| IXWORTH NEIGHBOURHOOD PLAN - SUSTAINABILITY ASSESSMED Site Name INIP nef WEST SUPPOLE SHEEAR ref (if applicable) Size of site thectores) | NT OF SITES - FINAL FOLLOWING FACT CHECKING AI Abbey Farm - land around Abbey Farm buildings IXW1a N/a 6.80 | | HE DRAFT NEIGHBOURHOOD PLAN, 10.07.22 Cyder House IXW2 N/a 0.18 | Dairy Farm - traditional farmstead IXW3:a N/a 1.55 | Dairy Farm - dairy buildings and yards IXWBb N/a 2.40 | Langfdge DXW4 SBN01 9.57 | Land north-east of Stow Lane IXWS N/a 47.04 | Green Lane, Ixworth Thorpe IXW6 N/a 0.16 | Thetford Road, brworth Thorpe IXW7 N/a 0.32 |
|---|--|--|--|--|--|--|--|--|--|
| Current use Brownfield/greenfield | Agricultural Greenfield | Agricultural Greenfield | Redundant former industrial use Brownfield | Residential and farm office Brownfield Change of use of redundant bams to ancillary residential use. Various applications associated with | Farm buildings Brownfield | Predominantly agricultural with some employment uses Predominantly greenfield, with a small amount brownfield Various applications for agricultural findustrial / | Agricultural Greenfield | Residential garden land Greenfield | Paddock Greenfield |
| Site planning history (Jast 30 years) | None | None | None Good compatibility. Adjacent to disused light | vanous appriations assussize with agricultural/industrial activity. July 2018 - pre-application application (PREAPP/18/334) submitted for development of part of site for residential use. Low compatibility as site only adjacent on one | None Some limited compatibility as south-eastern | Various applications for agricultural minus riag. belecomms uses on and around farm buildings in SE comer. Good compatibility as southern and extern | None | None | Applications for near and side extensions on existing adjacent property Reasonable compatibility due to presence of |
| Compatibility with neighbouring/adjoining uses Topography - flat/sloping or undulating/steep gradient | Little compatibility as surrounding land is largely agricultural with some farm buildings. Gentle slope down from north-west to south-east and east. | Little compatibility as surrounding land is largely agricultural with some farm buildings. Gentle slope down from north-west to south-east and east. 100% Grade 3. However, the land is close to | industrial units under the same ownership. Green buffer to the east providing a small gap between site and new residential development. | comer to agricultural buildings, otherwise site is adjacent to open countryside/agricultural fields Flat | comer is adjacent to residential uses, otherwise site is adjacent to open countryside/agricultural fields | boundaries are adjacent to existing residential and light commercial uses. | Little compatibility as site surrounded on the majority of its boundary by open countryside. Gentle slope down from north-east to-south west | Good compatibility due to residential uses on either side. Flat | small residential development on northern boundary. Otherwise site is adjacent to open farm/paddock/countryside. |
| Agricultural land classification - is land classified as 'best and most versatile agricultural land' (Class 1, 2 or 3a) | 100% Grade 3 so could result in significant loss of best and most versable agricultural I and | existing farm buildings so is generally poor qualify uncultivated land of little productive value. Development would be unlikely to exult in significant loss of best and most versatile agricultural land | N/a as site has been previously developed | N/a as site has been previously developed Separate from settlement boundary. However, site | N/a as site has been previously developed | Majority of site is Grade 2 with the remainder of the greenfield land being Grade 3. Therefore would result in loss of best and most versable agricultural land | 100% Grade 3 so could result in significant loss of best and most versatile agricultural land | 100% Grade 3 but site not in agricultural use and clearly not suitable for such use. | 100% Grade 3 so could result in loss of best and most versatile agricultural land but size of site means that this would not be significant |
| Relationship to settlement boundary | Separate from settlement boundary | Separate from cettlement boundary | Within settlement boundary | promoter has proposed deelegoment along with site IXW3b which has one come adjacent to the settlement boundary. This improves the relationship if both IXW3a and IXW3b are allocated but still considered to be limited. If both IXW3a and IXW3b and also IXW4 are developed, then relationship is significantly improved. | Outside settlement boundary but a significant part of the south-eastern edge of the site is adjacent to the settlement boundary, so there is a reasonable relationship for the site as a whole. | Outside settlement boundary but most of the southern boundary of the site is adjacent to the settlement boundary, so there is a good relationship | Outside setfement bounday, Whilst the small western site bounday about the eastern edge of the A443, the other side the road forming the bounday, the radionship between the site and setfement boundary is poor. | Separate from settlement boundary | Separate from settlement boundary |
