

BREDFIELD – SITE ASSESSMENT

1 Background: Purpose

1.1 The Planning Practice Guidance (PPG) (*PPG paragraph ID: 3-001-20140306*) states that the purpose of an assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing development uses over the plan period

1.2 The purpose of this report is to provide a summary of sites assessed for potential allocation for housing development. The report is as part of the evidence base for Bredfield Neighbourhood Plan. The assessment applies to a neighbourhood planning context a simplified methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007.

2 Background: Methodology

2.1 **Suitability:** A site is suitable, if there are no insurmountable physical or environmental factors which would restrict development. The PPG states that an assessment of suitability should be guided by the local development plan, national policy and local requirements in the area. Various characteristics should be considered, which could include physical limitations such as access, infrastructure, ground conditions, flood risk, pollution or contamination, potential impacts upon landscapes, nature and heritage conservation, contribution to regeneration priority areas and environmental and amenity impacts upon would-be occupiers and neighbouring areas.

2.2 **Availability:** A site can be considered available when there is confidence it has no legal or ownership problems.

2.3 **Achievability:** A site is considered achievable for development where there is a reasonable prospect that the site will be developed for housing at somepoint in time.

2.4 The Neighbourhood Plan Working Group (NPWG) decided that a fourth criterion should be used, that of **Acceptability**. The site assessment must include consideration of the acceptability of the site to the local community based on consultation feedback

3 Background: The Demand

3.1 The level of future development is governed by the strategic policies adopted by East Suffolk District Council in the *Core Strategy and Development Management Policies Document* July 2013. The Core Strategy sets the overall scale and distribution of growth for the District to 2027. Under this Local Plan, the District Council envisages building at least 7,900 new homes over the 17-year plan period, an average of 465 new houses per annum. For this to be achieved, Local Service Centres, such as Bredfield, could be expected to provide some of this new housing stock.

3.2 The Core Strategy does not allocate sites for development but rather provides the policy framework against which proposals for housing will be determined over the period to 2027. This same document indicated that the expected housing requirement through Site Allocation for Bredfield would be ten (10) new houses in the period 2014 - 2027. This therefore is the figure to which this Neighbourhood Plan should work.

3.3 The Housing Land Supply Assessment 2016 – 2021 by Suffolk Coastal District Council (June 2016) clarified the District Council's current position in showing that they had identified a five-year supply of housing. The assessment confirmed that no change has been made to the starting point for the calculations, which remains the 7,900-housing requirement as set out in the adopted Suffolk

Coastal District Local Plan – *Core Strategy and Development Management Policies Document* (July 2013).

4 Background: The Setting

4.1 The setting of the village in the landscape must also be recognized with any proposed site for development, indeed Planning Policy Guidance (*ID: 26-007-20140306*) requires that development should promote the character of a townscape and landscape by respecting locally distinctive patterns of development.

4.2 Respondents to the Individual Questionnaire demonstrated that they set store by certain characteristics of the village with 46% of respondents indicating that they valued the green, open spaces between the houses and 52% selected the distinctive views from certain parts of the village. In addition, there is a variety in the street scene, with no one dominant style or period of dwellings. This diversity should be respected, to maintain the existing character of the village

5 The Neighbourhood Plan

5.1 Part of the 2016 public consultation by Individual Questionnaire for the Neighbourhood Plan, was to identify potential housing sites in the parish. Based on the responses, it was clear that there was support for limited development, and the majority wished for this to be within the existing Physical Limit Boundary (PLB) – 58% of respondents selected this option as one of their choices, and it was the first choice for 63 people. However, when asked where, if the PLB were to be extended, which site(s) would be acceptable, there was a substantial response. Just over 50% of responses indicated that expanding outside the PLB could be acceptable, with 42 respondents placing this as their first option.

5.2 The question invited both written comments and indications on a map provided as to where any expansion could take place. The responses to the request for comments and map results were as follows (note: several people identified more than one site):

North of Village Hall – 38

Woodbridge Road, south of Oaklands(*former poplar plantation*) – 31

Woodbridge Road, opposite the Chapel – 30

Extend north along Woodbridge Rd to join PLBs – 28

Non-specific; extend beyond PLB - 20

Other sites – 29

Nb: other sites suggested included south of 'Templars' in Woodbridge Road; along Ufford Road; expansion of PLB to include properties on the west side of Woodbridge Rd; Debach Road

6 Potential Sites

6.1 It is recommended that existing site assessments prepared by the local planning authority should be used as a starting point when identifying sites to allocate within a neighbourhood plan (*PPG: 004 Reference ID: 3-004-20140306*). This report shows the results of a site assessment of all sites on the East Suffolk SHLAA (Strategic Housing Land Availability Assessment) as it relates to Bredfield (March 2014). Each Site was assessed against criteria developed from the results of our survey and the policies contained within the Neighbourhood Plan

7 The Criteria for Assessment: SUITABILITY

7.1 Social

Housing

Would the site provide the required housing provision?

Highways

How would development impact on local roads?

Is there a suitable access point?

Is there pedestrian access (i.e. pavement)?

Community

Is it within walking distance of community facilities?

n.b. definition of Walking distance: *The Manual for Streets* paragraph 4.4.1 states that “walkable” means properties will typically have facilities that residents may access comfortably on foot within 10 minutes’ walking distance of residential areas. This is defined as being up to about 800m.

