

Hargrave Neighbourhood Plan

Site Options and Assessment

Hargrave Parish Council

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Quality information

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Executive Summary

The Hargrave Neighbourhood Plan Review is being prepared in the context of the adopted Core Strategy for the Former St Edmundsbury area (2010), the West Suffolk Joint Development Management Policies Document (2015), and the emerging West Suffolk Local Plan Review Regulation 18 Issues and Options (2020). The Parish Council is now revising the plan in to ensure it is aligned with the new West Suffolk Local Plan. Once brought into force, this will supersede the existing Neighbourhood Plan which was 'made' (adopted) in 2018.

The made Neighbourhood Plan[1] makes clear that the local community wishes to preserve the village as much as possible and to respond to outside pressures which have an impact on the village.

The Core Strategy for the former St Edmundsbury area identifies Hargrave as 'Countryside'. Hargrave Neighbourhood Plan does not have a housing requirement; however, the Parish Council would like to rebuild and improve the village hall and in order to facilitate that project, they recognise that additional housing would need to be delivered in the village. Therefore, the Parish Council is exploring a number of sites to be assessed for a new village hall and associated parking together with some small scale housing (approximately 5 to 10 dwellings).

There are five sites included in this assessment, all of which were identified by the Parish Council. An additional two sites were identified and assessed as part of this site assessment; however, they have been omitted from the final report as there is no evidence that they are available for allocation.

The report concludes that three of the five sites are potentially suitable for allocation subject to the mitigation of minor constraints. These are:

- **Site 1 (Land to the West of Bury Road):** The site is potentially suitable for reprovision of a village hall plus housing in the Neighbourhood Plan, subject to a) containing any development to the part of the site not considered to be an Important Gap and/or providing evidence to remove the Important Gap designation and b) consultation with West Suffolk Council on whether housing in this location would be acceptable under Development Plan strategic policies.
- **Site 2 (Land to the East of Bury Road):** The site is potentially suitable for a new village hall and /or housing subject to consultation with West Suffolk Council.
- **Site 7 (Grove Farm Brownfield)**: This site is potential suitable for allocation for village hall and/or housing for either demolition and redevelopment or conversion of existing buildings, subject conforming with Policy DM33 and Policy DM28; namely demonstrating that alternative uses have been explored and discounted and that the building is structurally sound and capable of conversion.

The remaining two sites are not appropriate as housing allocations in the Neighbourhood Plan (Site 3 and Site 6).

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with West Suffolk Council and the community to explore options for site allocations and policies in the Neighbourhood Plan which best meet the community objectives and the development need for the plan area.

[1] Available at https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Hargrave-Neighbourhood-Plan-Made-July-2018-2.pdf

1. Introduction

1.1 This report is an independent assessment of potential development sites for the Hargrave Neighbourhood Plan undertaken on behalf of Hargrave Parish Council. The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

1.3 The neighbourhood area (which covers the parish) was designated in November 2015. The boundary is shown in Figure 1-1. The Neighbourhood Plan went to referendum on the 12th July 2018 where the residents voted in favour of the Plan.

1.4 Hargrave is a small rural parish five miles south west of Bury St Edmunds, between Norwich and Cambridge, with a population of approximately 310. It is set within a landscape reliant on arable farming.

1.5 There is a term time bus service to and from Bury St Edmunds but no other public bus service operating in Hargrave. The nearest train station is located in Bury St Edmunds providing regular links to Cambridge, Ipswich and Peterborough.

1.6 There are a number or listed buildings clustered around the older parts of the village, especially in the vicinity of The Green.

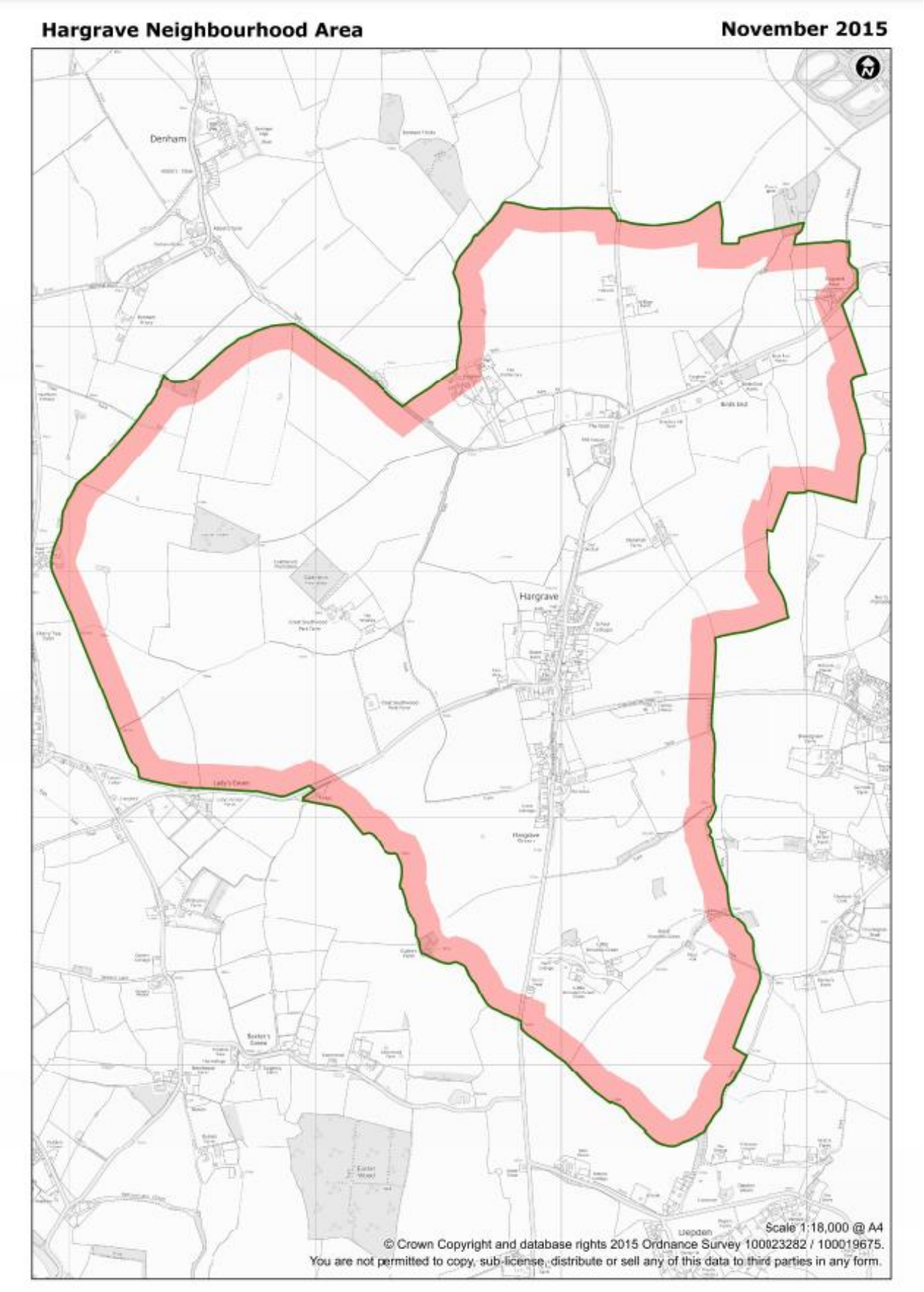
1.7 The village is close to the highest point in Suffolk and, as a consequence, has intervisibility with the surrounding landscape. The Landscape Character Assessment identifies three distinct landscapes in the neighbourhood area: undulating ancient farmlands, undulating estate farmlands and wooded chalk slopes. The village also benefits from significant green infrastructure including parks and woodlands.

