access and Landscaping to be considered) for erection of 1No warehouse, erection of an office and associated car parking and storage yard – approved August 2018.
Location/Access to services and facilities	The area of search is not well located in terms of location and access to services and facilities.
Environmental and heritage designations	The area of search does not contain any environmental designations but is located adjacent to a Special Landscape Area. The area of search is adjacent to the Grade II listed Lawn Cottage and Grade II listed Lawn Farmhouse.
Access	Access could be from Warren Lane.
Flood risk	Flood Zone 1 (low risk).
Landscape	The site is located within Peripheral Site 10 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states <i>“The sensitivities of this site lie in its location adjacent to a Special Landscape Area and elevated slopes which are highly visible from the A14 and edge of Woolpit, Green Road and Elmswell. Residential development on this site would appear remote and unconnected to existing settlements and would not be in keeping with existing settlement patterns. Similarly employment development in this area would appear physically and visually separate. The prominence of existing farm buildings associated with Lawn Farm illustrate the extent to which large scale buildings in this location would be visible over substantial distances. Nevertheless there is some capacity for development in the western corner of the site where the land lies below the 60m contour, especially if it was accompanied with significant woodland planting. Any development in this</i>

	<p><i>area and associated with woodland creation would fit well with the existing employment development on the site of the former brick pits to the northwest.</i></p> <p><i>Development in this location should be kept below the 60m contour and building heights should be kept low to avoid increased visibility from the wider landscape. Undertake substantial woodland planting so that development sits within this landscape context and is in keeping with similar development to the northwest. Ensure that development in this area does not affect the setting of the listed buildings on Wood Road nor is accessed off this rural lane.”</i></p>
Conclusion	<p>The area of search is not considered suitable for allocation due its distance from services and facilities which would result in unsustainable development. Part of the area of search is also under construction following the approval of DC/18/01279.</p>
Rating	

Area of Search Assessment Pro-forma




Consideration	Comment
Area of Search Reference / name	10
Area of Search Address (or brief description of broad location)	Land east of Wood Road and north of A14 
Current use	Agriculture.
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	10.93
SHELAA site reference (if applicable)	N/A
Area of Search Availability	Unknown.
Planning history	The area of search has no planning history.
Location/Access to services and facilities	The area of search is not well located in terms of location and access to services and facilities.
Environmental and heritage designations	The area of search is located within a Special Landscape Area and adjacent to Ancient Woodland (no name). The area of search contains no heritage designations.
Access	Access could be from Wood Road.
Flood risk	Flood Zone 1 (low risk).
Landscape	<i>The site is located within Peripheral Site 11 of the Woolpit Neighbourhood Plan Landscape Appraisal (March 2018). It states “Sensitivities of this site lie in its designation as a Special Landscape Area and its position immediately adjacent to Haughley Park. The accessibility of this site along Wood Road also increases its sensitivity as does its physical and perceptual separation from existing settlement. Whilst there has been some development of executive homes associated with Borley Green to the south this type of development on this site is not considered characteristic of the area and would have the effect of extending an urbanising influence along Wood Road. The characteristic settlement pattern in this area is small scale terraced/semi-detached cottages and or farm complexes. There is some limited capacity for development of this type on this site located either facing onto the lane or slightly set back. Partial development of this site would [present] opportunities for additional native woodland planting and creation of acid grassland habitat”.</i>
Conclusion	The area of search is not considered suitable for allocation due its distance from services and facilities which would result in unsustainable development and adverse impact on the Special Landscape Area.