7.2 Environmental

Biodiversity

Would development impact on natural environment?

Landscape

Current use of adjoining sites; potential effects from neighbouring uses

Would development have a detrimental impact on the landscape?

Potential visual and amenity impacts of site on immediate surroundings e.g noise, potential for increase in on-street parking, is site prominent or depressed etc.?

Historic Environment

Would development have detrimental impact on listed or designated assets and their setting?

Are there any important landmark views across site e.g. church steeples, listed buildings, landscape value etc.?

Flood

Is site located in a Flood Zone?

Infrastructure

Is there sufficient local infrastructure capacity (utilities, highways) on site?

7.3 Economic

Local Business

Would development support local business?

Would development involve loss of local business?

Notes:

1. Negative assessments are depicted in **red**, positive or neutral comments in **green**

2. Symbols used: > = More than < = Less than

8 LIST OF POTENTIAL SITES

- B.1 Woodbridge Road, opposite Little Orchard
- B.2 The Street, north of Sirocco
- B.3 The Street, north of Ivy Lodge
- B.4 The Street, between the Village Hall and Tudor Cottage
- B.5 Caters Road, west of Maytree Cottage
- B.6 Woodbridge Road, opposite the Forge
- B.7 Ufford Road
- B.8 Woodbridge Road, south of Chapel Farm
- B.9 The Street, south of Templars
- B.10 Woodbridge Road, opposite Glebe Road
- B.11 Woodbridge Road, south of Oaklands

Reference: B.1
 Address/Location

Woodbridge Road, opposite Little Orchard



Site area	0.82ha
Description	Greenfield site
Topography	Flat grassland
Setting	Surrounded by thick mature hedges with some trees with open fields on three sides road and limited development on western side
Level of development	> 5 units
SHLAA status	SHLAA reference 521/3521

Suitability

Social

Housing	Would provide affordable housing
Highways	Would access Woodbridge Road directly Access point potentially difficult

Community	Not within walking distance of community facilities Possible interference with Footpath no.28 on south side
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Biodiversity	Would have major impact on established hedgerows and trees
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Landscape	Possible impact on Byng Brook, an established wildlife corridor Would change character of Road by threat of continuous frontage Would compromise a designated Protected View Would sit awkwardly in existing built form of the village
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Historic	No listed buildings or heritage assets affected
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Flood	Risk of flooding at northern end of site
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Infrastructure	Anglian Water have indicated insufficient waste water capacity
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Local business	No effect on local business
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Achievability

Site was rejected during SHLAA assessment as Anglian Water indicated that there was insufficient waste water capacity to support development and the assessment shows that any development would have a major impact on the rural aspect of the village, affect a Protected View and threaten established ancient hedges and trees.

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

There was some support for developing along the eastern side of Woodbridge Road, with 28 people indicating expansion along Woodbridge Road would be acceptable. This was balanced by support for maintaining distinctive views and green spaces. 52% of respondents indicated that they thought the distinctive views made Bredfield a special place, whilst a total of 93 people (46%) of respondents valued the spaces between the houses and 83 people valued the hedgerows and trees with a substantial number citing the open fields on Woodbridge Road. The parcel of land to the south of this site is not available so no further expansion south is likely.

Assessment conclusions

Site suitable: No

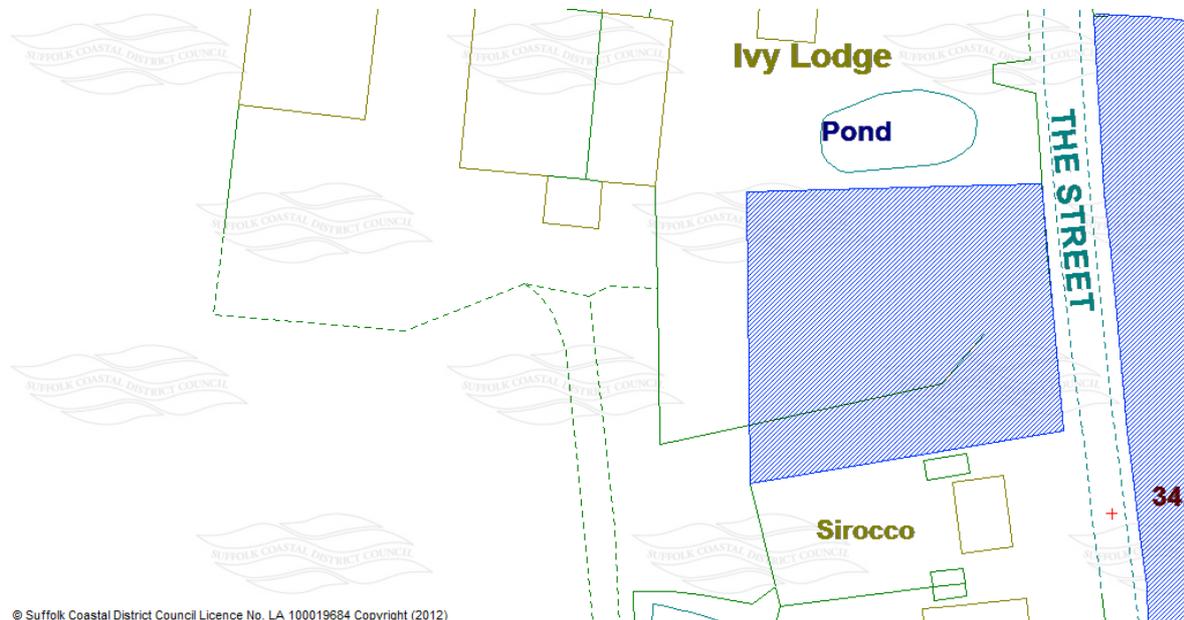
Site available: Yes

Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Reference: B.2
 Address/Location