1.8 The village has a very limited number of services namely a village hall and a mobile library.

1.9 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in Hargrave whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

1.10 This assessment in itself does not allocate sites. It is the responsibility of Hargrave Parish Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.

Figure 1-1 Neighbourhood Area Boundary



2. Methodology

2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2019) and associated National Planning Practice Guidance[2] published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.

2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the appropriateness of sites for development is equally relevant. This is based on an assessment of whether a site is suitable, available and likely to be viable.

2.3 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality[3] as appropriate for Hargrave.

Task 1: Identify Sites to be included in the Assessment

2.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Hargrave Neighbourhood Plan area through:

- Parish Council identified sites;
- The West Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) ; and
- Any planning applications pending a decision.

Task 2: Site Assessment

2.5 All sites included in the assessment were identified by the Parish Council or community.

2.6 There were no sites included in the SHELAA (2021) within the neighbourhood boundary.

2.7 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)[4] 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.

2.8 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;

[2] https://www.gov.uk/government/collections/planning-practice-guidance
[3] https://locality.org.uk/
[4] https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/

- Community facilities and services; and
- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

- Availability.

2.9 A site visit made to survey all sites included in the assessment. This was to supplement the desktop assessment and allow elements of the assessment that rely on a visual inspection including site access and development impacts.

Task 3: Consolidation of Results

2.10 The desktop assessment and site visit information was then combined into a single assessment of each site. A summary table has been produced which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.

2.11 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 the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable:**

- '**Green**' is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
- '**Amber**' sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
- '**Red**' sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

2.12 The housing capacity of a site is the number of homes or amount of development that would be appropriate for a given site, depending on location, the surrounding area and the site context, e.g. existing buildings or mature trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate to be applied to the Neighbourhood Plan site assessment. If a figure has not already been put forward for the site, an indicative figure has been provided to indicate the amount of development that could be accommodated on the site.

2.13 The approach taken in the West Suffolk SHELAA 2021 to estimate capacity by settlement, is to calculate a potential housing capacity for each site with a range between 20 and 50 dwellings by hectare. However, for individual sites it is noted that a standard yield of 30 dwellings per hectare should be used as a starting point.

2.14 Figures of existing density in Hargrave provided by an independent Planning Consultant have been provided by the Steering Group as part of this site assessment. These indicate that the area within the settlement boundary has a lower density of around 10 dwellings per hectare and the highest density of the village is 24 dwellings per hectare at the School Cottages development.

2.15 For the purposes of this assessment an indicative figure of 5-10 dwellings per site has been applied as a proxy for the figure needed to support development of a new village hall. This figure is indicative only and should be further refined through a design approach which will look at site specific context, constraints and opportunities, as well as discussions with landowners and consultation with the community and Local Planning Authority.

3. Policy Context

3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.

3.2 National policy is set out in the National Planning Policy Framework (2019)[5] and is supported by Planning Practice Guidance[6]. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.

3.3 The statutory local plan-making authority for Hargrave is West Suffolk Council. The key documents for the West Suffolk Council planning framework include:

- Core Strategy (2010) Former St Edmundsbury area[7];
- Joint Development Management Policies Document (2015)[8];
- West Suffolk Local Plan Review Regulation 18 Issues and Options (2020)[9]; and
- Hargrave Neighbourhood Plan 2017-2031 (2018)[10].

3.4 Other documents for material consideration include:

- Hargrave Neighbourhood Plan Character Appraisal (2017)[11].

National Planning Policy Framework (2019)

3.5 The policies of relevance to the development in Hargrave are set out below, but this report has regard to all aspects of national planning policy where appropriate.

3.6 NPPF[12] (2021) paragraph 70 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area.

3.7 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

3.8 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a rural worker;
- the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;

[5] Available at: www.gov.uk/guidance/national-planning-policy-framework
[6] Available at: www.gov.uk/government/collections/planning-practice-guidance
[7] Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/Core-Strategy-December-2010.pdf
[8] Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/JDMPD-FINAL-for-website-error-amended.pdf
[9] Available at: https://westsuffolk.inconsult.uk/WSLP_Issues_and_Options/consultationHome
[10] Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Hargrave-Neighbourhood-Plan-Made-July-2018-2.pdf
[11] Available at: https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Hargrave-Character-Appraisal-December-2017.pdf
[12] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential dwelling; or
- the design is of exceptional quality.

3.9 Paragraph 93a notes that planning policies should plan positively for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Core Strategy (2010) Former St Edmundsbury area

3.10 The Core Strategy provides the strategic context that guides the preparation of subsequent Development Plan Documents.

