

# Easton Neighbourhood Plan

Site Assessment  
Final Report

October 2018

## Quality information

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## Abbreviations used in the report

### Abbreviation

DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
EPC	Easton Parish Council
Ha	Hectare
NP	Neighbourhood Plan
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
SHLAA	Strategic Housing Land Availability Assessment
SCDC	Suffolk Coastal District Council

## Executive Summary

### Background

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

The Easton Neighbourhood Plan, which will cover the whole of Easton Parish, is being prepared in the context of the adopted Core Strategy and Development Management Policies (2013), the adopted Site Allocations and Area Specific Policies (2017) and having regard to the emerging Suffolk Coastal Local Plan. The emerging Local Plan, which will cover the period up to 2036, will provide a framework for how future development across Suffolk Coastal will be planned and delivered. Within the adopted Site Allocations and Area Specific Policies (2017), the housing requirement for Easton is 5 dwellings up to 2027. However, in the emerging Local Plan, the housing requirement for Easton is 10 dwellings up to 2036. Therefore, Easton is looking to allocate land to provide, for a minimum, 10 dwellings.

A number of sites were identified for potential development in Easton through the 2014 Suffolk Coastal Strategic Housing Land Availability Assessment, Issues and Options Consultation Document (2017) and new sites identified in the Easton Parish Survey. AECOM has undertaken an assessment of these sites to ascertain which sites are the most appropriate to allocate in the Neighbourhood Plan.

### Site Appraisal Summary

This site assessment has found that three of the eighteen sites assessed would be potentially appropriate for allocation, for housing in the Neighbourhood Plan, if identified site specific constraints can be resolved or mitigated. One of the sites was considered suitable for allocation for mixed-use. The remainder of the sites are not considered suitable for allocation in the Neighbourhood Plan. From the shortlist of potentially suitable sites the Parish Council can select a site or sites for allocation in the Neighbourhood Plan that can be justified as the most suitable to meet the housing need for the area and the neighbourhood plan objectives subject to resolution of planning constraints. Site selection should be discussed further with SCDC to align the neighbourhood plan with strategic policy of the emerging Local Plan.

# 1. Introduction

## 1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Easton Neighbourhood Plan on behalf of Easton Parish Council. The work undertaken was agreed with the Parish Council and the Ministry for Housing Communities and Local Government (MHCLG) in January 2018.

The Neighbourhood Plan is being prepared in the context of the adopted Core Strategy and Development Management Policies (2013)<sup>1</sup>, the adopted Site Allocations and Area Specific Policies (2017)<sup>2</sup> and having regard to the emerging Suffolk Coastal Local Plan<sup>3</sup>. The emerging Local Plan, which will cover the period up to 2036, will provide a framework for how future development across Suffolk Coastal will be planned and delivered.

The emerging Local Plan has just been realised as first draft for consultation, between 20<sup>th</sup> July and 14<sup>th</sup> September 2018. The emerging Local Plan will focus on strategic issues and priorities including the Council's overall strategy for where development should be located. It will also tackle issues that are of particular importance locally, such as affordable housing, and the preservation of a healthy, natural and attractive environment.

The emerging Local Plan is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the adopted Core Strategy and adopted Site Allocations and Area Specific Policies, and to have regard to the emerging Local Plan. They can also develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Easton, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

**Figure 1-1** provides a map of the Easton Neighbourhood area, which covers the parish of Easton. This was designated as the Neighbourhood Development Plan area by Suffolk Coastal District Council in December 2017. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing.

Easton Parish Council has only recently begun producing the Neighbourhood Plan but know they want to seek allocation of sites within their Neighbourhood Plan, and are looking to ensure that key aspects of their proposals will be robust and defensible. The adopted Site Allocations and Area Specific Policies (2017) document states that Easton's housing requirement up to 2027 is 5 dwellings. However, Easton Neighbourhood Plan will be prepared in line with the Emerging Local Plan period which extends to 2036. The indicative minimum housing need within this emerging Local Plan is 10 dwellings for Easton. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites emerging from the Strategic Housing Land Availability Assessment, sites emerging from the Local Plan Review and sites submitted in the EPC village survey.

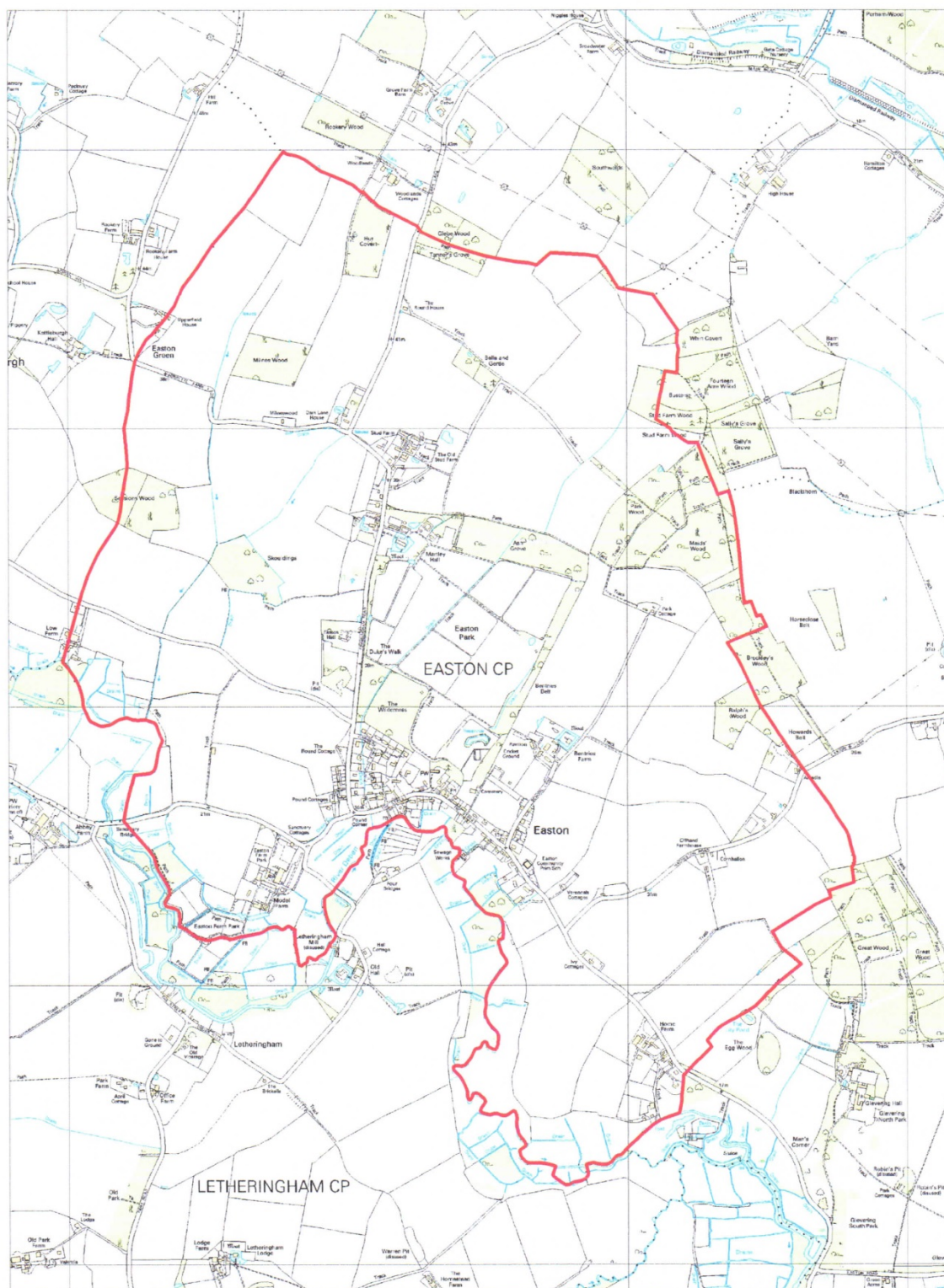
The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of Suffolk Coastal's adopted Core Strategy and emerging Local Plan; and from this pool of sites, determine which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

<sup>1</sup> Available here <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Core-Strategy-and-DMP/SCDC-Local-Plan-July-2013.pdf>

<sup>2</sup> Available here <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Site-Allocations-and-Area-Specific-Policies/Adopted-Version-Sites-DPD-January-2017.pdf>

<sup>3</sup> Available here <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/first-draft-local-plan/>





## Easton Suffolk Coastal District Council

Scale 1:17500

For reference purposes only. No further copies may be made.



**Figure 1-1: Easton Neighbourhood Plan Boundary**

(Source: Suffolk Coastal District Council Website)



## 1.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential developments in Easton.

The key documents within the Suffolk Coastal District Council planning framework include:

- Adopted Suffolk Coastal Core Strategy and Development Management Policies DPD, 2013;
- Adopted Suffolk Coastal Site Allocations and Area Specific Policies DPD, 2017;
- Saved Policies from the Suffolk Coastal Local Plan, as of 25<sup>th</sup> January 2018<sup>4</sup>;
- Emerging First Draft Local Plan, July 2018;
- Initial Sustainability Appraisal Site Assessments for the Issues and Options Consultation Document, August 2017<sup>5</sup>; and
- Suffolk Coastal Strategic Housing Land Availability Assessment, March 2014<sup>6</sup>.

### 1.2.1 Adopted Suffolk Coastal Core Strategy and Development Management Policies DPD (2013)

The policies of relevance to development in Easton include:

*Strategic Policy SP2 Housing Numbers and Distribution* – The Core Strategy will make provision for at least 7,900 new homes across the district in the period 2010 to 2027. Land for new homes will be distributed in accordance with the Settlement Hierarchy (SP19).