The Street, north of Sirocco



Site area	0.17ha
Description	Greenfield site; part domestic
Topography	Flat, part surrounded by mature hedgerow and trees
Setting	Part within domestic curtilage of Ivy Lodge Farm
Level of development	< 5 units
SHLAA status	Site 780

Suitability

Housing	Limited size offers very limited capacity
Highways	Would have minimal impact on traffic levels Direct access onto main road No pedestrian pavement available
Community	Within walking distance of community facilities
Biodiversity	Some established hedgerow would be removed
Landscape	Would have little impact on the landscape
Historic	No impact on any listed or heritage asset
Flood	No flood risk
Infrastructure	Utilities already established
Local business	No effect on local business

Achievability

Site was rejected as potential SHLAA site as too small for development. Remains a distant possibility as small scale infill, but would require compensatory planting to restore lost ancient hedgerow

Availability

Landowner proposed site for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No

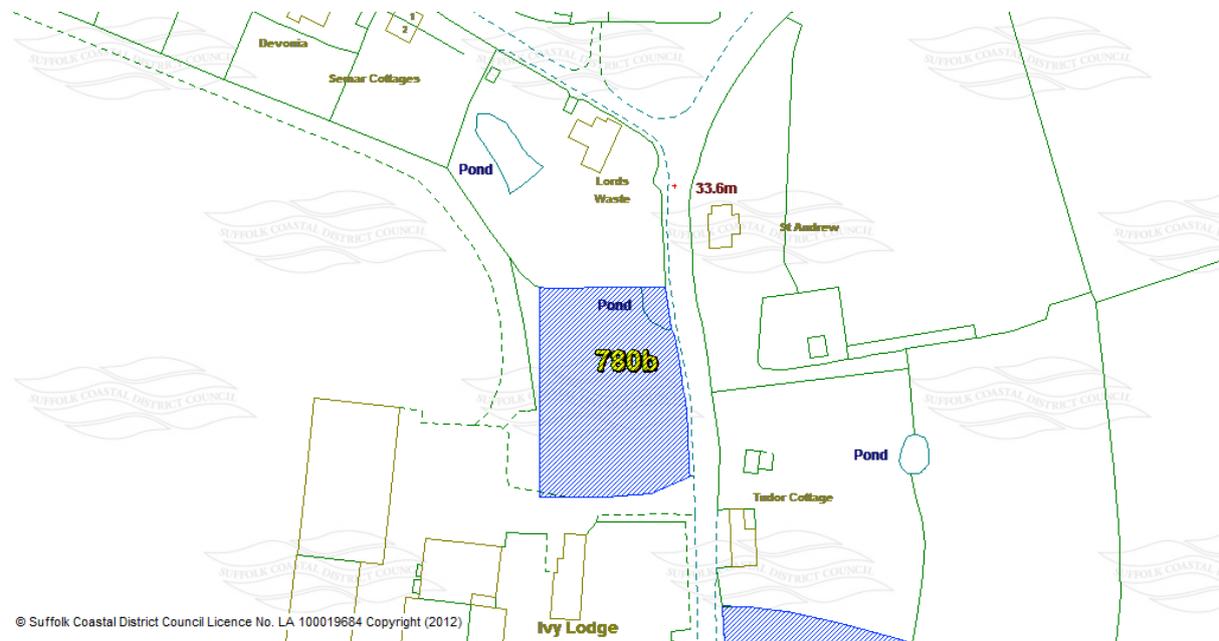
Site available: Yes

Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Reference: B.3

Address/Location: The Street, north of Ivy Lodge



Site area	0.23ha
Description	Greenfield site
Topography	Flat

Setting	Open field with farm buildings to the south; domestic properties to the North
Level of development	< 5 units
SHLAA status	Site 780b

Suitability

Housing	Limited in size offering limited capacity
Highways	Direct access to main road Potential conflict with farm vehicles No pedestrian pavement available
Community	Within walking distance of community facilities
Biodiversity	Likely to impact on established pond at northern end of site
Landscape	Would alter streetscape by introducing continuous frontage
Historic	Opposite a Listed Building
Flood	No flood risk
Infrastructure	Utilities already established
Local business	Adjacent to working farm

Achievability

Site was rejected by SHLAA as being too small for development. The other constraints outweigh any perceived opportunities.