3.11 **Policy CS4 Settlement Hierarchy and Identity** identifies Hargrave as 'Countryside' as it only has limited services and facilities. It is considered that housing development in these areas is unsustainable, which has resulted in the housing settlement boundary being removed from such settlements including Hargrave.

3.12 **Policy CS13 Rural Areas** notes that development outside the defined settlements will be strictly controlled, with a priority on protecting and enhancing the character, appearance, historic qualities and biodiversity of the countryside while promoting sustainable diversification of the rural economy.

Joint Development Management Policies Document (2015)

3.13 The Joint Development Management Policies Document is used in day-to-day planning decisions, in line with the Council's adopted Core Strategy.

3.14 **Policy DM5 Development in the Countryside** notes that in areas designated as countryside will be protected from unsustainable development. '*A new or extended building will be permitted where it is for:*

- *purposes directly related to agriculture or forestry;*
- *affordable housing for local needs in accordance with other policy;*
- *development relating to equine related activities and the horse racing industry;*
- *essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside, leisure activities, and new tourism facilities;*
- *a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy DM26;*
- *small scale residential development of a small undeveloped plot, in accordance with policy DM27; or*
- *the replacement of an existing dwelling on a one for one basis where it can be demonstrated that: i. the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and, ii. the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25'.*

3.15 **Policy DM27 Housing in the Countryside** states that proposals for new dwellings will be permitted in the countryside subject to meeting the following criteria:

- The development is within a closely knit 'cluster' of 10 or more dwellings adjacent to or fronting an existing highway; or

- The scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

3.16 The policy goes on to note that permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

3.17 **Policy DM28: Residential Use of Redundant Buildings in the Countryside** states that conversion of redundant or disused barns or other buildings in the countryside will be permitted where alternative uses have been explored and discounted, the building is structurally sound and capable of conversion, the proposal is of high quality design and the proposal would lead to an enhancement to the immediate setting of the building.

3.18 **Policy DM29 Rural Exception Sites in St Edmundsbury** notes that the local authority will permit rural affordable housing adjoining but outside a '*Housing Settlement Boundary or built up area provided that:*

- *The development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met;*
- *The development is on the edge of a Key Service Centre, Local Service Centre, or Infill Village and is well related to existing community services and facilities and sympathetic to the form and character of the settlement;*
- *The site is the most suitable to meet the identified need and, in particular, the need could not be met on any site which would better meet the previous criterion;*
- *The development will not negatively impact on biodiversity, geodiversity or the surrounding landscape character. Any unavoidable harm to the natural environment will be adequately mitigated; and*
- *Secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations.*

3.19 In exceptional circumstances, a small number of market homes will be permitted where demonstrated to be essential to facilitate the delivery of affordable units.'

3.20 **Policy DM33 Re-use or Replacement of Buildings in the Countryside** states that when re-use, conversion, alteration or extension of existing buildings are for community facilities it will be permitted subject to meeting a number of criteria including the structural soundness of the building, appearance and scale.

3.21 **Policy DM41 Community Facilities and Services** notes that the provision and enhancement of community facilities will be permitted where they contribute to the quality of community life and the maintenance of sustainable communities. In addition, where necessary, the local planning authority will require developers of residential schemes to enhance existing community buildings, provide new facilities or provide land and a financial contribution towards the cost of these developments proportional to the impact of the proposed development in that area, through the use of conditions and/or planning obligations.

West Suffolk Local Plan (Regulation 18) Issues and Options (2020)

3.22 The issues and options document is the very beginning of the process of producing a plan for West Suffolk. Its scope is to identify the key strategic issues. The plan should address and set out options and initial ideas for the strategic policies in areas such as housing and economic growth and where the growth might take place (distribution), and the provision of strategic infrastructure.

3.23 The preferred options consultation is planned to commence in January 2022.

Hargrave Neighbourhood Plan 2017-2031 (2018)

3.24 **Policy HAR2 Hargrave Housing Settlement Boundary** defines a Housing Settlement Boundary and notes that proposals within the Housing Settlement Boundary for new residential development comprising single dwellings or small groups of five homes or less, residential conversion schemes or replacement of an existing dwelling with new dwellings or dwellings will be permitted.

3.25 The supporting text notes that the Neighbourhood Plan supports infill development provided it incorporates good quality design, which maintains or enhances the character and appearance of existing buildings which surround the site, the existing street scene and surroundings, and does not have an unacceptable impact upon the amenities of neighbouring occupiers.

3.26 The Housing Settlement Boundary is shown in Figure 3-1 below.

3.27 **Policy HAR3 Housing Mix** states that proposals for three or more dwellings located within the Housing Settlement Boundary will be permitted where they incorporate one or two bedroom homes.

3.28 **Community Action 6** notes that the Parish Council will seek to establish a working group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.

3.29 The Plan also notes that should it be deemed appropriate to seek a new site for the village hall, it should be well related to the centre of the village and provide facilities that are an improvement on the existing hall. One possible approach would be to identify a site that could accommodate local needs affordable housing, in accordance with Policy DM29, along with the new village hall, and only if required to make the scheme viable, a limited amount of market housing.