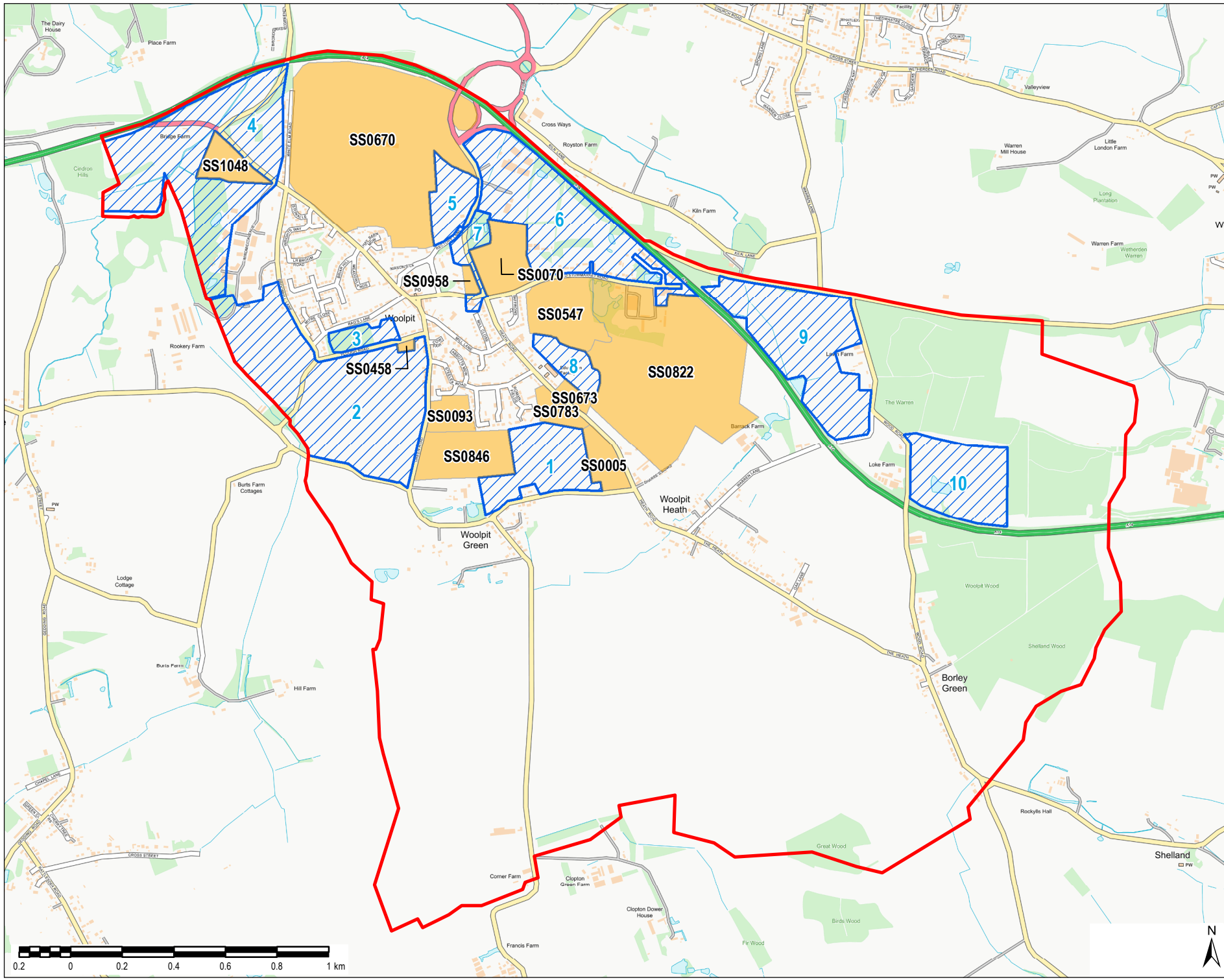
Rating



Appendix C Plan of Assessed Sites and Areas of Search

LEGEND

-  Neighbourhood Plan Boundary
-  Sites Submitted for Assessment by Babergh and Mid Suffolk District Councils
-  Areas of Search



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Purpose of Issue
FINAL

Client
WOOLPIT PARISH COUNCIL

Project Title
WOOLPIT NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE WOOLPIT NEIGHBOURHOOD PLAN

Drawn AD	Checked LL	Approved JH	Date 30/10/2018
AECOM Internal Project No. 60571087		Scale @ A4 1:19,000	

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