Availability

Landowner proposed site for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

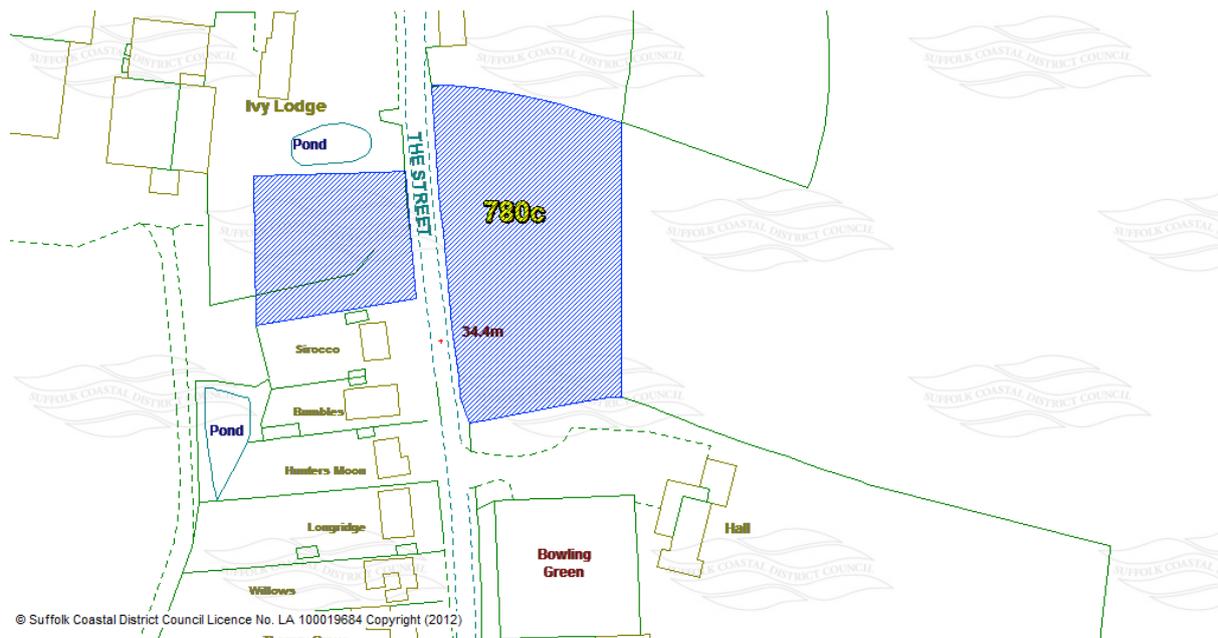
Assessment conclusions

Site suitable: No
Site available: Yes
Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Reference: B.4

Address/Location: The Street, between the Village Hall and Tudor Cottage



Site area	0.43ha
Description	Greenfield site, currently a cultivated field
Topography	Flat
Setting	Car park to the south, hedgerow adjacent to main road to the west, open aspect to the east, domestic properties to the North
Level of development	> 5 units
SHLAA status	Site 780c

Suitability

Housing	Would provide site for affordable housing
Highways	Direct access to main road Access point potentially a problem due to adjacent car park No pedestrian pavement
Community	Within walking distance of community facilities
Biodiversity	Established hedgerow would be removed
Landscape	Potential to alter streetscape Potential to affect a designated Protected View
Historic	Adjacent to Listed Building
Flood	No flood risk
Infrastructure	Anglian Water advised insufficient waste water capacity Overhead transformers and cables may require relocating
Local business	No effect on local business

Achievability

Site was rejected during SHLAA assessment as Anglian Water indicated that there was insufficient waste water capacity. Previous application rejected as the site could potentially affect the setting of Tudor Cottage through the loss of its agricultural aspect. Expansion too far to the east could compromise a protected view.

Availability

Landowner proposed the site for development

Acceptability

The area was selected by the highest number of responders (38 individuals) to the Individual questionnaire as being acceptable. This must be balanced by those valuing views and open spaces between the houses (46%). The most cherished view was that from the Village Hall, eastwards to UffordThicks, and this site is on the northern edge of this view.