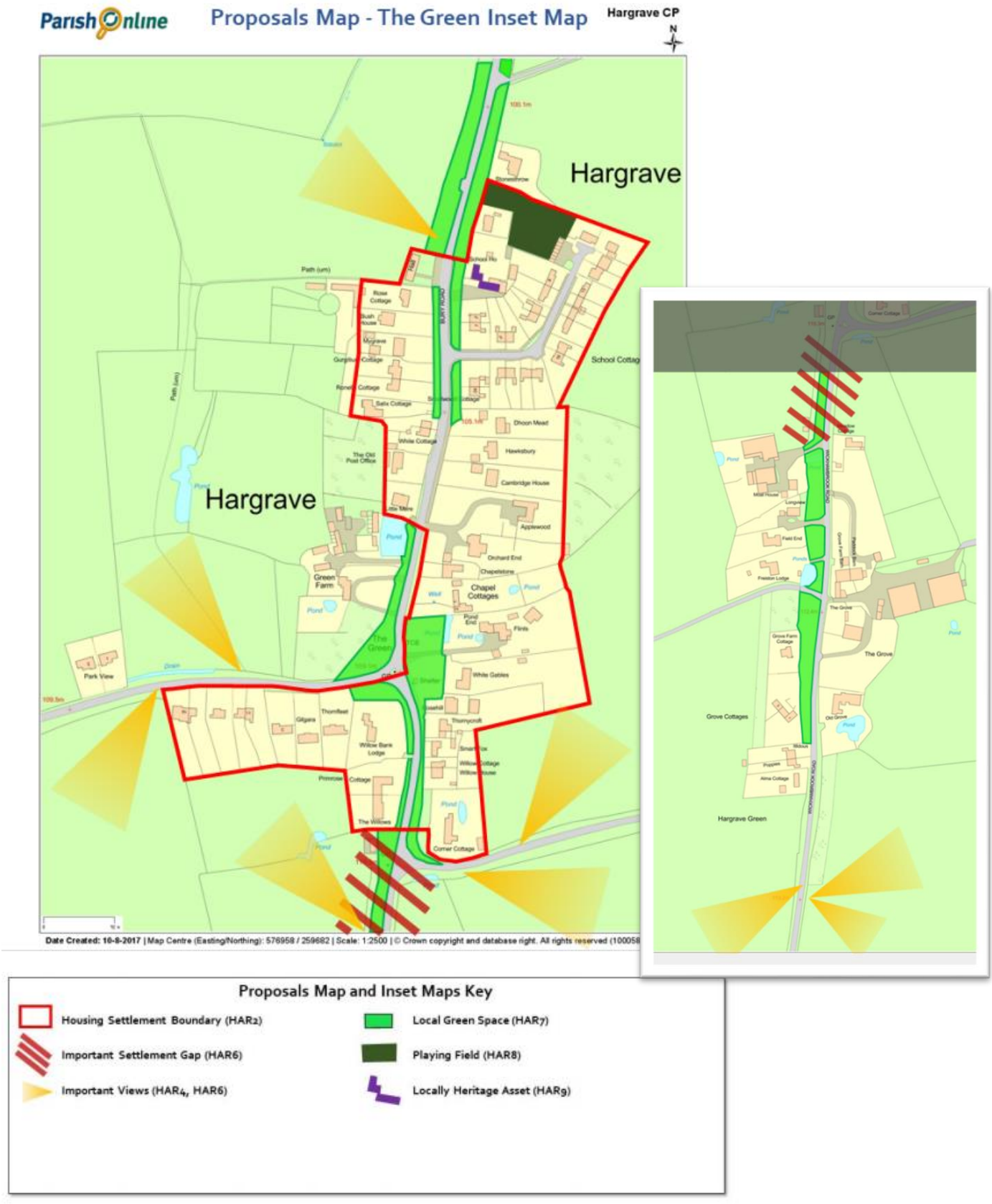
3.30 **Policy HAR6 Protecting the Landscape Setting of Hargrave** notes that '*outside of the Housing Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will be permitted where:*

- *It is in conformity with Policy DM27 of the St Edmundsbury Joint Development Management Policies Local Plan Document 2015;*
- *It would not have significant adverse impact on the landscape setting of Hargrave;*
- *It would not result in the loss or erosion of an important settlement gap as identified on the Proposals Map; and*
- *It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area, as defined on the Proposals Map and described in the Character Appraisal'.*

3.31 **Policy HAR7 Local Green Spaces** states that development on the local green spaces will only be permitted in exceptional circumstances.

3.32 **Policy HAR8 Village Playing Field** notes that the play space shown on the policies map will be protected from development that detracts from the use of the area as a recreation facility. Proposals which would reduce the size or the quality of the play space will only be permitted if a replacement of an equivalent or better standard is provided in an equally accessible location.

Figure 3-1 Hargrave Neighbourhood Plan Policies Map (The Green Inset)