| Notice to the many dwellings could the site potentially accommodate? Unless three one clear reasons why only part of a site can be developed or an allmentule destill appelled, a Key Senice Centre such as Invacrib is expected to develop at an average density of 30 dwellings per hector. | 204 dwellings although site promoter has stated that smaller parcets of site could be brought forward for smaller scales of growth. | 48 dwellings although site promoter has stated that smaller parcels of site could be brought forward for smaller scales of growth. | 5 dwellings | 47 dwellings although promoter has put site forward for only 9 dwellings due to heritage constraints. | 72 dwellings although promoter has put site forward for only 30 dwellings due to heritage constraints. | 287 dwillings although site promoter has proposed provision of a new village hall and shop so yield would likely be lower. | 1,411 dwellings although site promoter has indicated a willingness for a mix of residential and industrial uses so yield could be lower | 5 dwellings | 7 dwdlings |
| Nahe to accommode affected in housing. Although thousing but national planning policy (herei, none 63) takes thousing but national planning policy (herei, none 63) takes that title of less than 10 dwellings do not have to provide displaceble housing). Able to provide a cargo of housing types and sizes. Commontal tractices and Access to Surface. | 61 dwellings, therefore would make a significent contribution towards addressing affectable size could provide a wind rate of housing types and size. | 14 dwellings, therefore would make a limited contribution towards addissing althorable moveds addissing reads. Site could preview a sign of housing types and state. | No, site too small. Site could provide a very limited range of beauting types and sizes. | No, based on promotor's proposal for 9 deellings the site would not driver any arbitral del housing. Site concepts of the street | Based on developer's proposal, would provide 9 adhorable developer, therefore would make a limited by the provide and the provide and the adhorable housing needs. Site could provide a very range of housing types and sites. | at dealing if buly deadpard for evidential uses (see about, threative would make a significant constitution toward adventing iffordate housing made. Even aboung for a small or proportion of the into lang developed for realization uses, the contribution will be to realization using small settle be significant. Site could provide a wide rape of housing types and taxes. | 423 dwellings, therefore would make a significant contribution towards addressing difficulties housing the could provide a used range of housing types and sizes. | Sile too small but would only be allocated as a rural ecoption site which would provide pedominately whetalah house pedominately whetalah rung or housing Sile could provide any state of the string hypes and sizes. | Sits too small but would only be allocated as a rural ecoption site which would provide predominary allocates housing. See on constitution of the control of housing types and size. |
| Cistance to new primary school site Desirable - 400m (5 mins walk) Acceptable - 800m (10 mins walk) Perfored maximum - 1,200m (15 mins walk) Distance to twooth Fire School Distance to Desirable - 800m (15 mins walk) | 1,428m | 1,330m | 1,315m | 880m | 880m | 417 <i>m</i> | 1,022m | 3,563m | 3,513m |
| DESIGNATE - 400m (5 mins wars) Accepable - 800m (10 mins walk) Preferred maximum - 1,200m (15 mins walk) DESIGNATE to proposed convenience store DESIGNATE - 400m (5 mins walk) Accepable - 800m (10 mins walk) | 1,284m 970m | 1,186m 872m | 1,170m 853m | 752m 414m | 752m 414m | 270m 43m | 1,180m 924m | 3,410m 3,270m | 3,360m 3,220m |
| Preferred maximum - 1.200m (15 mins walk) Distance to village hall Distance to village hall Distance to Village hall Acceptable - 800m (10 mins walk) Preferred maximum - 1,200m (15 mins walk) | 1,130m | 1,032m | 340m | 730m | 730m | 40m | 850m | 3,310m | 3,260m |
| Opportunity to provide open space/ recreation/ community facilities on site | Significant although location of site away from main built-up area of the village will make this less accessible to the existing community. | Significant although location of site away from main built-up area of the village will make this less accessible to the existing community. | No, site is too small | No, site promoter is proposing a low density scheme with no open space provision or space for community uses | No, site promoter is proposing a scheme with no open space provision or space for community uses. Disting meadows around the buildings will continue to form part of the 'active farm'. | Significant and site promoter has proposed the provision of a replacement village half and public open space on the site. | Significant although the site, being located on the eastern side of the A143, is poorly located to provide these facilities for the wider benefit of the existing community. Promoter has suggested that the accessibility issue could be resolved by provision of a footbridge. | No, site is too small | No, site is too small |