Assessment conclusions

Site suitable: Perhaps possible - subject to agreement about points listed below

Site available: Yes

Site achievable: Only possible if a) Anglian Water withdrew objection

b) suitable access point could be determined

c) plan for replanting any lost hedgerows submitted

d) Listed building setting protected

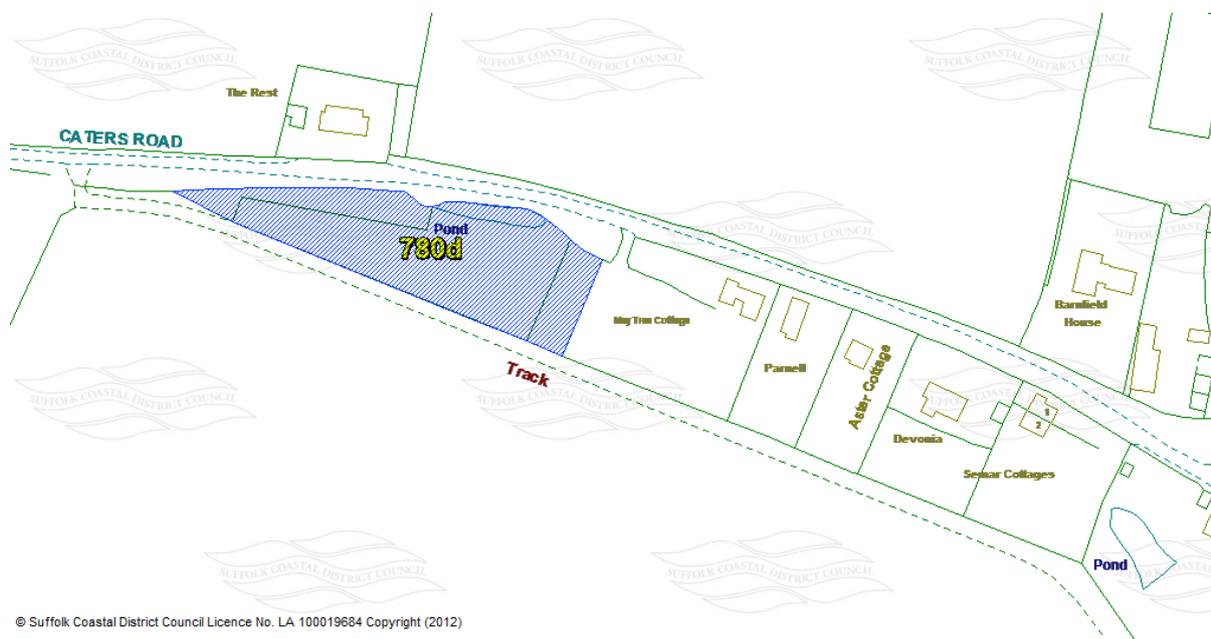
e) Protected view of UffordThicks not compromised

f) Removal/relocation of overhead transformers and cables

Conclusion Site is available and remains a possibility, if options to deal with problems outlined above could be solved

Reference: B.5

Address/Location: Caters Road, west of May Tree Cottage



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Site area	0.26ha
Description	Greenfield site
Topography	Flat
Setting	Hedgerows on two sides; domestic property to the west
Level of development	< 5 units
SHLAA status	Site 780d

Suitability

Housing	Very limited in size offering limited capacity
Highways	Poor access to single track lane No pedestrian pavement
Community	Not within walking distance of community facilities
Biodiversity	Would result in some loss of hedgerow Likely to impact on established pond on site
Landscape	Little impact
Historic	No impact on listed or designated buildings
Flood	No flood risk
Infrastructure	Poorly related to existing settlement
Local business	No effect on local business

Achievability

Rejected by SHLAA assessment as too small. Unlikely to be a viable proposition as constraints outweigh any advantages.

Availability

Landowner proposed the site for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No

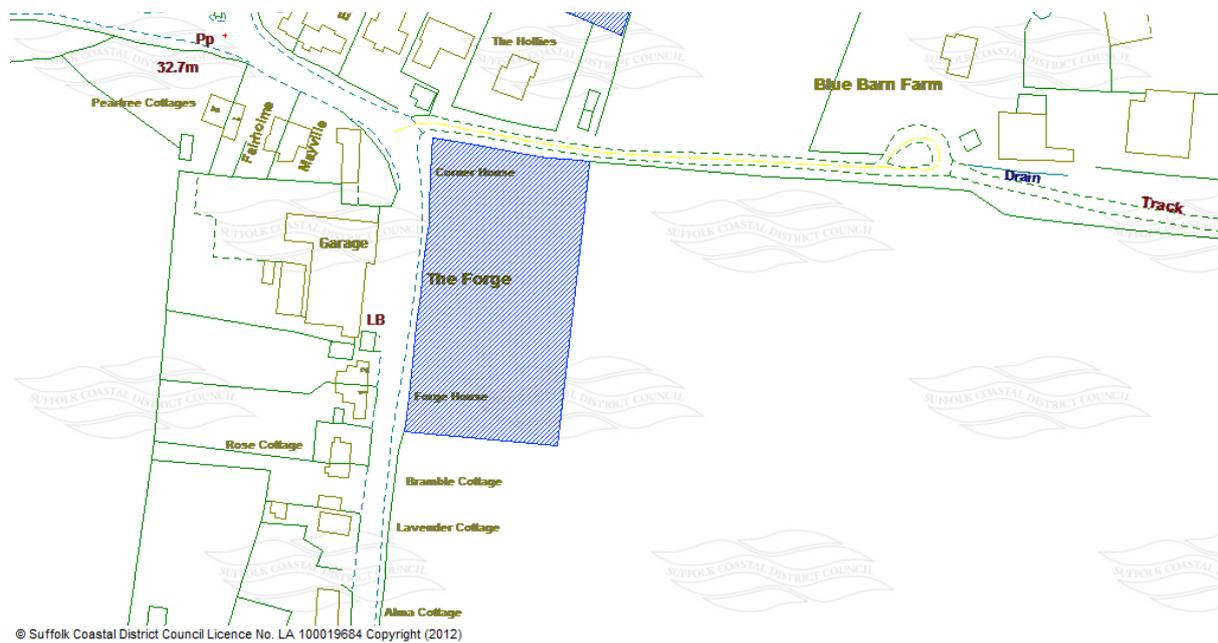
Site available: Yes

Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Reference: B.6

Address/Location: Woodbridge Road, opposite the Forge



Site area	0.35ha
Description	Greenfield site
Topography	Flat
Setting	Open field on two sides, hedgerows fronting mix of domestic and business properties on remaining two
Level of development	> 5 units

SHLAA status Site 780e

Suitability

Housing	Would provide affordable housing
Highways	Would access Woodbridge Road directly Access point poor, potentially dangerous No pedestrian pavement
Community	Not within walking distance of community facilities
Biodiversity	Would result in some loss of hedgerow
Landscape	Would have major impact on rural aspect of the village
Historic	No impact on listed or designated buildings Potential disturbance of archaeological sites BFD.003/021/022
Flood	No flood risk
Infrastructure	Utilities already established
Local business	Opposite existing light business

Achievability

Site was rejected during SHLAA assessment as having poor access and intrusion onto the landscape.