*Strategic Policy SP19 Settlement Policy* – Easton falls into the Local Service Centre settlement type. These are settlements providing a smaller range of facilities than Key Service Centres. Local Service Centres are expected to provide 17% of total proposed housing growth.

Housing allocations are considered suitable in the form of:

- Minor extensions to some villages which are consistent with their scale and character;
- Within the defined physical limits development as appropriate, normally in the form of groups or infill; and
- Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support.

*Strategic Policy SP27 Key and Local Service Centres* – The strategy for these centres is to retain the diverse networks of communities, supporting and reinforcing their individual character. Housing allocations will be permitted within defined physical limits or where there is proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. Promotion of a combination of open market and affordable housing in order to encourage and enable young and old the opportunity to remain within their local communities. Enable organic development to occur in respect of settlements where opportunities within defined physical limits are severely limited.

As a general guide across the district when assessing development schemes, 30 dph or below is considered low density; 40 dph medium density and 50+ dph as high density. On large scale developments, a mix of densities can be expected to be provided.

<sup>4</sup> Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/saved-policies/>

<sup>5</sup> Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

<sup>6</sup> Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/monitoring-information/strategic-housing-land-availability-assessment-shlaa/>

## 1.2.2 Adopted Suffolk Coastal Site Allocations and Area Specific Policies DPD (2017)

Easton is expected to deliver a minimum of 5 new houses between 2010 and 2027. A map of area specific policies is in **Figure 1-2** below.

*Policy SSP2 Physical Limits Boundaries* – Physical limits boundaries have been drawn for all settlements listed as Major Centres, Towns, Key and Local Service Centres. The physical limits boundaries identify the parts of those settlements to which new development, particularly new housing development, is directed. Accordingly, in principle, proposals for development within the defined physical limits boundary will be acceptable, subject to other relevant policies.

*Policy SSP37 Parks and Gardens of Historic or Landscape Interest* – Easton Park has been identified as being a historic parkland of district wide significance because it is over 50 hectares in area. A major attribute of a parkland “of note” is its extensive coverage within the landscape.

The delineated boundary of each of these locally listed historic parklands should be considered to include the area currently forming the visual extent of the parkland as well as any additional areas that historically formed part of the extent of the parkland and which continue to display the remnants of the former parkland.

The District Council will encourage the preservation and or enhancement of these parks and gardens of historic interest and their surroundings. Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.

*Policy SSP38 Special Landscape Areas* – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.

*Policy SSP39 Areas to be Protected from Development* – The 2001 Local Plan “saved” policy AP28 identified a large number of areas across the district to be protected from development. The importance of these areas was confirmed through Core Strategy Policy SP15 which retained all AP28 sites. Policy SP15 describes these areas as “sites, gaps, gardens and spaces that make an important contribution to a particular location in their undeveloped form”. In addition to the two existing retained sites, one more has been added at Easton.

Areas identified in the Policies Map include local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their undeveloped form. Development within these areas will be severely restricted.

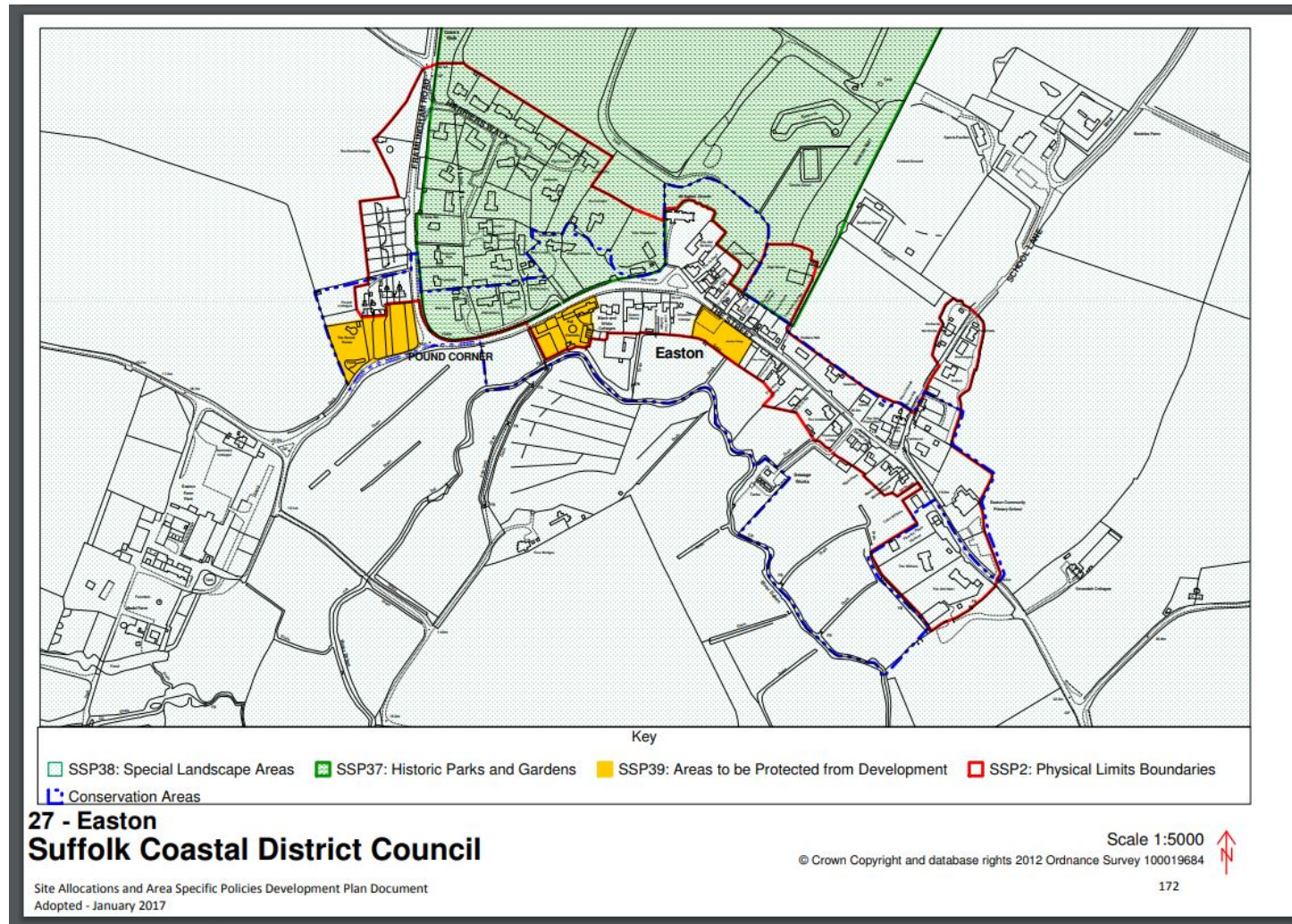


Figure 1-2: Inset Map of Easton, Site Allocations and Area Specific Policies DPD (January 2017)

(Source: Suffolk Coastal District Council Website)



### 1.2.3 Saved Policies from the Suffolk Coastal Local Plan, as of 25<sup>th</sup> January 2018

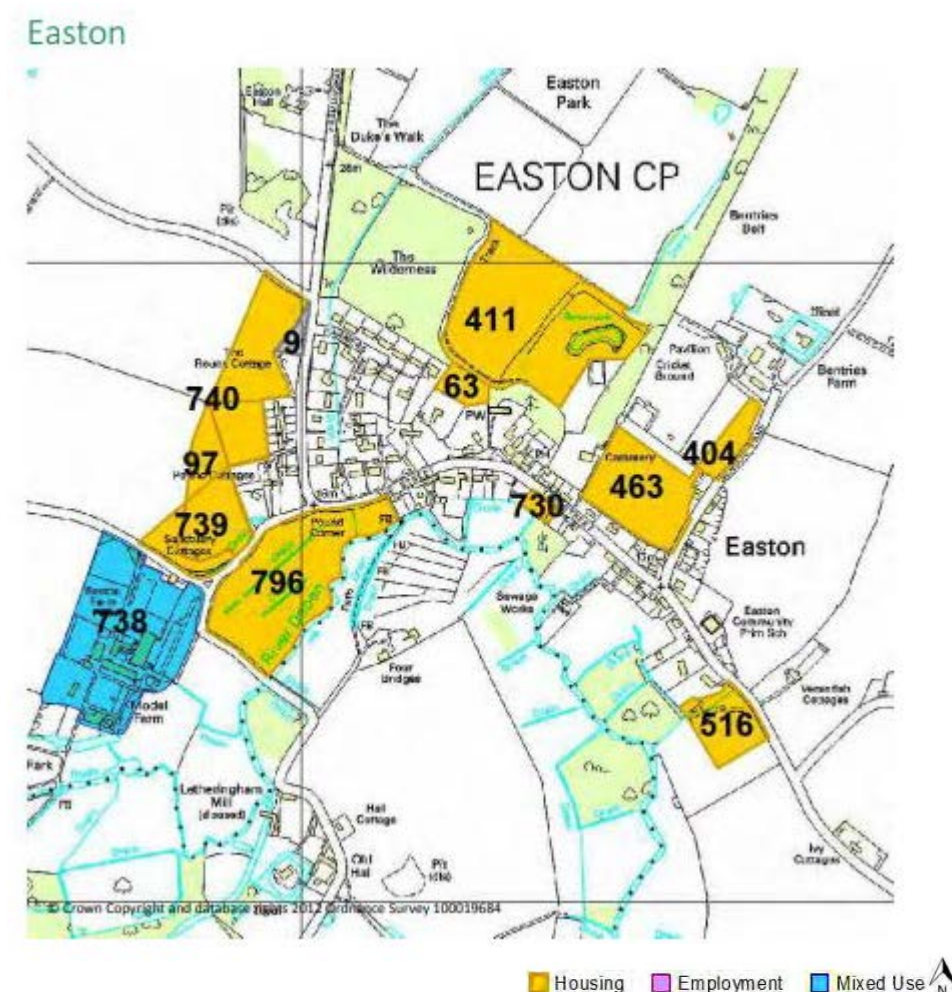
*AP28 Areas to be Protected from Development* – Development will not normally be permitted where it would materially detract from the character and appearance of:

- i. Those areas identified on the Proposals Map (see **Figure 1-2**) to be protected from development, or further development; and
- ii. Other sites, gaps, gardens and spaces which make an important contribution in their undeveloped form to a Town or Village, its setting, character, or the surrounding landscape or townscape.