| National designation. Is the site on or adjacent to a Special Scientific Interest (SSSI) Local designation. Is the site on or adjacent to an SNC/UNR | No. Whilst the sile is within the impact zone of Bangove Wood and Pakanham Meadows SSSIs, the clistions state that the easons for designation are due to the flora and fauna atther than birds or reptiles which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the sile is within the impact zone of Bangove Wood and Pakanham Meadows SSSIs, the clistions state that the easons for designation are due to the flora and fauna atther than birds or reptiles which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the site is within the impact zone of Bangove Wood and Pakenham Meadows SSIs, the citations state that the reasons for designation are due to the flora and fauna rather than birds or replies which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the site is within the impact zone of Bangrove Wood and Pakenham Meadows SSSIs, the citations state that the easons for designation are due to the flora and fauna arther than birds or replies which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the site is within the impact zone of Bangove Wood and Pakanham Meadows SSSIs, the clistions state that the easons for designation are due to the flora and fauna atther than birds or reptiles which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the site is within the impact zone of Bangove Wood and Pakenham Meadows SSIs, the citations state that the reasons for designation are due to the flora and fauna rather than birds or reptiles which may migrate to this site. It is therefore considered that there would be no impact. No. | No. Whilst the site is within the impact zone of Bangiove Wood and Pakenham Maadows SSSis, the citations state that the reasons for designation are due to the flora and fauna rather than binds or reptiles which may migrate to this site. It is therefore considered that there would be no impact. No. | No No | No No |
| is the site on or adjacent to ancient woodfand. Are there any Tire Preservation Orders on thes within or on the site boundary Would any important hadderows: require removal Record of protected species/habitats | NO NO NO NO | NO NO NO NO | NO NO NO NO | NO NO NO | NO NO NO | NO NO NO NO | NO NO NO NO | No No No | No No No |
| Opportunity to enhance biodiversity and green infrastructure Landscape and views | Reasonable potential, although lack of existing biodiversity assets on the site mean that this would need to be developed from scrafth. Scale of site means that Sustainable Drainage Systems would be required and these offer opportunity, through good design, to enhance biodiversity. | Reasonable potential, although lack of existing biodiversity assets on the site mean that this would need to be developed from scrafth. Scale of site means that Sustainable Drainage Systems would be nequired and these offer opportunity, through good design, to enhance biodiversity. | Limited given size of site although site owner has stated aim of improving wildlife corridor along adjacent siver bank | Limited given size of site | Limited given size of site | Reasonable potential, although tack of existing blodiversity assets on the site mean that this would need to be developed from scrath. Sale of site means that sustainable Oranings Systems would be required and these offer opportunity, through good design, to exhance blodiversity. | Reaconable potential, although lack of existing blodiversity assets on the site mean that this would need to be devoloped from crackh. Scale of site means that sustainable florings systems would be required and these offer opportunity, through good design, to enhance biodiversity. | Limited given size of site | Limited given size of site |
| Views into site (wide/framed/screened/long/short) | The site is visible from the west. There is a degree of screening from mature tree belts to the north, east and south. | The site is visible from the west. There is a degree of screening from mature tree belts to the north, east and south. | None | Views are limited by malure trees on the west, south and north sides and the buildings on the edge of the village to the east. | Views are limited by malure trees on the west, south and north sides and the buildings on the edge of the village to the east. | Views are limited by mature trees and buildings to the east, mature hedgerows to the north, farm buildings to the west and buildings on the edge of the village to the south. | Short distance views into the site are very prominent from the ALOBS on the southern boundary and Woolpit Lane on the eastern boundary. The western boundary along the AL43 has a mature tree line limiting views. Views are also limited from the north as the land slopes up to the north-east. | None | Views are limited by a mature tree but to the south and west and existing properties to the north. |