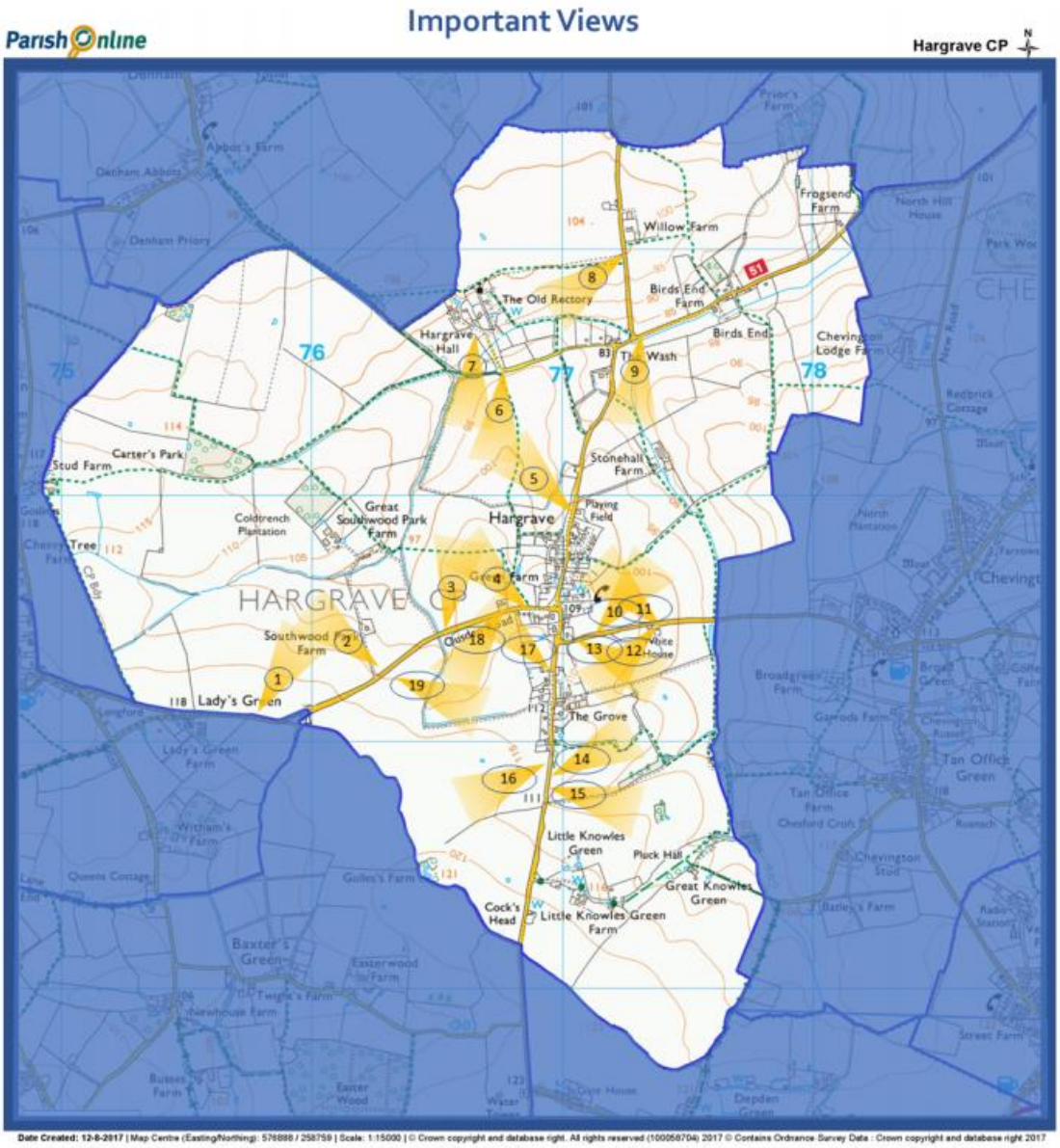


Hargrave Neighbourhood Plan Character Appraisal (2017)

3.33 An appraisal of important views from public areas has been undertaken as part of the preparation of this Neighbourhood Plan and this appendix identifies the important views in the Plan Area that illustrate the distinct landscape characteristics of Hargrave that should be retained and preserved. Of particular relevance to this assessment:

- View 4 as north-east view from Green Farm, Ousden Road illustrating the important hedgerows and glimpses of distant views towards Ousden. Unsympathetic development could have a moderate adverse detrimental impact on the long-distance views.
- View 5 as the view west from next to the village hall towards Church Lane. The important hedgerows on Church Lane can be seen on the right horizon and Coldtrench Wood is visible on the left horizon. Unsympathetic development could have a significant adverse detrimental impact on this landscape.
- View 12 as the view south-west from Chevington Road illustrating the open rolling landscape towards Knowles Green and the important woodland and hedgerows around it. Unsympathetic development could have a moderate adverse detrimental impact on this landscape.
- View 17 as the view north-east from Wickhambrook Road illustrating the important gap between The Grove and The Green. Development that erodes this gap could have a significant adverse detrimental impact on the character of the village.

Figure 3-2 Important Views in Hargrave



4. Site Assessment

4.1 This chapter sets out the conclusions of the site assessment. Table 4-1 and Figure 4-1 list and map all identified sites and Appendix A includes the site assessment proformas.

Table 4-1 Sites included in the assessment

Site Ref	Address	Site source
Site 1	Land to the west of Bury Road	Identified by the Parish Council
Site 2	Land to the east of Bury Road	Identified by the Parish Council
Site 3	Land at the play area	Identified by the Parish Council
Site 6	Moat Farm Brownfield	Identified by the Parish Council
Site 7	Grove Farm Brownfield	Identified by the Parish Council

Figure 4-1 Map showing the sites for assessment



Site Assessment Summary

4.2 The following tables provide a summary of the findings of the assessment of potential development sites within the Hargrave Neighbourhood Plan area. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.

4.3 In summary the assessment found three sites are potentially suitable while the remaining two sites are not appropriate for allocation in the neighbourhood plan.

4.4 It is important to note that sites must be available to be allocated in the neighbourhood plan and that any potential site allocations should be discussed with West Suffolk Council to establish whether the allocations are made in the Neighbourhood Plan or the emerging Local Plan.

Table 0-1 Site Assessment Summary

Site Reference	Address/location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land Use being considered	Overall site rating (Red/ Amber/ Green)	Justification
Site 1	Land to the west of Bury Road	0.9	Approximately 5-10	Village Hall and residential		This site includes the existing village hall and would be an appropriate location to rebuild it. The wider site, however, is part of an Important Gap in the made Neighbourhood Plan, shown as The Green Inset Map on the Proposals map, and covered by the Neighbourhood Plan policy HAR6 - Protecting the Landscape Setting of Hargrave, in particular HAR6 b, c and d which relate to impact on the landscape setting, erosion of a settlement gap and maintaining distinctive views of the countryside from the built up area. Development of this site may therefore conflict with policy unless either there was evidence to support removing the Important Gap policy or if a limited number of homes were designed in such a way that the gap was not compromised, e.g. if development was located on the site of the existing village hall with a new hall and associated parking provided on another site. This site is adjacent rather than within the settlement boundary and is therefore not in conformity with in conformity with Neighbourhood Plan Policy HAR2 or Local Plan policies CS4 or DM27. However, if the Neighbourhood Plan can demonstrate a need for additional housing through a housing needs assessment for example, this could be justification for additional housing adjacent to the Housing Settlement Boundary (to support a new village hall). This would need to be discussed with West Suffolk Council. Therefore, the site is potentially suitable for a housing allocation in the Neighbourhood Plan, subject to a) containing any development to the part of the site not considered to be an Important Gap and/or providing

						evidence to remove the Important Gap designation and b) consultation with West Suffolk Council on whether housing in this location would be acceptable under Development Plan strategic policies.
Site 2	Land to the east of Bury Road	0.72	Approximately 5-10	Village Hall and residential		There is potential for the village hall to be relocated to this site; however, lack of footway would need to be discussed with Highways officers to understand whether development in this location would be acceptable without a footway or if a footway could be provided. This site is adjacent rather than within the settlement boundary and is therefore not in conformity with adopted Local Plan Policy CS4 or DM27 or Neighbourhood Plan Policy HAR2. However, if the Neighbourhood Plan can demonstrate a need for additional housing through a housing needs assessment, this could be justification for additional housing adjacent to the Housing Settlement Boundary (to support a new village hall). This would need to be discussed with West Suffolk Council. Therefore, the site is potentially suitable subject to consultation with West Suffolk Council.
Site 3	Land at the play area	0.15	0	Village Hall and residential		Availability of the site for development is unknown so it could not be allocated until this was established. Hargrave Parish Council current lease the site from Havebury Housing Association. There are a number of small trees at the entrance to the site so if development was considered here, the removal of the trees and provision of access would need to be achieved. This site would otherwise be an appropriate location for a limited number of homes if the play area was provided as part of the village hall redevelopment as it is within the Housing Settlement Boundary and therefore in conformity with adopted local and neighbourhood plan policy.
Site 6	Moat Farm Brownfield	0.41	0	Village Hall and residential		This is a brownfield site formerly used for employment that is no longer in use. There is a planning application for the demolition of some of the buildings and the construction of one dwelling. The availability of the