### 1.2.4 Emerging First Draft Local Plan (July 2018)

The Local Plan will set out the level of growth which needs to be planned for in an area and will identify where that growth should be located and how it should be delivered. The Local Plan will also set out planning policies which the Council will use to determine planning applications in its area. The growth is planned to be delivered over the period up to 2036.

The emerging Local Plan will need to identify and allocate sufficient land for different types of development to accommodate the needs referred to in the document, such as housing, employment and retail. In response to the 'call for sites' consultation that the Council has undertaken in the past (most recently in 2016), a variety of sites have been submitted for consideration. The sites submitted in Easton are shown in **Figure 1-3**.

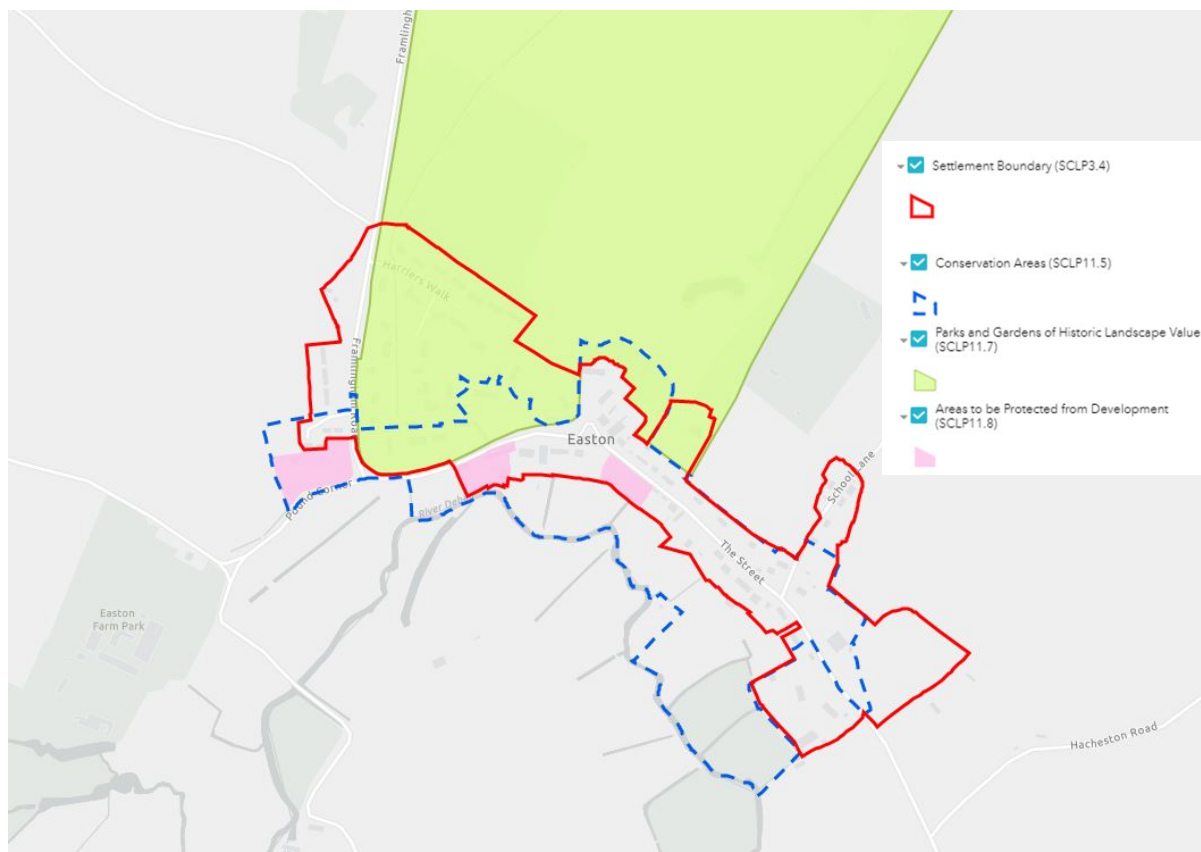


**Figure 1-3: Potential land for development - Easton**

(Source: Suffolk Coastal Council Website)

However, the emerging Local Plan has stated that areas that are producing Neighbourhood Plans will need to provide land (allocate sites) for the identified need, as stated below in Policy SCLP12.1.

**Policy SCLP12.1 Neighbourhood Plans** – The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan. Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the indicative minimum housing requirements, which are 10 dwellings for Easton.



**Figure 1-4: Proposed First Draft Local Plan Policy Map – Easton**

(Source: Suffolk Coastal Council Website)

**Figure 1-4** shows an insert of Easton in the new proposed Local Plan Policies Map. The only change from the 2017 Site Allocations and Area Specific Policies DPD is the settlement boundary being increased to include the new development in the south-eastern corner.

**Policy SCLP3.3 Settlement Hierarchy** – Easton is designated as a Small Village, which will accommodate small groups of new housing and infill within the Settlement Boundaries.

**Policy SCLP3.4 Settlement Boundaries** – Settlement Boundaries are defined on the Policies Map. Land which is outside of Settlement Boundaries in the Local Plan and Neighbourhood Plans is defined as Countryside. New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise. Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.

**Policy SCLP5.2 Housing Development in Small Villages** – Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or
- b) Infill development.

**Policy SCLP11.5 Conservation Areas** – Developments within Conservation Areas should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.

*Policy SCLP11.7 Parks and Gardens of Historic or Landscape Interest* – Easton Park has been identified as being of District wide significance, and has the status of Non-Designated Heritage Asset. A major attribute of a parkland 'of note' is its extensive coverage within the landscape. The delineated boundary of each of these locally listed historic parklands includes the area currently forming the visual extent of the parkland as well as any additional areas that historically formed part of the extent of the parkland and which continue to display the remnants of the former parkland. The District Council will encourage the preservation and/or enhancement of these parks and gardens of historic interest and their surroundings. Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.

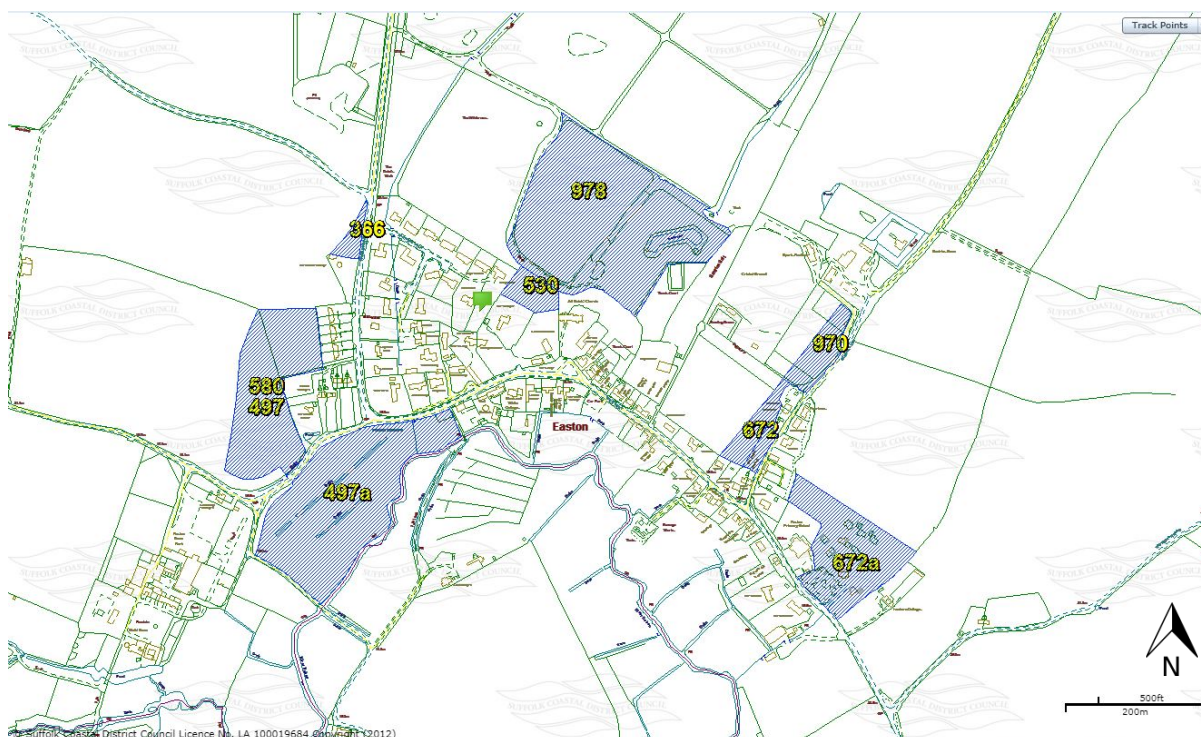
*Policy SCLP11.8 Areas to be Protected from Development* – Development within these areas will be severely restricted to maintain the character of the area and ensure settlement coalescence is not compromised.