| Views out of the site (wide/famed/screened/long/short) | There are some views to the west across open farmland but these are limited by virtue of the land sloping up to the north-west. | There are some views to the west across open farmland but these are limited by virtue of the land sloping up to the north-west. | None | Views are limited by mature trees on the west, south and north sides and the buildings on the edge of the village to the east. | Views are limited by mature trees on the west, south and north sides and the buildings on the edge of the village to the east. | Views are limited by mature trees and buildings to the east, mature hedgerows to the north, farm buildings to the west and buildings on the edge of the village to the south. | There are some limited short distance views from the southern part of the site across meadow land. | None | Views are limited by a mature tree belt to the south and west and existing properties to the north. |
| Presence of fixed buildings (on site or elijecent) | The site is adjunct to two Grade Il listed buildings (termhouse and bars). These buildings are always surrounded by medium agricultural assessment thair settings, this should be achievable. | The site is adjunct to two Grade Il listed buildings (Perminous and bars). These buildings are always surrounded by modern agricultural assessment that restring, this should be achievable. | the site is access the east from a Gode II listed being and outbrildings. It is adjusted to the Cycle Hosse, of the and outbrildings with outbrildings with a compared to the site of the | Within the six are two Code II filted buildings, (Cambous and a part of meeting burst), and extent of which would need to be present. The section of which would need to be present. The control of the common of the common of the burst would be boscall with the conversion of the burst burst of the common of the common of the section of the common of the common of the section of the section of the section of the section of section of s | Adjacent to the site are two Goale II listed buildings (furnhouse and a pair of throubing barris), the setting of which would need to be promoter mean this is unlikely to be an issue. | No litted buildings within or dose to the site | The interesters a standard inhelited measurement (second from a till on the standard weather blooding.) The six for the standard in which is an in the six for the six for the standard in which is a fine six for the six for | No listed buildings within or close to the site | No listed buildings within or close to the site |
| Presence of listings on Historic Environmental Record (https://horitage.suffolk.gov.uk/) | There are a number of records relating to Roman artifacts listed as having been found on the site. This may require further inquiry prior to any development being able to proceed. | There are a number of records relating to Roman artefacts listed as having been found on the site. This may require further inquiry prior to any development being able to proceed. Site is adjacent to north-eastern ed | There is a record relating to the presence of the Cyder Factory which may require further inquiry prior to any development being able to proceed. | No | | There is a record relating to the Dairy Farm but this is in the far eastern comer so would be unlikely to affect development. | There are a number of records relating to Roman arefacts listed as having been found on the site. This may require further inquiry prior to any development being able to proceed. | No | No |
| Conservation Area - within or nearby | Outside and away from the Conservation Area | Conservation Area so care would need to be taken to preserve its setting. However, the Conservation Area Appraisal does not specifically identify this gateway so the Conservation Area as being of significance. | Within the Conservation Area so care would need to be taken to preserve its setting. | Site is within the Conservation Area so care would need to be taken to preserve its setting. | Adjacent to one small part of Conservation Area. Development would not be likely to impact on its setting. | Adjacent to Conservation Area. Development would not be likely to impact on its setting. | Outside and well away from Conservation Area | Outside and well away from Conservation Area | Outside and well away from Conservation Area |
| Costance to bus stop Desirable - 200m Acceptable - 400m Pederand maximum - 800m | 850m | 752m | 160m | 470m | 470m | 14m Yes, access can be provided either from Bardwell | 100m | 60m | 22m |
| Wehicular access to highway | Yes, via Heath Road or directly onto the A1088. Visibility in both directions is good. | Yes, via Heath Road or directly onto the A1088. Visibility in both directions is good. | Yes, onto High Street/Bury Road. Visibility splays would need to be wide enough to reflect slightly restricted view for vehicles travelling southbound. | Yes, either onto the old Thetford Road via an existing entrance serving the farmstead or onto the A1088. Visibility is good for likely access point. | Yes, either onto the old Thetford Road via an existing entrance serving the farmstead or onto the A1088. Visibility is good for likely access point. | Road or the A1088. The site promoter has stated that SCC Highways preferred access would be from Bardwell Road and, if a new village hall were to be provided, then this should be via the existing access point on The Langridge. Visibility is good for all accesses. | Yes, access would most likely be onto the A143/A1088 roundabout. | Yes, via Green Lane. Visibility in both directions is good. | Yes, via the A1088. Visibility in both directions is good. |