Availability

Landowner proposed the site for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No
Site available: Yes
Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Availability

Not available

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No

Site available: No

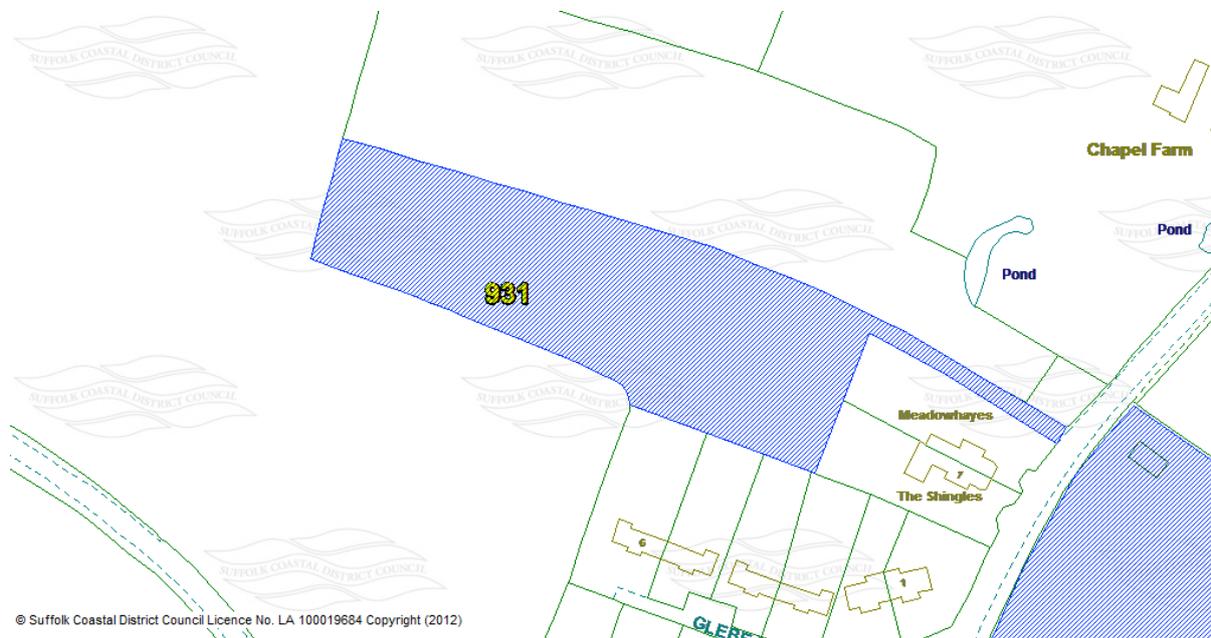
Site achievable: No

Conclusion

Site not suitable, available or achievable

Reference: B.8

Address/Location: Woodbridge Road, south of Chapel Farm



Site area	0.61ha
Description	Greenfield site
Topography	Flat
Setting	Narrow strip surrounded by mature hedgerow and trees
Level of development	> 5 units
SHLAA status	Site 931

Suitability

Housing	Would provide limited housing
Highways	Direct access to main road Access very difficult No pedestrian pavement
Community	Not within walking distance of community facilities
Biodiversity	Would affect orchard and wildlife meadow in adjacent field
Landscape	Would not affect views or landscape
Historic	Would not affect any listed or designated asset
Flood	No flood risk
Infrastructure	Utilities already established
Local business	Would not affect local businesses

Achievability

Site rejected at SHLAA assessment as being back land with very poor access. Proximity to wildlife site in adjacent field unwelcome.

Availability

Landowner proposed the site for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No