						remainder of the site for development is unknown and in the absence of this information the site would not be appropriate for allocation in the Neighbourhood Plan. However, if availability could be established, there is potential for new development including a limited number of homes and/or a village hall to be located on the site or potentially as a conversion of existing buildings, subject to meeting a number of criteria including the structural soundness of the building, its appearance and scale. It would also be subject to conformity with Policy DM28; namely demonstrating that alternative uses have been explored and discounted, the building is structurally sound and capable of conversion. The viability of the development would need to be considered as there may be high development costs due to demolition and clearance of the site, creation of a footway to link the site to the centre of the village as well as any land remediation.
Site 7	Grove Farm Brownfield	0.45	Approximately 5-10	Village Hall and residential		This is a brownfield site formerly used for agriculture. Its current use is unknown and while there is some indication of availabilty from the current landowner, it is not clear when it might become available. The current access road to the site is very narrow and there is limited scope to widen it given it is constrained by the boundary walls of the adjacent listed building; therefore, it may be impossible to achieve access for the level of development proposed. On policy grounds the site is potentially suitable for allocation for village hall and/or housing for either demolition and redevelopment or conversion of existing buildings, subject conforming with Policy DM33 and Policy DM28; namely demonstrating that alternative uses have been explored and discounted, the building is structurally sound and capable of conversion.

		The viability of the development would need to be considered as there may be high development costs due to demolition and clearance of the site as well as any land remediation. Therefore, while the possibility of development cannot be ruled out on this site entirely, there are significnat constraints and is unlikely to be appropriate for the proposed development of a village hall and associated housing.

5. Conclusions

Site Assessment Conclusions

5.1 Three of the five sites considered are potentially suitable subject to the mitigation of various constraints and/or consultation with West Suffolk Council. These are:

- **Site 1 (Land West of Bury Road):** The site is potentially suitable for reprovision of a village hall plus housing in the Neighbourhood Plan, subject to a) containing any development to the part of the site not considered to be an Important Gap and/or providing evidence to remove the Important Gap designation and b) consultation with West Suffolk Council on whether housing in this location would be acceptable under Development Plan strategic policies. .
- **Site 2 (Land East of Bury Road :** The site is potentially suitable for a new village hall and /or housing subject to consultation with West Suffolk Council.
- **Site 7 (Grove Farm Brownfield)** : This site is potentially suitable for a small amount of development, for example, demolition and redevelopment or conversion of existing buildings, subject to conforming with Policy DM33 and Policy DM28; namely demonstrating that alternative uses have been explored and discounted and that the building is structurally sound and capable of conversion. However, this site is highly constrained due to access constraints and lack of footway between the site and village and is unlikely to be appropriate for the development proposed.

5.2 The remaining two sites (**Site 3** and **Site 6**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints.

5.3 In conclusion, of the three potentially suitable sites, only two are considered as feasible options for the location of the village hall and accompanying small scale housing. This is due to not only Site 7 being significantly constrained, but also the Neighbourhood Plan objectives and community consultation both of which support development within or adjacent to the settlement boundary (as defined in the made Neighbourhood Plan), as well as the aim of consolidating the village. Therefore, Site 1 and Site 2 are considered appropriate to take forward in the subsequent design package to explore options for development of a new village hall and the housing that would be necessary to fund this.

Next Steps

5.4 Should Hargrave Parish Council decide to put forward a site or sites for allocation, the next steps will be for the Parish Council to select sites based on:

- The findings of this site assessment;
- An assessment of viability;
- Community consultation;
- Discussions with West Suffolk Council;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

5.5 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with West Suffolk Council and with landowners. The Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations. Additionally, the Parish Council may want to explore the Locality Viability Technical Support Package in parallel with other technical support.

Affordable Housing

5.6 Three of the seven[13] sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. All of these sites have the potential to accommodate 10 or more dwellings and if this level of housing was proposed, could be required to include a proportion of affordable housing[14]. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes[15]), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

5.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

[13] Seven sites were originally considered but two have been removed from the assessment due to confidentiality.
[14] see NPPF para 62-64
[15] The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: https://www.gov.uk/guidance/first-homes.

Appendix A Individual Site Assessments

Site 1

1. Site Details	
Site Reference / Name	Site 1
Site Address / Location	Land to the west of Bury Road
Gross Site Area (Hectares)	0.90
Existing land use	Agricultural and village hall.
Land use being considered	Village Hall and residential
Site identification method / source	Indentifed by the Parish Council/community
Planning history	No relevant or recent planning history
Neighbouring uses	Residential and agricultural





2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No, SSSI Impact Risk Zone (does not impact residential development).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Yes - Grade 2

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, access could be provided.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, there is existing pedestrian access to the site and footway linking the site to the village centre.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - no designated cycle routes but cycles can use the road network.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	Yes - there is a public footpath located along the southern boundary of the site
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, adjacent

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Yes - telegraph poles on the boundary of the site. In addition, the Parish Concil noted that there is an underground sewage pumping station adjoining the site on Bury Road.
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	Demolition of the village hall would result in loss of community value - however, the proposal is to replace the village hall so this loss should be avoided.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>1200	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	The site is likely to have high landscape sensitivity. The Harrgave Character Appraisal identifies View 5 as 'the view west from next to the village hall towards Church Lane. The important hedgerows on Church Lane can be seen on the right horizon and Coldtrench Wood is visible on the left horizon. Unsympathetic development could have a significant adverse detrimental impact on this landscape.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Likely to have high visual sensitivity, as the site is fairly open and has long ranging views out to the west of the site. It is also located in a designated open view (in the made NP).
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	Joint Development Management Policies DM5, DM27 and DM41. Hargrave Neighbourhood Plan Policy HAR2, HAR6 and HAR7.
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Mix of greenfield and previously developed.
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Partially adjacent/partially within

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No

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

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Potential viability issues in demolition and replacement of the existing village hall.