| Potential impact of additional traffic created by development | If the site was developed solely and entirely for residential use, then the stiffs could have an expect, attempts this is not through their to be managed, attempts this is not through their to be through their to be the solely the site of the solely solely along the A108E/A141. | If the site was developed solely and entirely for residential use, then the stiffs could have an entirely for residential use, then the stiffs could have an entirely stiff of the stiffs of the stiffs, most white looking to access the A143 and to research the stiffs of the stiff of the stiffs of the stiffs of the stiff | Negligible | N agiig bi a | Traffic could have a very limited import and this would be mirgaged if access vise conto the ADSB staffer them to not limited to flood, as this would make that traffic towerling to the AL43 and AL44 would be add large th | If the site was developed solely and enterly for residential use, then the tuffic could have an impact as a population of tuffic would beave impact as a population of tuffic would beave impact as a population of tuffic would beave impact as a powded, this scale of great may require a normalized or or equivalent at the access point to ensure long queues are avoided. Of Ciffigurary, the nor included that such calculated that such residential continuation of the control of the scale of the control o | If the list was developed solely and entirely femideral fairs, from the straff cm may have a significant impact. It would be necessary to understate intheir accessment as to whether the understate in their accessment as to whether the would be expected that development exwold that the support of the strain and this access point, the amount of additional straffs travelling months of the sile and the strain an | Nogligible | Neglyjble |
| Potential for Lite to secure safer padestian access to the proposed new village half | There are no footneys using Thefood Road, which would be the main outs into the village. The lack of Inlines (PROW) or footspain has would therefore not be possible to wait safety would therefore not be possible to wait safety into the village. | There are no footneys using Thefood Road, which would be the main outs into the village. The lack of Intering PROWs of footgash in the would therefore not be possible to wait safety with the village. | There are footways on both sides of the High- Street, although the footway on the east side through the footway on the east side of the manufacility at the enterior to the sites of this may necessitate crossing of the High Street for side pedestrian access. | There is a footeey along the old Thethot Road from the entrance of the site to the High Street. | Them is a botway stong the old Thethol Road from The Langeldge to the High Street. | Although not a formal feelway, safe access could be provided asing the Langings to the legs to the provided asing the Langings to the legs to the langing to the langing to the langing that the term is that, safe predestan access can easily be provided as part of the design of any scheme. | There is no suffer prediction access into the village of the present time. Courtey this experies continue the AL4/AL688 invanishment which has no decidented by the AL4/AL688 invanishment to this provided in part of the feedbapment to this beginned to the provided in part of the feedbapment to this where there was beginned to the village for a Coven Lasely. Promoter has supposed that they have been been also placed to access the village for a Coven Lasely. Promoter has supposed that the consultativity saving out the eventual through this would be very contributions to define other community benefits. Suffered to the contribution of a feedbase of the contribution to define other community benefits. | There are no footways along the ALDER, which would be the main route into the ALDER. The lock of linking ROVES for footpaths mean the lock the state of linking ROVES for footpaths mean footpath when the lock of linking ROVES and the lock of linking ROVES and the lock of linking ROVES and linking linki | would be the main route into the village. The lack of linking PROWs or footpaths mean it |
| Pedestrian/cycle access to the new primary school site Preferred cycle access would be predominantly along minor roads | Thee are no footways along Theford Road, which would be the man route into the village. The tack of linking PROVIS or footpaths mean it would therefore not be possible to walk safely into the village. | Thee are no footways along Theford Road, which would be the main route into the village. The tack of linking PROVIS or footpaths mean it would therefore not be possible to walk safely into the village. | Safe pedestrian access is available (see above). Cycle access would require travelling along the High Storet which has a travely furth. Thow but is reasonably safe for cyclists. | Safe pedestrian access is available (see above). Cycle access would require travelling along the od Thetford Road and the High Street, which has a steady traffic flow but is reasonably safe for cyclists. | Safe pedestrian access is available (see above). Cycle access would require travelling