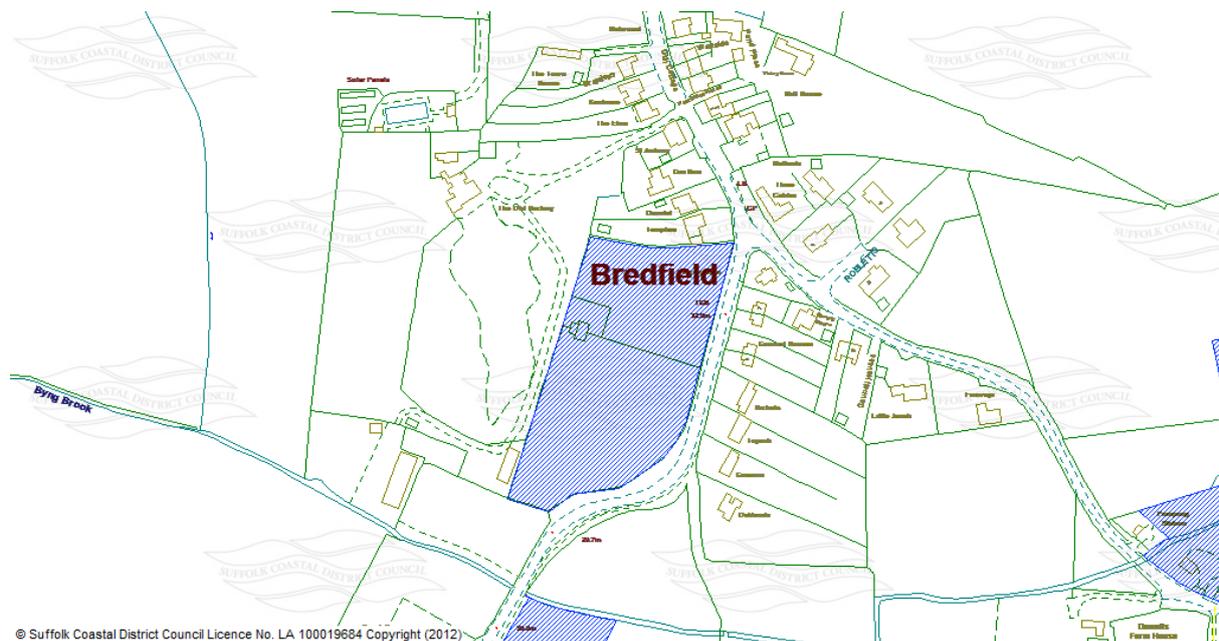
Site available: Yes

Site achievable: No

Conclusion Site is available, but not suitable for inclusion

Reference:B.9

Address/Location:B.9 The Street, south of Templars



Site area	1.16ha
Description	Greenfield site
Topography	Flat paddock, sloping away to the south and east
Setting	Mature trees and hedgerow to north and west; trimmed hedgerow to remainder; part of domestic curtilage of Old Rectory
Level of development	> 5 units

SHLAA status

Site OPP.2

Suitability

Housing	Would provide affordable housing
Highways	Direct access to main road
Community	Within walking distance of community facilities
Biodiversity	Would remove portions of established hedgerow
Landscape	Would have significant impact on street-scene Would affect designated Protected View
Historic	Adjacent to listed building
Flood	No flood risk
Infrastructure	Utilities already established Anglian Water objected; insufficient capacity
Local business	Would not affect any local business

Achievability

Site rejected at SHLAA assessment due to Anglian Water indicating insufficient waste water capacity. Development would materially change views of entering northern part of the village.

Availability

Landowner proposed the site for development

Acceptability

Very few responses in Individual Questionnaire identified this site as suitable. Any development on this site would materially change the rural aspect and affect a view chosen to be protected by the survey – 52% thought views made Bredfield special and the fields along Woodbridge Road was the view chosen by 73 people (39%).

Assessment conclusions

Site suitable: No

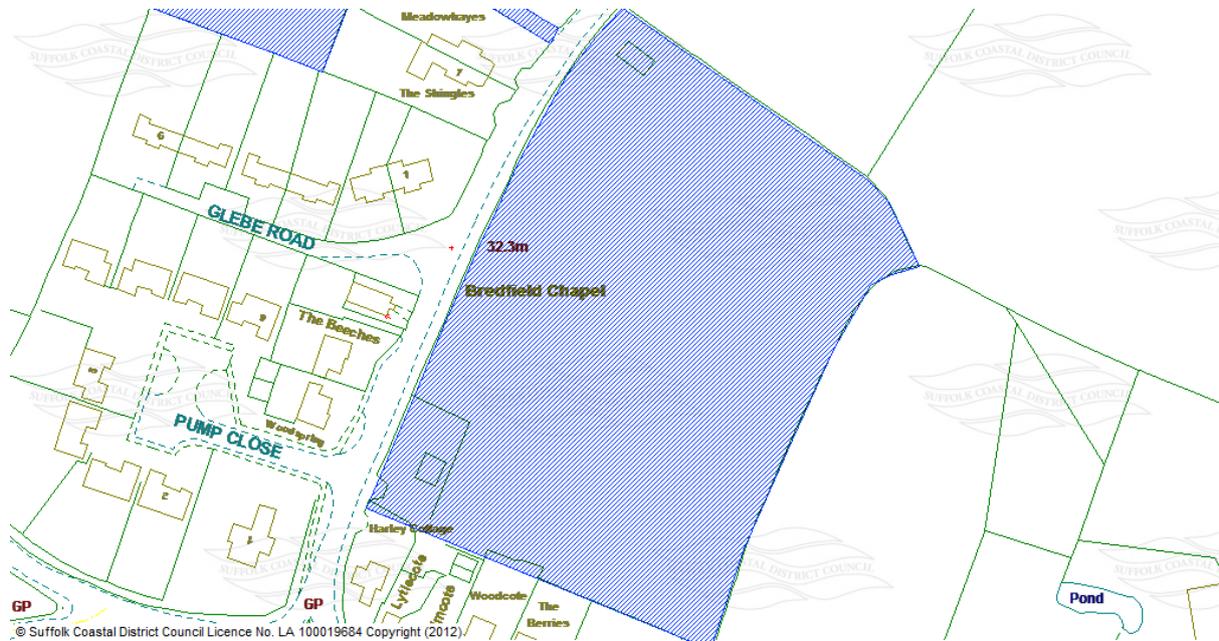
Site available: Yes

Site achievable: No

Conclusion: Site available but not suitable

Reference: B.10

Address/Location: Woodbridge Road, opposite Glebe Road



Site area	1.5ha
Description	Greenfield site
Topography	Flat
Setting	Surrounded on three sides by mature hedgerow; domestic properties to the south
Level of development	> 5 units
SHLAA status	Site OPP.3