5. Conclusions

What is the expected development capacity of the site? ***(either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)***	Approximately 5-10
What is the likely timeframe for development ***(0-5 / 6-10 / 11-15 / 15+ years)***	Unknown
Overall rating (Red/Amber/Green) ***The site is suitable and available*** ***The site is potentially suitable, and available.*** ***The site is not currently suitable, and available.*** **Are there any known viability issues?** *Yes / No*	**Amber** Potential viability issues in demolition and replacement of the existing village hall.
Summary of justification for rating	This site is the location of the existing village hall and would be an appropriate location to rebuild it. The wider site, however, is part of an Important Gap in the made Neighbourhood Plan, shown as The Green Inset Map on the Proposals map, and covered by the Neighbourhood Plan policy HAR6 - Pretecting the Landscape Setting of Hargrave, in particular HAR6 b, c and d which relate to impact on the landscape setting, erosion of a settlement gap and maintaining distinctive views of the countryside from the built up area. Development of this site may therefore conflict with policy unless either there was evidence to support removing the Important Gap policy or if a limited number of homes were designed in such a way that the gap was not compromised, e.g. if development was located on the site of the existing village hall with a new hall and associated parking provided on another site. This site is adjacent rather than within the settlement boundary and is therefore not in conformity with Neighbourhood Plan Policy HAR2 or Local Plan policies CS4 or DM27. However, if the Neighbourhood Plan can demonstrate a need for additional housing through a housing needs assessment, this could be justification for additional housing adjacent to the Housing Settlement Boundary (to support a new village hall). This would need to be discussed with West Suffolk Council. Therefore, the site is potentially suitable for a housing allocation in the Neighbourhood Plan, subject to a) containing any development to the part of the site not considered to be an Important Gap and/or providing evidence to remove the Important Gap designation and b) consultation with West Suffolk Council on whether housing in this location would be acceptable under Development Plan strategic policies.

Site 2

1. Site Details	
Site Reference / Name	Site 2
Site Address / Location	Land to the east of Bury Road
Gross Site Area (Hectares)	0.72
Existing land use	Agricultural
Land use being considered	Village Hall and residential
Site identification method / source	Indentifed by the Parish Council/community
Planning history	No relevant or recent planning history
Neighbouring uses	Residential and agricultural





2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No, SSSI Impact Risk Zone (does not impact residential development).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Yes - the site is split between Grade 2 and Grade 3 (undifferentiated)

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, the existing access would require upgrading.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, there is existing pedestrian access to the site but there is no footway linking the site to the village centre.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - no designated cycle routes but cycles can use the road network.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, adjacent

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Yes - telegraph poles on the boundary of the site.
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>1200	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	The site is likely to have medium landscape sensitivity as it is adjacent to open countryside and, while not directly located within, would likely be visible from view 9 of the Hargrave Character Appraisal which notes that unsympathetic development could have a moderate adverse detrimental impact on this landscape.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Likely to have medium sensitivity as the site is somewhat enclosed to the west and south but has longer ranging views out to the east.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	Joint Development Management Policies DM5, DM27 and DM41. Hargrave Neighbourhood Plan Policy HAR2 and HAR7.
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No

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

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Potential viability issues if footway is required and providing the village hall

5. Conclusions

What is the expected development capacity of the site? ***(either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)***	Approximately 5-10
What is the likely timeframe for development ***(0-5 / 6-10 / 11-15 / 15+ years)***	Unknown
Overall rating (Red/Amber/Green) ***The site is suitable and available*** ***The site is potentially suitable, and available.*** ***The site is not currently suitable, and available.*** **Are there any known viability issues?** *Yes / No*	**Amber** Potential viability issues if footway is required and delivering the village hall.
Summary of justification for rating	There is potential for the village hall to be relocated to this site; however, lack of footway would need to be discussed with Highways officers to understand whether development in this location would be acceptable without a footway or if a footway could be provided. This site is adjacent rather than within the settlement boundary and is therefore not in conformity with adopted Local Plan Policy CS4 or DM27 or Neighbourhood Plan Policy HAR2. However, if the Neighbourhood Plan can demonstrate a need for additional housing through a housing needs assessment, this could be justification for additional housing adjacent to the Housing Settlement Boundary (to support a new village hall). This would need to be discussed with West Suffolk Council. Therefore, the site is potentially suitable subject to consultation with West Suffolk Council.

Site 3

1. Site Details	
Site Reference / Name	Site 3
Site Address / Location	Land at the play area
Gross Site Area (Hectares)	0.15
Existing land use	Play ground
Land use being considered	Village Hall and residential
Site identification method / source	Indentifed by the Parish Council/community
Planning history	No relevant or recent planning history
Neighbouring uses	Residential and agricultural





2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No, SSSI Impact Risk Zone (does not impact residential development).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Yes - the site is split between Grade 2 and Grade 3 (undifferentiated)

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, the existing access would require upgrading.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, there is existing pedestrian access to the site but there is no footway linking the site to the village centre.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - no designated cycle routes but cycles can use the road network.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, adjacent

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Unknown
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	Yes - community value loss if playing fields are lost and not replaced.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>1200	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	The site is likely to have low landscape sensitivity as it is within the built up area.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Likely to have low sensitivity as the site is enclosed on all sides and located within the built up area.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	Designated a playing field in the Hargrave Neighbourhood Plan Policy HAR8.
Are there any other relevant planning policies relating to the site?	Joint Development Management Policies DM5, DM27 and DM41. Hargrave Neighbourhood Plan Policy HAR2, HAR7 and HAR8.
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Within
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Within

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No

3. Assessment of Availability	
Is the site available for development? *Yes / No / Unknown*	Unknown - Hargrave Parish Council lease the land from Havebury Housing Association
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? *Yes / No / Unknown*	Yes
Is there a known time frame for availability? **Available now / 0-5 years / 6-10 years / 11-15 years**	Unknown