### 1.2.5 Initial Sustainability Appraisal Site Assessments for the Issues and Options Consultation Document (August 2017)

Of the sites submitted in the Issues and Options Consultation Document, those with a site area of 0.25ha and above or with a capacity of 5 or more dwellings have been subject to an initial Sustainability Appraisal (SA) assessment. At this stage, the Sustainability Appraisals are presented in draft form to help inform the Local Plan Issues and Options Consultation. The SA has assessed the sites using 19 SA objectives based on the following themes; population, housing, health and wellbeing, education, water, air, material assets (including soil), climate change and flooding, the coast and estuaries, cultural heritage and digital infrastructure.

### 1.2.6 Suffolk Coastal Strategic Housing Land Availability Assessment (March 2014)

Suffolk Coastal District Council previously assessed a number of sites in Easton through the Strategic Housing Land Availability Assessment (SHLAA) (March 2014). The SHLAA considered a total of eight sites within the parish (one site was considered suitable, five sites were rejected, one was considered too small to be assessed and one failed the flood zone sequential test). The sites considered are shown in **Figure 1-4**.



**Figure 1-4: Sites considered in the SHLAA (March 2014)**

(Source: Suffolk Coastal Council Website)



## 2. Site Assessment Method

The approach of this site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>7</sup> and Neighbourhood Planning (updated Feb 2018)<sup>8</sup>, and the Neighbourhood Planning Site Assessment Toolkit<sup>9</sup>. These all help in determining 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.

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

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

This includes:

- All SHLAA sites identified in the 2014 SHLAA;
- All sites identified in the Issues and Options Consultation Document (2017); and
- New sites identified in the Easton Parish Survey.

All sites included in the assessment are shown on **Figure 3-1**.

### 2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan, based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

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

### 2.3 Task 3: Complete Site Pro-Formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

<sup>7</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>8</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>9</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

For sites that had previously been assessed in the SHLAA or Issues and Options Consultation Document, proformas were not completed. However, we have reviewed the conclusions of the SHLAA and Issues and Options Consultation Document in terms of whether the reasons for accepting/discounting a site are justified and appropriate for a Neighbourhood Plan.

## 2.4 Task 4: Consolidation of Results

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

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

The conclusions of the SHLAA and Issues and Options Consultation Document were revisited to consider whether the conclusions would change as a result of the local criteria.

## 2.5 Indicative Housing Capacity

Where sites were previously included in the SHLAA or the Issues and Options Consultation Document, indicative housing capacities used in either or both has been used.

Lower densities may be appropriate to apply to the sites in the Neighbourhood Plan than suggested in this report due to the rural nature of the settlement and the relatively low housing requirement of Easton. It is recommended that number of houses allocated per site is consistent with the existing densities of the village and appropriate for the context and setting, taking into account the site-specific characteristic and constraints.

### 3. Site Assessment

#### 3.1 Identified Sites

In response to a 'call for sites' consultation for the emerging Local Plan Review undertaken by the Council in 2016, a variety of sites have been submitted for consideration. These are shown below in **Table 3.1**. Sites identified in the SHLAA (2014) are also shown in the table below. Any sites found to be suitable in the SHLAA have not been assessed as they are already considered to be suitable.

**Table 3.1: Sites Identified in the Suffolk Coastal 'Call for Sites' (2016) and SHLAA (2014)**

Site Ref.	Site Address	Area (Ha)	Proposed Use	Yield (residential units)	SHLAA 2014 assessment	SHLAA 2014 Conclusions
9	Land adj. to The Round Cottage, Framlingham Road, Easton	0.2	Not specified	-	366	Site less than 0.25 hectares so not assessed.
63	Land at rear Four Pheasants, The Street, Easton	0.3	Housing	1	530	Unsuitable – TPO area, setting of a listed building, adjacent to conservation area, garden land.
97	Land adj. to The Round House, Pound Corner, Easton	2.3	Housing	47	Within part of 497	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.
404	Land west of School Lane	0.5	Housing	5	970	Unsuitable – poorly related to existing settlement, poor access.
411	Land east of Harriers Walk	5.1	Housing	102	978	Unsuitable – historic parkland.
463	Cemetery Field, School Lane, Easton	2.0	Housing	20	Part of the site is within 672	Unsuitable – impact on conservation area, hedges.
516	Land adjacent to The Old Osiers, The Street	1.0	Housing	18	N/A	N/A
730	Next to Car Park, Easton Street	0.2	Housing	3	N/A	N/A
738	Easton Farm Park, Pond Corner	4.6	Housing, retail, leisure, holiday, office	-	N/A	N/A
739	Sanctuary Field, Pound Corner	1.6	Housing	33	Within part of 497	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.

Site Ref.	Site Address	Area (Ha)	Proposed Use	Yield (residential units)	SHLAA 2014 assessment	SHLAA 2014 Conclusions
740	Kettleburgh Road	2.3	Housing	46	580	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.
796	Land adj to The Kennels, The Street	3.7	Housing	74	497a	Site failing the flood zone sequential test
	Land adjacent to Easton Primary School, The Street	1.79	Housing	20	672a	Deliverable in the next 1-5 years

Easton Parish Council (EPC) conducted a survey in early 2018 for residents of the parish to submit potentially suitable locations for new housing. These sites were not submitted by the landowners and therefore their availability is unknown. These are presented in **Table 3.2**.

**Table 3.2: Sites submitted in Easton ‘Call for Sites’**

EPC Site Ref.	Site Address	Within SHLAA 2014?	Within Suffolk Coastal ‘Call for Sites’ 2016?
a	Kettleburgh Road, Pit	No	No
b	Historic Parkland woodland	No	No
c	Rear of houses on the Street	No	No
d	Rear of houses on the Street	No	No
e	East of top School Lane	No	No
f	Bentries Farm Field adjacent to Hopkins Homes development	No	No
g	School Car Park within Hopkins Homes development	Within part of 672a	No
h	Rear houses on the Street	No	No
i	Rear Suffolk Welding works	No	No
j	Garden in Harriers Walk	No	No
k	Adjacent Low Barn Cottages	No	No

## 3.2 Sites Considered through the Site Appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- Sites submitted in the Suffolk Coastal ‘Call for Sites’ 2016;
- SHLAA sites less than 0.25 hectares and therefore were not assessed; and
- Sites submitted in the Easton Neighbourhood Plan ‘Call for Sites’.

**Figure 3-1** shows all sites to be included in the assessment on a map.



Figure 3-1: Sites to be taken forward in this assessment (Source: Google Earth and AECOM)



## 4. Summary of Site Appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the Easton Neighbourhood Plan. These included sites considered in the Issues and Options Consultation for the Draft Local Plan; and sites resulting from the Neighbourhood Plan Survey.

**Table 4.1** sets out a summary of the site assessments. This includes the SHLAA conclusion regarding each SHLAA sites' 'developability', the summary of each site from the SA Site Assessment for the Issues and Options Consultation, and the conclusions of this Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

Not all sites are considered to be available for development, as some emerged through the Easton Neighbourhood Plan Survey without knowledge of availability for future development. For these sites, if they have been found to be suitable, we have suggested that they could be put forward as aspirations for development within the Neighbourhood Plan instead of allocations. If the availability is confirmed before the Neighbourhood Plan is submitted, then these sites can be changed to allocations within the Plan.

The summary table shows that three of the sites are considered to potentially be appropriate for allocation as housing through the Neighbourhood Plan but have some constraints that would need mitigating/resolving.

There is one site found to be suitable for a mixed use allocation, ideally for employment and tourism uses.

Eighteen sites are considered not to be suitable for allocation within the Neighbourhood Plan. The constraints include the availability of these sites not being known and limited opportunities for a number of sites to connect to an existing footway. However, two of these sites where availability is not known are potentially suitable for allocation on other criteria. Therefore they could be considered as aspirations for development within the Neighbourhood Plan.

The whole of the village of Easton is within a Special Landscape Area. Policy SSP38 Special Landscape Areas of the adopted Suffolk Coastal Site Allocations and Area Specific Policies DPD (2017) states that development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.

**Table 4.1** should be read alongside the completed pro-formas presented in **Appendix A**.





Table 4.1: Site Assessment Summary Table

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
9 / 366	Land adj to The Round Cottage, Framlingham Road, Easton	Mixture	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	0.2	1-2 (site irregular shape so could not hold more than 2 dwellings)	Yes	Site less than 0.25 hectares so not assessed.	Below threshold – not assessed.	<p>The site is considered suitable for allocation but does have some constraints that would need mitigating / resolving.</p> <p>The site has existing suitable access but only part of the route from the village centre has designated footpaths. The remaining route only has grass verges, which provides some level of safe pedestrian routes to the site. It is recommended that the group discuss the provision of safe pedestrian routes to the site with the Highways Officer at SCDC.</p> <p>There are no environmental designations affecting the site but the hedgerows may potentially hold some ecological value.</p> <p>Development on this site would have a low landscape impact. There is also existing screening of the adjacent Grade II Listed Building.</p> <p>The site is moderately located to services and facilities in Easton.</p> <p>The site is an irregular shape and has a large mature tree within it. Both these factors reduce the amount of land available for development.</p>
63 / 530	Land at rear Four Pheasants, The Street, Easton	Greenfield	Suffolk Coastal 'Call for Sites' 2016 /	0.3	0	Yes	Unsuitable – TPO area, setting of a listed building, adjacent to conservation area, garden land.	Below threshold – not assessed.	The site is considered unsuitable for allocation. Development here would negatively affect the setting of adjacent heritage assets.