Suitability

Housing	Would provide affordable housing
Highways	Direct access to the main road Poor access point
Community	Not within walking distance of community facilities
Biodiversity	Would involve the loss of established hedgerow
Landscape	Would not affect any designated views or landscape
Historic	Would not affect any listed or designated asset
Flood	No flood risk
Infrastructure	Anglian Water objected; insufficient capacity
Local business	Would not affect local business

Achievability

Rejected at SHLAA assessment as Anglian Water indicated insufficient waste water capacity. Previous proposal for development rejected as visibility splays required for the proposed access would require the loss of a substantial length of hedgerow which would be detrimental to the rural character of the area and harmful in biodiversity terms

Availability

Landowner proposed the site for development

Acceptability

The area was selected by a significant minority of responders (30) to the Individual questionnaire

Assessment conclusions

Site suitable: Perhaps possible only if subject to points listed below

Site available: Yes

Site achievable: Possible if a) Anglian Water withdrew objection

b) suitable access point could be determined

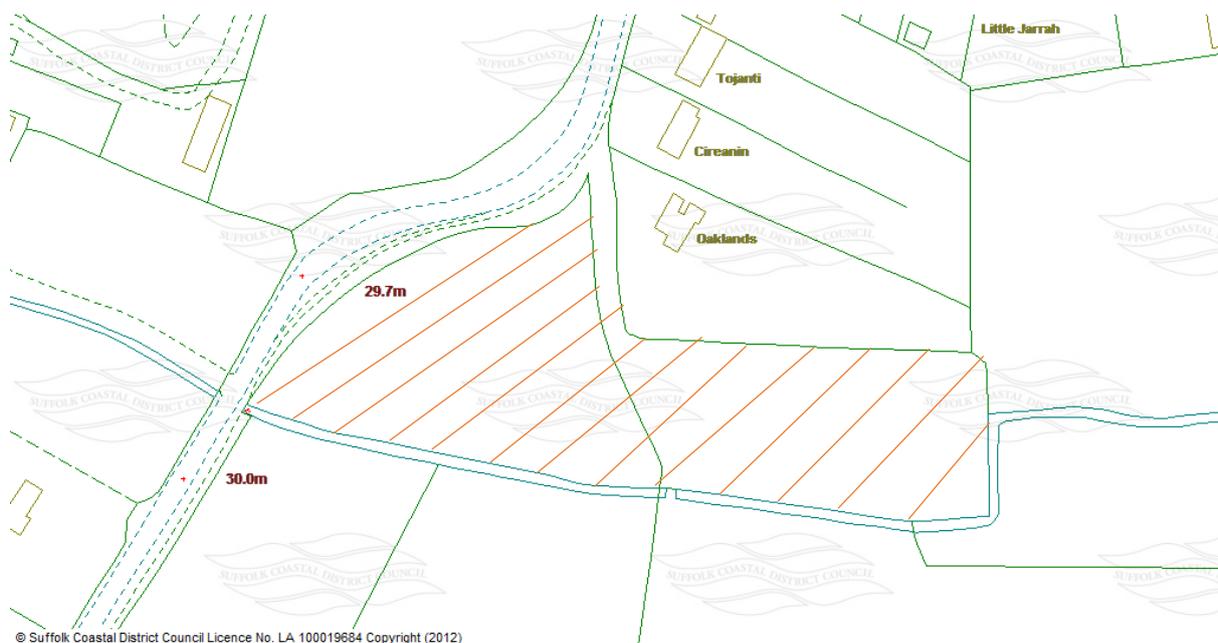
c) Sufficient car parking provided to prevent overspill

d) plan for replanting any lost hedgerows submitted

Conclusion Site is available and remains a possibility, if options to deal with problems outlined above could be solved

Reference: B.11

Address/Location: Woodbridge Road, south of Oaklands



Site area	0.91ha
Description	Greenfield site
Topography	Slopes down to south and east
Setting	Byng Brook to the south, hedgerow to the east and south; open aspect to the road remainder
Level of development	> 5 units
SHLAA status	Site 3018

Suitability

Housing	Would provide affordable housing
Highways	Direct access to main road
Community	Within walking distance of community facilities
Biodiversity	Would affect Byng Brook
Landscape	Would have major effect on landscape and streetscape Would affect designated Protected View
Historic	Would not affect any listed or designated asset
Flood	HighRisk of flooding
Infrastructure	Utilities already established
Local business	Would not affect local business

Achievability

Site rejected for development by Planning Inspectorate for causing significant negative impact on local landscape

Availability

Landowner proposed the site for development

Acceptability

The area was selected by a significant minority of responders (31 individuals) to the Individual questionnaire. This was balanced by those who indicated that they valued green spaces between houses (93 people/46%) and those who particularly cherished the open fields in Woodbridge Road (73/39%).

Assessment conclusions

Site suitable: No
 Site available: Yes
 Site achievable: No

Conclusion Site is available, but not suitable