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Unknown

5. Conclusions	
What is the expected development capacity of the site? ***(either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)***	0 dwellings
What is the likely timeframe for development ***(0-5 / 6-10 / 11-15 / 15+ years)***	Unknown
Overall rating (Red/Amber/Green) ***The site is suitable and available*** ***The site is potentially suitable, and available.*** ***The site is not currently suitable, and available.*** **Are there any known viability issues?** *Yes / No*	**Red** Unknown
Summary of justification for rating	Availability of the site for development is unknown so it could not be allocated for development until this was established. Hargrave Parish Council current lease the site from Havebury Housing Association. There are a number of small trees at the entrance to the site so if development was considered here, the removal of the trees and provision of access would need to be achieved. This site would otherwise be an appropriate location for a limited number of homes if the play area was reprovided as part of the village hall redevelopment as it is within the Housing Settlement Boundary and therefore in conformity with adopted local and neighbourhood plan policy.

Site 6

1. Site Details	
Site Reference / Name	Site 6
Site Address / Location	Moat Farm Brownfield
Gross Site Area (Hectares)	0.41
Existing land use	Former employment site
Land use being considered	Village Hall and residential
Site identification method / source	Indentifed by the Parish Council/community
Planning history	Planning Application Ref. DC/21/0740/OUT - outline planning application (means of access to be considered) - for one dwelling (submitted April 2021, pending determination) - This application only covers around half of the site.
Neighbouring uses	Residential and agricultural





2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No, SSSI Impact Risk Zone (does not impact residential development).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Yes - Grade 2

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes there is an existing access.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, there is existing pedestrian access to the site but there is no footway linking the site to the village centre.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - no designated cycle routes but cycles can use the road network.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, adjacent

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown, although there is potential given the previous farm yard and buisness uses.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Unknown
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>1200	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	The site is likely to have low landscape sensitivity as there is already built development on the site.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Likely to have low sensitivity as the site is well screened on all sides.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Some impact - Grade II Listed Meadow Cottage is located on the other side of Wickhambrook Road.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	Joint Development Management Policies DM5, DM27, DM33 and DM41. Hargrave Neighbourhood Plan Policy HAR2 and HAR7.
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Previously Developed Land
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Outside

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No

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

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Potential viability issues if footway is required and in delivering the village hall.

5. Conclusions

What is the expected development capacity of the site? ***(either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)***	0 dwellings
What is the likely timeframe for development ***(0-5 / 6-10 / 11-15 / 15+ years)***	Unknown
Overall rating (Red/Amber/Green) ***The site is suitable and available*** ***The site is potentially suitable, and available.*** ***The site is not currently suitable, and available.*** **Are there any known viability issues?** *Yes / No*	**Red** Potential viability issues if footway is required and in delivering the village hall.
Summary of justification for rating	This is a brownfield site formerly used for employment that is no longer in use. There is a planning application for the demolition of some of the buildings and the construction of one dwelling. The availability of the remainder of the site for development is unknown and in the absence of this information the site would not be appropriate for allocation in the Neighbourhood Plan. However, if availability could be established, there is potential for new development including a limited number of homes and/or a village hall to be located on the site or potentially as a conversion of existing buildings, subject to meeting a number of criteria including the structural soundness of the building, its appearance and scale. It would also be subject to conformity with Policy DM28; namely demonstrating that alternative uses have been explored and discounted, the building is structurally sound and capable of conversion. The viability of the development would need to be considered as there may be high development costs due to demolition and clearance of the site as well as any land remediation.

Site 7

1. Site Details	
Site Reference / Name	Site 7
Site Address / Location	Grove Farm Brownfield
Gross Site Area (Hectares)	0.45
Existing land use	A site comprising two large agricultural buildings that are no longer required and which are closely related to existing dwellings.
Land use being considered	Village Hall and residential
Site identification method / source	Indentifed by the Parish Council/community
Planning history	No relevant or recent planning history
Neighbouring uses	Residential and agricultural





2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No, SSSI Impact Risk Zone (does not impact residential development).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Grade 3 (undifferenciated)

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes there is an existing access, however it is relatively narrow with limited potential to widen it.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, there is existing pedestrian access to the site but there is no footway linking the site to the village centre.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - no designated cycle routes but cycles can use the road network.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, adjacent

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Unknown
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>1200	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	The site is likely to have low landscape sensitivity as there is already built development on the site.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Likely to have low sensitivity as the site is well screened on all sides.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Some impact - Grade II Listed The Grove is located in close proximity to the site
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	No impact
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	Joint Development Management Policies DM5, DM27, DM33 and DM41. Hargrave Neighbourhood Plan Policy HAR2 and HAR7.
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Outside

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No

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

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Potential viability issues if footway is required and in delivering the village hall.

5. Conclusions

What is the expected development capacity of the site? ***(either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)***	Approximately 5-10
What is the likely timeframe for development ***(0-5 / 6-10 / 11-15 / 15+ years)***	Unknown
Overall rating (Red/Amber/Green) ***The site is suitable and available*** ***The site is potentially suitable, and available.*** ***The site is not currently suitable, and available.*** **Are there any known viability issues?** *Yes / No*	**Amber** Potential viability issues if footway is required and in delivering the village hall.
Summary of justification for rating	This is a brownfield site formerly used for agriculture, its current use is unknown and while there is some indication of availabilty from the current landowner, it is not clear when it might become available. The current access road to the site is very narrow and there is limited scope to widen it given it is bounded by the boundary walls of the adjacent listed building; therefore, it is unlikely the local highways authority would approve access for the level of development proposed. On policy grounds the site is potentially suitable for allocation for village hall and/or housing for either demolition and redevelopment or conversion of existing buildings, subject conforming with Policy DM33 and Policy DM28; namely demonstrating that alternative uses have been explored and discounted, the building is structurally sound and capable of conversion. The viability of the development would need to be considered as there may be high development costs due to demolition and clearance of the site as well as any land remediation. Therefore, while the possibiility of development cannot be ruled out on this site entirely it has sigificant constraints and is unlikely to be appropriate for the proposed development of a village hall and associated housing.

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