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
			SHLAA 2014						<p>The site is adjacent to Easton Conservation Area and to two Grade II Listed Buildings and one Grade I Listed Building. Development here would affect the setting of these Listed Buildings.</p> <p>Within the Historic Parks and Gardens designation. Policy SSP37 of the Adopted Suffolk Coastal Site Allocations and Area Specific Policies (2017) outlines that the boundary of these locally listed historic parklands includes the area currently forming the visual extent of the parkland. Development will only be allowed where it will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.</p> <p>The site is bordered by TPOs on the southern and northern boundaries.</p>
97 / Within part of 497	Land adj to The Round House, Pound Corner, Easton	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	2.3	0	Yes	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• There is a bus stop adjacent to the site.</li> <li>• Potential loss of high quality agricultural land.</li> <li>• Surface Water Flooding across the middle of the site.</li> <li>• No environmental designations on site.</li> <li>• No heritage designations on site.</li> <li>• The site is in a Special Landscape Area. The site is adjacent to an area to be protected from development and a conservation area.</li> </ul>	<p>Adjacent to a Grade II Listed Building. Development on this site would affect the setting of this Listed Building.</p> <p>There is currently no suitable access to the site. It is unclear how access can be created to the site without going through adjacent land which could be in different land ownerships. The site also poorly relates to the existing settlement and development here would be surrounded on all sides by open countryside.</p> <p>Therefore the SHLAA conclusions are still relevant and the site is considered unsuitable for allocation.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions
404 / 970	Land west of School Lane	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	0.5	0	Yes	Unsuitable – poorly related to existing settlement, poor access.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The nearest bus stop is less than 400m away.</li> <li>• Potential loss of high quality agricultural land.</li> <li>• Site not considered to be at risk of flooding.</li> <li>• No environmental designations on site.</li> <li>• There are four Grade II listed buildings within 69m of the site.</li> <li>• The site is in a Special Landscape Area.</li> </ul>	There is existing access to the site off School Lane. However, School Lane is a single lane with no safe pedestrian path. There are prominent views to the adjacent Listed Building from the site. The site also poorly relates to the existing built up area of Easton. On this basis, the site is considered unsuitable for allocation.
									
411 / 978	Land east of Harriers Walk	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	5.1	0	Yes	Unsuitable – historic parkland.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The nearest bus stop is less than 400m away.</li> <li>• Site not within agricultural use.</li> <li>• Surface Water Flooding in the centre of the site.</li> <li>• Site lies within Locally Designated Parks &amp; Gardens and Historic Parkland.</li> <li>• Grade I and II listed buildings located to the south of the site.</li> <li>• The site is in a Special Landscape Area.</li> </ul>	<p>The site is considered unsuitable for allocation due to limited access, ecological value on the site and being within historic parkland.</p> <p>The site is adjacent to Easton Conservation Area.</p> <p>Within the Historic Parks and Gardens designation. Policy SSP37 of the Adopted Suffolk Coastal Site Allocations and Area Specific Policies (2017) outlines that the boundary of these locally listed historic parklands includes the area currently forming the visual extent of the parkland. Development will only be allowed where it will not have a materially adverse impact on the character,</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
									<p>features or immediate setting of the delineated park or garden. Development on this site would have visual impact on the setting of the historic park.</p> <p>Access to the site is severely limited to a small private lane whose ownership is unknown. There are TPOs along the southern and eastern boundaries which restrict the ability for new access to be created.</p> <p>There is a reservoir in the eastern section of the site. This would likely contain high ecological value.</p>
463 / Part of the site is within 672	Cemetery Field, School Lane, Easton	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	2.0	0	Yes	Unsuitable – impact on conservation area, hedges.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The nearest bus stop is less than 400m away.</li> <li>• Potential loss of high quality agricultural land.</li> <li>• Site not considered to be at risk from flooding.</li> <li>• No environmental designations on site.</li> <li>• There are four Grade II listed buildings within 69m of the site.</li> <li>• The site is in a Special Landscape Area.</li> </ul>	<p>Adjacent to Easton Conservation Area.</p> <p>The site is much larger than the required housing need of 5 dwellings.</p> <p>The site is a meadow with a variety of vegetation within it. This has a high potential of ecological value.</p> <p>There are two points of existing access. Both the School Lane and the lane of The Street are single lanes with no safe pedestrian paths. In addition, the access from the lane off the Street is extremely steep. On this basis the site is considered unsuitable for allocation.</p>
516	Land adjacent to The Old	Mixture	Suffolk Coastal 'Call for	1.0	18 (taken from 'Call for Sites'	Yes	N/A	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The site is exposed to open countryside</li> </ul>	<p>The site has existing suitable access. The site only has some safe pedestrian routes to the main centre</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
	Osiers, The Street		Sites' 2016		2016)			<p>on most sides and does not relate well to the existing development or neighbouring uses.</p> <ul style="list-style-type: none"> <li>Parts of the site are at risk of surface water flooding.</li> <li>Site contains hedgerows which may have biodiversity value.</li> <li>The site is close to Grade II listed buildings.</li> </ul>	<p>of Easton. This would need considerable upgrade to accommodate development on the site.</p> <p>The site has some screening from the surrounding uses including the adjacent Listed Building, but as the site is elevated from the road, this is limited.</p> <p>The site is located on the edge of the existing settlement. Development here would extend the ribbon nature of Easton.</p> <p>As a result, the site is considered potentially suitable for a small number of dwellings. This would reduce the impact of extending the ribbon pattern of Easton. It is recommended that the group discuss the safe pedestrian routes to the site with the Highways Officer at SCDC.</p>
730	Next to Car Park, Easton Street	Greenfield	Suffolk Coastal 'Call for Sites' 2016	0.2	0	Yes	N/A	Below threshold – not assessed.	<p>The site is considered unsuitable for allocation. It is within the Site Allocations and Area Specific Policies DPD (2017) Policy SSP39 designation, Areas to be Protected from Development. Development within these areas will be severely restricted by the Local Planning Authority. Therefore this site cannot be allocated for housing.</p>
738	Easton Farm Park, Pond Corner	Mixture	Suffolk Coastal 'Call for Sites' 2016	4.6	Mixed use	Yes	N/A	<ul style="list-style-type: none"> <li>Site not in close proximity to health and leisure facilities.</li> <li>The site relates well to existing surrounding land uses and would involve the development of brownfield land.</li> </ul>	<p>The site is considered suitable for mixed use allocation.</p> <p>Contains three Grade II Listed Buildings. These buildings would need to be retained if there was redevelopment on site. The site is well</p>



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								<ul style="list-style-type: none"> <li>Education facilities within close proximity to the site.</li> <li>Parts of the site are within flood zone 3 and could potentially be at risk of surface water flooding.</li> <li>The site is located close to some known habitats for protected species.</li> <li>The site contains various Grade II listed buildings.</li> <li>The site is located within a Special Protected Area.</li> <li>Site is accessed via a narrow road with no footpath.</li> </ul>	<p>screened from the surrounding area.</p> <p>A small section of the southern part of the site is within Flood Zone 2 and 3. This is a small enough section of the site to not affect the suitability for development. This could also be mitigated through the provision of open space on this part of the site.</p> <p>The site is separated from the main built up area of Easton. However, as it has existing buildings on site, it may be suitable for a mixed use redevelopment or/and intensification to include employment.</p> <p>The site has existing suitable access. There are grass verges from the site to the centre of Easton which provide some level of safe pedestrian access.</p> <p>A variety of planning applications have been submitted on the site over recent years, including:</p> <ul style="list-style-type: none"> <li>C/09/1470 – Erection of detached building to be used as children's preschool (existing barn to be removed). Project to include for covered play area, erection of fences + gates, laying of hard paved areas and grass – application permitted 22<sup>nd</sup> February 2010.</li> <li>C/07/0014 – Construction of 6 Eco holiday lodges (existing poultry sheds to be demolished). Formation of new vehicular access – application permitted 11<sup>th</sup> July 2011. Planning permission never completed.</li> <li>DC/15/3165/FUL –</li> </ul>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
									<p>Proposed improvement park facilities, shop and office. Use of land to change 5 unit site, to 70 space caravan and campsite, involving erection of facilities building, and scheme of landscaping – application permitted 18<sup>th</sup> December 2015. Planning permission never completed.</p> <p>There is opportunity to intensify the site as there are existing parcels (both greenfield and brownfield) of unused land. Uses more suitable for the site are employment and tourism.</p>
739 / Within part of 497	Sanctuary Field, Pound Corner	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	1.6	33 (taken from 'Call for Sites' 2016) but should be reduced to take account of housing need for Easton to approximately 5-10 dwellings	Yes	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.	<ul style="list-style-type: none"> <li>• Site not in close proximity to health and leisure facilities.</li> <li>• The site is partially adjacent to previous development.</li> <li>• Education facilities in close proximity to the site.</li> <li>• The site is not within agricultural use.</li> <li>• Parts of the site are at risk of surface water flooding.</li> <li>• The site is located close to known habitats for protected species and is located in an Area to be Protected from Development and Conservation. A hedgerow survey also concluded that the hedgerows located on the site are off a rich quality.</li> <li>• The site is in a Special Landscape Area.</li> <li>• Site is accessed via a narrow road with no footpath.</li> </ul>	<p>Adjacent to Easton Conservation Area. Adjacent to a Grade II Listed Building. There are some views to this Listed Building but the southern corner of the site has existing reasonably screening to it.</p> <p>A small section of the south-eastern boundary lies within Flood Zone 2 and 3. This is a small enough section of the site to not affect the suitability for development.</p> <p>Part of the route from the site to the centre of Easton does not have designated footpaths. However there are grass verges which provide some level of safe pedestrian access. The site has existing suitable vehicular access.</p> <p>There are powerlines running across the site which would reduce the area of land available for development.</p> <p>The site is considered potentially suitable for allocation. The site is much larger than the required housing</p>



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									figure. Therefore allocation is only recommended on part of the site to reduce the capacity of the site. Mitigation would be needed for the potential effect on the views of the nearby Listed Building. It is recommended that the group discuss the safe pedestrian routes to the site with the Highways Officer at SCDC.
740 / 580	Kettleburgh Road	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	2.3	0	Yes	Unsuitable – listed building setting, impact on character, poorly related to existing settlement, no access.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The site is adjacent to existing development but exposed to the west.</li> <li>• Site is greenfield and currently used for agriculture.</li> <li>• Parts of the site are at risk of surface water flooding.</li> <li>• The site contains trees and hedgerows that may be of biodiversity value.</li> <li>• The site is adjacent to a Grade II listed building and is opposite a Historic Park.</li> <li>• The site is accessed by roads with mostly good visibility and some footpaths.</li> </ul>	Access to the site is limited to only Kettleburgh Road, which has restricted safe highways access due to a lack of visibility and restricted safe pedestrian access to it. The rest of the site is restricted in access. Development of the site would affect the natural settlement pattern of Easton as the site is located behind existing dwellings. Therefore the site is considered unsuitable for development.
796 / 497a	Land adj to The Kennels, The Street	Greenfield	Suffolk Coastal 'Call for Sites' 2016 / SHLAA 2014	3.7	0	Yes	Site failing the flood zone sequential test.	<ul style="list-style-type: none"> <li>• Close to existing facilities and services within Easton.</li> <li>• The site is in close proximity to bus stops.</li> <li>• The site presents a good quality rural environment with limited access to services.</li> <li>• Potential loss of high quality agricultural land.</li> <li>• Site in Flood Zones 2 and 3 and risk of surface water flooding.</li> <li>• BAP species recorded on the site.</li> <li>• Two Grade II Listed Buildings within 50m of the site. The site is adjacent to Easton Conservation Area, which covers the eastern tip of site.</li> </ul>	The entire site falls within Flood Zone 2 and 3 because of the River Deben running along the eastern boundary. Therefore the site is not considered suitable for allocation.

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								<ul style="list-style-type: none"> <li>The site is opposite a historic parkland to the north that is a Local Designated District Park and Garden.</li> <li>The site is in a Special Landscape Area.</li> </ul>	
a	Kettleburgh Road, Pit	Greenfield	EPC	Approx. 0.98	0	No	N/A	N/A	<p>The site is unsuitable for allocation as the availability of the site is unknown.</p> <p>However the site is potentially considered suitable for development. Therefore if the availability could be confirmed for the site, then the site could potentially be allocated within the Neighbourhood Plan. Alternatively, if the availability cannot be confirmed, then this site could be put forward as an aspiration for development within the Neighbourhood Plan.</p> <p>There are no environmental designations affecting the site. There are some mature trees on the boundaries that could hold some ecological value.</p> <p>The site is fairly open to the surrounding countryside. Therefore any development would require some mitigation to these views. The site is opposite a Listed Wall. Consideration would be required in design in any development.</p> <p>There is no existing access but access could potentially be created. However consideration would be needed with the mature trees on the boundaries. Framlingham Road has a mixture of pavements and grass verges which provides some level of safe pedestrian access from the centre of Easton to the site. The site is</p>
									

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
									moderately located to the services and facilities of Easton. It is recommended that the group discuss the safe pedestrian routes to the site with the Highways Officer at SCDC.
b	Historic Parkland woodland	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>Within the Historic Parks and Gardens designation. Policy SSP37 of the Adopted Suffolk Coastal Site Allocations and Area Specific Policies (2017) outlines that the boundary of these locally listed historic parklands includes the area currently forming the visual extent of the parkland. Development will only be allowed where it will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.</p> <p>The site is completely covered by dense woodland. Therefore the site is considered unsuitable for development.</p>
c	Rear of houses on the Street	Greenfield	EPC	N/A	0	No	N/A	N/A	Majority of the site falls within Flood Zone 2 and 3 because of the River Deben running along the southern boundary. Therefore the site is not considered suitable for allocation.
d	Rear of houses on the Street	Greenfield	EPC	N/A	0	No	N/A	N/A	The entire site falls within Flood Zone 2 and 3 because of the River Deben running along the southern boundary. Therefore the site is not considered suitable for allocation.
e	East of top School Lane	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>The site's availability is unknown. Therefore the site is not considered suitable for development.</p> <p>The site is also located on School</p>

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									<p>Lane, which is a single lane with no safe pedestrian access.</p> <p>The site has prominent views to both the surrounding countryside and a nearby Listed Building.</p>
f	Bentries Farm Field adjacent to Hopkins Homes development	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>The availability of the site is unknown.</p> <p>The site currently has no existing access. School Lane is an unsuitable access point as well as it is a single narrow lane with no safe pedestrian access. However a planning permission is currently being built out on the site directly to the south. There may be potential to create access through this new development but this is dependent on the landowner's agreement. Therefore, without agreement for access through the site in the south, the site is considered unsuitable for allocation.</p>
g / Within part of	School Car Park within Hopkins	Brownfield	EPC	N/A	0	Yes	<ul style="list-style-type: none"> <li>• Deliverable in the next 1-5 years</li> <li>• Listed Building nearby</li> <li>• The site is in a Special Landscape</li> </ul>	N/A	Adjacent to Easton Conservation Area.



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SHLA A 672a	Homes development						Area		<p>Within the site boundary of a allowed planning application on appeal (DC/14/2244/FUL, decided 19<sup>th</sup> February 2015) for the provision of 10 open market dwellings and 4 affordable dwellings, together with garages, access road, parking, school car park and drop zone, extension to school grounds, footpath, fencing, walling, landscaping, drainage, infrastructure and other ancillary works. Revised scheme to withdrawn application DC/13/3768/FUL. Inspectors reasons for approving:</p> <ul style="list-style-type: none"> <li>• Whilst the Council may have 5.12 years supply against the requirement in the relatively recently adopted plan this is not the only consideration within this issue. The 7,900 is a minimum housing target and it is perfectly reasonable to allow new housing on an additional site that is a suitable and sustainable location.</li> <li>• There is no detailed evidence that would indicate that existing infrastructure and facilities in the village could not cope with additional households. The site is close to other housing and would not be an isolated development in the countryside. It would be as accessible to services as other dwellings in the settlement boundary.</li> <li>• The proposal would not have a harmful effect on the character and appearance of the area, having regard to the location adjacent to the Easton Conservation Area.</li> </ul> <p>The planning permission is currently</p>





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									being built out. This particular section of the site has been completed as a new car park for the village. It is unlikely that the site would be considered for redevelopment so soon after the recent completion. In addition, the loss of parking may be considered as an unsuitable loss for the infrastructure required in Easton. Therefore the site is considered unsuitable for allocation.
h	Rear houses on the Street	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>The exact site boundary is not known. Therefore only a high level assessment has been conducted on this site.</p> <p>Within Easton Conservation Area. Adjacent to a Grade II Listed Building This does not affect the suitability of the site but careful consideration would be needed in design on any development on this site.</p> <p>The western section of the site falls within Flood Zone 2 and 3 but this is a small enough section of the site to not affect the suitability for development.</p> <p>The views are fairly well screened to the site except from the adjacent houses.</p> <p>There is existing access to the site but this would need upgrading as it is currently unpaved. There is existing safe pedestrian access to the site from the main centre of Easton.</p> <p>The site is considered unsuitable for allocation as the availability is unknown. If the site's availability is confirmed, the site could be considered suitable for allocation.</p>



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									Alternatively, if the availability cannot be confirmed, then this site could be put forward as an aspiration for development within the Neighbourhood Plan. The site has existing access, including safe pedestrian access, is favourably located to services and facilities, and has minimal environmental and heritage designations affecting it.
i	Rear Suffolk Welding works	Greenfield	EPC	N/A	0	No	N/A	N/A	Majority of the site falls within Flood Zone 2 and 3 because of the River Deben. Therefore the site is not considered suitable for allocation.
j	Garden in Harriers Walk	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>The site's availability is unknown. Therefore the site is considered unsuitable for allocation.</p> <p>Access to the site is currently unsuitable.</p> <p>Within the Historic Parks and Gardens designation. Policy SSP37 of the Adopted Suffolk Coastal Site Allocations and Area Specific Policies (2017) outlines that the boundary of these locally listed historic parklands includes the area currently forming the visual extent of the parkland. Development will only be allowed where it will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.</p> <p>The southern and eastern boundaries of the site are lined by TPOs.</p> <p>Planning Application History:</p> <ul style="list-style-type: none"> <li>• C/05/0521 – Erection of single-</li> </ul>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
									<p>storey dwelling and garage (revised application to CO4/2200) – application permitted 7<sup>th</sup> July 2005.</p> <ul style="list-style-type: none"> <li>• C/10/0592 – Erection of single-storey dwelling and garage (renewal of planning permission CO5/0521) – application permitted 30<sup>th</sup> April 2010. This planning application was never completed.</li> </ul> <p>The previous planning applications on the site indicate that the site is suitable for development. However as these have never been implemented there may be viability issues to development on this site.</p>
k	Adjacent Low Barn Cottages	Greenfield	EPC	N/A	0	No	N/A	N/A	<p>The exact site boundary is not known. Therefore only a high level assessment has been conducted on this site.</p> <p>There is existing access to the site but this would need upgrading as it is currently unpaved. The site only has some safe pedestrian routes to the main centre of Easton. This would need considerable upgrade to accommodate development on the site.</p> <p>Development of the site would significantly contribute to the ribbon pattern of the village. The site also sits on the edge of the village.</p> <p>Due to the natural topography, visually, the site is very open to the surrounding countryside and adjacent Listed Building. Development here would significantly affect the setting of this Listed Building.</p> <p>The site is considered unsuitable for</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	Available	SHLAA Conclusion (2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Suffolk Neighbourhood Plan (AECOM) Site Assessment Conclusions
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allocation. This is due to the potential high visual impact any development would because of the natural topography of the area. This would include negatively affecting the setting of the prominent adjacent Listed Building. In addition the availability of the site is unknown.

## 5. Conclusions

### 5.1 Site Assessment Conclusions

Twenty-two sites were assessed to consider whether they would be appropriate for allocation in the Easton Neighbourhood Plan. These included sites considered in the Issues and Options Consultation for the emerging Local Plan; and sites resulting from the Easton Neighbourhood Plan Survey.

The site assessment should be viewed in the context of the adopted and emerging planning policy documents of Suffolk Coastal District Council. Easton is considered a Local Service Centre settlement type in the adopted Local Plan. Within the adopted Site Allocations and Area Specific Policies (2017), Easton specifically is expected to deliver 5 new houses between 2010 and 2027. However, within the emerging Local Plan, which plan period extends to 2036, indicates that the minimum housing requirement for Easton is 10 dwellings.

**Table 4.1** sets out a summary of the site assessment and includes both the SHLAA conclusions (where applicable) and the conclusions of the SA Issues and Options Consultation Document (2017).

The assessment has found that there are three sites potentially suitable to meet the identified housing requirement through the Neighbourhood Plan, if identified issues could be resolved or mitigated. Constraints include lack of safe pedestrian access, potential impacts on a listed building, departure from the historic form of the village, power lines crossing the land and potential impacts on ecology.

One of the sites is considered suitable for a mixed use allocation, ideally for employment and/or tourism uses.

Eighteen sites are not considered suitable for allocation. A number of these sites, even with their proximity to existing community facilities and services, do not have a safe pedestrian route linking to those services, with no potential to create one. Therefore they are unsuitable for housing. In addition, the availability is unknown for a number of these sites. However two of these sites where the availability is not known are potentially suitable for allocation on other criteria. Until the availability of these sites is confirmed, they cannot be allocated within the Neighbourhood Plan. However they can be listed within the Neighbourhood Plan as aspirations for development.

The site assessment therefore shows that there is one site suitable for allocation for mixed-use and three sites potentially suitable for housing.

### 5.2 Next Steps

The next steps would be for the Neighbourhood Plan group to select the preferred site or sites to meet the approximate housing requirement of ten dwellings.

The following sites are all potential candidates for allocation: 9, 516 and 739, although for a smaller amount of development in the latter two sites that what has been proposed by the landowner.

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Suffolk Coastal District Council;
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions<sup>10</sup>.

### 5.3 Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with Suffolk Coastal District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test site viability. This can be done by 'matching' site typologies used in existing reports with sites proposed by the Steering Group, to give an indication of whether a site is viable

<sup>10</sup> Suffolk Coastal District Council adopted the CIL Charging Schedules in July 2015, available here <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/suffolk-coastal-community-infrastructure-levy-rates/>



for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

## Appendix A Completed Site Appraisal Pro-Formas

## Site Assessment Proforma

### General information

Site Reference / name	9
Site Address (or brief description of broad location)	Land adj to The Round Cottage, Framlingham Road, Easton
Current use	Garden
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	366
Method of site identification (e.g. proposed by landowner etc.)	Suffolk Coastal 'Call for Sites' 2016

### Context

<b>Is the site:</b> 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.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None relevant on the Suffolk Coastal planning application search.			

## Suitability

### Suitability

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Existing suitable access exists off Framlingham Road. This should be suitable for one or two further dwellings.
<b>Is the site accessible?</b>  Provide details of site's connectivity	The site has some pedestrian paths from the Main Street and the remaining route is grass verges. Framlingham Road would benefit from pedestrian paths along the whole route for the site to have safe pedestrian access to the services and facilities in Easton.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No</b>	Contains or is adjacent to no policy or environmental designations.
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<b>Some potential value</b>	Potentially as site is adjacent to some hedgerows which may require a Phase 1 Habitat Survey.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<b>Low sensitivity to development</b>	<p>The site is located within Area 14 (Rolling Estate Claylands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>The height of buildings and structures has an exaggerated visual impact, especially on the character and visual amenity of the valley floor and side, and on historic buildings and monuments. This should be considered at early stages in planning. It is important to maintain the existing pattern of settlement clusters on the valley sides.</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.</i></p> <p>Views to surrounding areas are limited due to existing screening.</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<b>Loss of Grade 3 agricultural land</b>	Contains Grade 3 Good to Moderate Agricultural Land.

**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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	Site adjacent to a Grade II Listed Building but this has existing screening from the existing buildings and hedgerows.

**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"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	Moderately located	The site is moderately located (580m) with respect to the local centre of Easton but is less than 400m from a bus stop with services to Woodbridge.

**Other key considerations**

Are there any Tree Preservation Orders on the site?	None	There are no TPOs; however there is a large mature tree on the site which may restrict the area available for development.	
What impact would development have on the site's habitats and biodiversity?	Unknown	Potentially as site is adjacent to some hedgerows which may require a Phase 1 Habitat Survey.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines run along the eastern boundary. These should not restrict further



or in close proximity to hazardous installations			development.
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### Characteristics

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

## 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
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assumed so as submitted in both the Suffolk Coastal 'Call for Sites' 2016 and SHLAA 2014.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability?</b> 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
<b>Any other comments?</b>			

## 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

<b>The site is appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation</b>	<input type="checkbox"/>

<b>Potential housing development capacity:</b>	1-2 (site irregular shape so could not hold more than 2 dwellings)
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is considered suitable for allocation but does have some constraints that would need mitigating / resolving.</li> <li>• The site has existing suitable access but only part of the route from village services has designated footpaths. The rest only has grass verges which provide some level of safe pedestrian routes to the site. It is recommended that the group discuss the safe pedestrian routes to the site with the Highways Officer at SCDC.</li> <li>• There are no environmental designations affecting the site but the hedgerows may potentially hold ecological value.</li> <li>• Development on this site would have a low landscape impact.</li> <li>• The large mature tree on the site may restrict area available for development.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	730
Site Address (or brief description of broad location)	Next to Car Park, Easton Street
Current use	Green space
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Suffolk Coastal 'Call for Sites' 2016

### Context

<b>Is the site:</b> 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.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None relevant on the Suffolk Coastal planning application search.			

## Suitability

### Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is no existing access to the site. Access would either result in the demolition of part of a low brick wall or access via the adjacent sites.
Is the site accessible?  Provide details of site's connectivity	Site is accessible for both cars and safe pedestrianised routes.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following	Mitigation required	The south-western half of the

<p><b>policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>site is within Flood Zone 2 and 3. Development would be restricted to the north-eastern section of the site.</p>
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Potential value</b></p>	<p>The site has a variety of vegetation on it which could hold ecological value. A survey would be required for any planning application.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p><b>Low sensitivity to development</b></p>	<p>The site is located within Area 26 (Valley Meadowlands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>“The construction of new buildings on the valley sides, or changes of land use, can easily have an adverse effect on the setting of this landscape. If these changes are to be permitted the highest standards of design and effective mitigation strategies should be applied to minimise the detrimental impact on both the visual amenity and landscape character.”</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas</i> – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>Contains Grade 4 Poor 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact and requirement for mitigation required	<p>The site is adjacent to a Grade II Listed Building to the south-east. Mitigation would be required for any potential negative effect on the Listed Building.</p> <p>The site is within Easton Conservation Area. Careful consideration would be needed in design.</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"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	Favourably located	<p>The site is favourably located (88m) with respect to the local centre of Easton.</p>

### Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown	The site has a variety of vegetation on it which could hold ecological value. A Phase 1 Habitat Survey would be required.	
Public Right of Way	None	A public right of way runs along the eastern boundary.	
Existing social or community value (provide details)	No		
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 run along the north-eastern boundary. This should not affect the suitability of the site.



### Characteristics

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

### 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
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Suffolk Coastal 'Call for Sites' 2016 so assumed available.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability?</b> 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>	<p>Site within an Area to be Protected from Development. <i>Policy SSP39 Areas to be Protected from Development</i> – The 2001 Local Plan “saved” policy AP28, identified a large number of areas across the district to be protected from development. The importance of these areas was confirmed through Core Strategy Policy SP15 which retained all AP28 sites. Policy SP15 describes these areas as “sites, gaps, gardens and spaces that make an important contribution to a particular location in their undeveloped form”.</p> <p>Areas identified in the Policies Map, comprise local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their undeveloped form. Accordingly, development within these areas will be severely restricted.</p>		

### 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

<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
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<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	0	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>The site is considered unsuitable for allocation. It is within the Site Allocations and Area Specific Policies DPD (2017) Policy SSP39 designation, Areas to be Protected from Development. Development within these areas will be severely restricted by the Local Planning Authority. Therefore this site cannot be allocated for housing.</li> </ul>	

## Site Assessment Proforma

### General information

Site Reference / name	a
Site Address (or brief description of broad location)	Kettleburgh Road, Pit
Current use	Agriculture
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 0.98
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Easton Parish survey

### Context

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

## Suitability

### Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site does not have existing access. Vegetation on the site boundaries may restrict potential access being created.
Is the site accessible?  Provide details of site's connectivity	Framlingham Road has a mixture of pavements and grass verges which provides some level of safe pedestrian access from the centre of Easton to the site.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:	No mitigation required	No designations on or adjacent to the site.

<ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<b>Potential value</b>	The site has some mature trees on the boundaries. This could hold some potential ecological value.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<b>Medium sensitivity to development</b>	<p>The site is located within Area 14 (Rolling Estate Claylands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>The height of buildings and structures has an exaggerated visual impact, especially on the character and visual amenity of the valley floor and side, and on historic buildings and monuments. This should be considered at early stages in planning. It is important to maintain the existing pattern of settlement clusters on the valley sides.</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.</i></p> <p>The site has some existing views into the surrounding countryside. Development here would need some mitigation on the landscape views.</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	Contains Grade 3 Good to Moderate Agricultural Land.

**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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact and requirement for mitigation required</b></p>	<p>The site is opposite a listed wall. Consideration of the impact on the wall and its setting would be needed in the design of any new development.</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"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	<p><b>Moderately located</b></p>	<p>The site is moderately located (750m) with respect to distance from the local centre of Easton.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown	The site includes some mature trees on the boundaries which could hold ecological value. A Phase 1 Habitat Survey would be required.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



installations			
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### Characteristics

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

### 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
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability?</b> 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

### 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

<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	0

<p><b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b></p>	<ul style="list-style-type: none"> <li>• The site cannot be allocated for development as the availability of the site is unknown.</li> <li>• However the site is potentially considered suitable for development. Therefore if the availability could be confirmed for the site, then the site could potentially be allocated within the Neighbourhood Plan.</li> <li>• There are no environmental designations affecting the site.</li> <li>• Framlingham Road has a mixture of pavements and grass verges which provides some level of safe pedestrian access from the centre of Easton to the site.</li> </ul>
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## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	e
<b>Site Address (or brief description of broad location)</b>	East of top School Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	Approximately 0.7 but site boundary not known
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Easton Parish survey

### Context

<b>Is the site:</b> 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.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None relevant on the Suffolk Coastal planning application search.			

## Suitability

### Suitability

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	The site has existing access but this would need upgrading as it is unpaved.
<b>Is the site accessible?</b>  Provide details of site's connectivity	School Lane is a single lane with no safe pedestrian path. This would need considerable upgrade to make the site suitable for development.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b>	<b>No mitigation required</b>	No designations on or adjacent to the site.

<ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<b>Potential value</b>	The site may hold some ecological value from a couple of mature trees and hedgerows on the western boundary. A survey would be required for any planning application.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<b>Medium sensitivity to development</b>	<p>The site is located within Area 14 (Rolling Estate Claylands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>The height of buildings and structures has an exaggerated visual impact, especially on the character and visual amenity of the valley floor and side, and on historic buildings and monuments. This should be considered at early stages in planning. It is important to maintain the existing pattern of settlement clusters on the valley sides.</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas</i> – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.</p> <p>The site has very open views to the surrounding countryside. Any development would need to mitigate these views.</p>
<b>Agricultural Land</b>	<b>Some loss</b>	Contains Grade 3 Good to

Loss of high quality agricultural land (Grades 1,2 or 3a)		Moderate Agricultural Land.
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### 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Some impact and requirement for mitigation required</p>	<p>A Listed Building can be seen from the site. Any development would need to consider impact on the building and its setting.</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"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	<p>Moderately located</p>	<p>The site is moderately located (584m) with respect to the local centre of Easton.</p>

### Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown	The site has a couple of mature trees on the boundary which could hold ecological value. A Phase 1 Habitat Survey would be required.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
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"/>	
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### Characteristics

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

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 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

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"/>

<b>The site is unsuitable for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	0	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site's availability is unknown. Therefore it is not possible to allocate the site.</li> <li>• The site is also considered unsuitable for development. The site is located on School Lane, which is a single lane with no safe pedestrian path.</li> <li>• The site has prominent views to both the surrounding countryside and a nearby Listed Building.</li> </ul>	

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	f
<b>Site Address (or brief description of broad location)</b>	Bentries Farm Field adjacent to Hopkins Homes development
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	Approximately 1.76 but site boundary not known
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Easton Parish survey

### Context

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

## Suitability

### Suitability

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>The site currently has no existing access. School Lane is an unsuitable access point as it is a single narrow lane with no safe pedestrian access. However a planning permission is currently being built out on the site directly to the south. There may be potential to create access through this new development but this is dependent on the landowners' agreement.</p>
<p><b>Is the site accessible?</b>  Provide details of site's connectivity</p>	<p>The site has limited safe pedestrian access from the centre of Easton. It is recommended that the group discuss the safe pedestrian routes to the site with the Highways Officer at SCDC.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	No mitigation required	No designations on or adjacent to the site.
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Potential value	The site may hold some ecological value. A survey would be required for any planning application.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 14 (Rolling Estate Claylands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>The height of buildings and structures has an exaggerated visual impact, especially on the character and visual amenity of the valley floor and side, and on historic buildings and monuments. This should be considered at early stages in planning. It is important to maintain the existing pattern of settlement clusters on the valley sides.</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas</i> – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal. Due to the natural topography of the area, the majority of the views into the site from the surrounding countryside are limited. The new development to the south further screens views into and out of the site.</p>

<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>Some loss</b>	Contains Grade 3 Good to Moderate Agricultural Land.
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### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact and requirement for mitigation required</b>	Adjacent to Easton Conservation Area. Any development would need to consider impact on this Conservation Area.

### Community facilities and services

<b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b> <ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	<b>Moderately located</b>	<b>Observations and comments</b>  The site is moderately located (692m) with respect to the local centre of Easton.
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### Other key considerations

Are there any Tree Preservation Orders on the site?	<b>None</b>	
What impact would development have on the site's habitats and biodiversity?	<b>Unknown</b>	
Public Right of Way	<b>None</b>	
Existing social or community value (provide details)	<b>No</b>	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Comments</b>

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"/>	
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### Characteristics

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

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## 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

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"/>



<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	0	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The availability of the site is unknown. Therefore it is not possible to allocate the site.</li> <li>• The site is also considered unsuitable for allocation as there is currently no access to the site. Any access is reliant on the adjacent development.</li> </ul>	

## Site Assessment Proforma

### General information

Site Reference / name	j
Site Address (or brief description of broad location)	Garden in Harriers Walk
Current use	Garden
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.1
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Easton Parish survey

### Context

<b>Is the site:</b> 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.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	C/05/0521 – Erection of single-storey dwelling and garage (revised application to CO4/2200) – application permitted 7 <sup>th</sup> July 2005. C/10/0592 – Erection of single-storey dwelling and garage (renewal of planning permission CO5/0521) – application permitted 30 <sup>th</sup> April 2010. This planning application was never implemented.			

## Suitability

### Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has limited access off Harriers Walk. This would need considerable upgrade to provide suitable access for a new dwelling.
Is the site accessible?  Provide details of site's connectivity	The site has a mixture of pedestrian paths and grass verges to it from the centre of Easton. This provides some level of safe pedestrian access to the site.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>No mitigation required because surrounded by existing development</b></p>	<p>Within the Historic Parks and Gardens designation (setting only). Policy SSP37 of the Adopted Suffolk Coastal Site Allocations and Area Specific Policies (2017) outlines that the boundary of these locally listed historic parklands includes the area currently forming the visual extent of the parkland. Development will only be allowed where it will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden.</p>
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Potential value</b></p>	<p>The site may hold some ecological value. A survey would be required for any planning application.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p><b>Low sensitivity to development</b></p>	<p>The site is located within Area 14 (Rolling Estate Claylands) of the Suffolk Landscape Character Assessment (2008), which concludes that <i>The height of buildings and structures has an exaggerated visual impact, especially on the character and visual amenity of the valley floor and side, and on historic buildings and monuments. This should be considered at early stages in planning. It is important to maintain the existing pattern of settlement clusters on the valley sides.</i></p> <p>The site is within a Special Landscape Area. <i>Policy SSP38 Special Landscape Areas</i> – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal.</p>
<p><b>Agricultural Land</b></p>	<p><b>Some loss</b></p>	<p>Contains Grade 3 Good to</p>

Loss of high quality agricultural land (Grades 1,2 or 3a)		Moderate Agricultural Land.
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### 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact and requirement for mitigation required</b></p>	<p>Adjacent to Easton Conservation Area. Any development would need to consider impact on this 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"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>Moderately located</b> if 400m to 800m, and <b>favourable located</b> if &lt; 400m from services.</p>	<p><b>Poorly located</b></p>	<p>The site is poorly located (830m) with respect to the local centre of Easton.</p>

### Other key considerations

Are there any Tree Preservation Orders on the site?	<b>Some</b>	The site is lined with TPOs on its southern and eastern boundaries.	
What impact would development have on the site's habitats and biodiversity?	<b>Unknown</b>		
Public Right of Way	<b>None</b>		
Existing social or community value (provide details)	<b>No</b>		
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
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"/>	
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### Characteristics

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

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 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

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"/>

<b>The site cannot be allocated</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	0	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The availability of the site is unknown. Therefore the site cannot be allocated for development.</li> <li>• The access to the site is currently not suitable and would need considerable upgrade.</li> <li>• The previous planning applications on the site indicate that it is suitable for development. However as these have never been implemented, there may be viability issues for development on the site.</li> </ul>	