along the od Thetlott Road and the High Street, which has a steady traffic flow but is reasonably safe for cyclists. | Pedestrian access would require crossing of the High Street/Radwell Road. The provision of a dediculate crossing point would significantly normate the staffly of pedestrian access, including to a new village half. Promotier concurs and has developed a proposal for such provision. | podestrian crossing at the ALEJ/ALOBS owndabout. Promoter has suggested that the accessibility issue could be resolved by provision of a both-field amough miss with the very expensive and significantly reduce the availability of contributions to derive other community benefits. If safe cycle crossing of the ALEJ/ALOBS mundabout could also be provided, then there is a safe cycle multer along Miclement Drive and Chem Lane to the Fire School. | Them an no footways along the A1088 which would be the main pediation route into knowly would be the minor doubt that would be safe for cycling into the village. | There are no footways along the A1088 which would be the main potentian route into two-oth village. There are no minor route as would be safe for cycling into the village. |
| Pedastical (rate access to learning first School inference cycle access would be predominantly along minor roads | There are no footways along old Thestord Road, which would be the main couls into the village. The Like of Inthing PROVIN or Robushin seen! I would therefore not be possible to wait safely could be compared to the possible to wait safely could be compared to the country of th | There are no footways along old Thestord Road, which would be the main couls into the sitigat. The Like of Inthing PROVIN or Robushin seen! I would therefore not be possible to wait safely could be compared to the siting the country of the countr | Safe podestian access is available (see above). Cycle access would require towelling along the High Steek which that a shady coffic five but is reasonably safe for cyclists. | Safe pedistrian access is available (see above). Cycle access would require travaling along the second of the total control and the left, Stress, under a steady traffic flow but is reasonably safe for cyclists. | Safe poderation access is available (see above). Cycle access would require travalling along the Cycle access would require travalling along the Cycle access with the temporary and the second of the | Pedestrian access would require crossing of the High Street/Bardewill Roof. The provision of a dedicated crossing post would significant crosses the safety of pedestrian access, including to a new writing half Promoter co | Side pediatrian axoss would require a dedicated pedestrian crossing at the ALI/ALIGIS aroundable. Fromework has suggested that the secondable of the ALI/ALIGIS in state of the secondable of the ALI/ALIGIS of the secondable of the ALI/ALIGIS of th | There are no footways along the A1088 which would be the main pediatrion does into reworth writings. There are no minor could not would be safe for cycling into the writings. | There are no footways along the A1088 which would be the main potentian mules into two-th village. There are no minor roads that would be safe for opining into the village. |
| Pedestian/cycle access to proposed convenience store Profesed cycle access would be protonnineatly along minor coasts. | there are no footbays along old Thereford Road, which would be the main noise into the situation. What would be the main noise into the situation the lack of fillings PRION or footbashes not to would therefore not be possible to waik safely into the situation. Cycling would be along the old Thereford which is a which will road into the willage. Would not be wholly safe. | Them are no footbays along old Thereford Road, which would be the main noise into the situation. Which would be the main noise into the situation that lack of intering PRION or footbashes not to would therefore not be possible to waik safely into the buildings. Cycling would be along the old Thereford which is a which of an one of the premium of a which is a which of an one of the premium of the wholly safe. | There are footbully on both sides of the High Street, although the footbully on the east side (where the site is located) is very narrow immediately at the estimator to the site to this may necessitate crossing of the High Street for side pedestrian access. | There is a footway along the old Therbord Road from the entrance of the site to the High Street. There are no PROWs or parmissive footbaths. | There is a footway along the old Therford Road from The Langeldge to the High Street. There are no PROWN or parmissive footbashs. | Atthough not a formal blookey, side access could be provided along the Langedge to the High Sheet. However, given that it is proposed for the new vallege half to be on its less side perfection access can easily be provided as part of the design of any scheme. | There is no safe pedestrian access into the village of the present time. Commy this requires contempt that applies of the AL43/AL588 wound about which has no electricate production consists, but a costing would need to pedestrate norsity, but a costing would need to pedestrate up from the site to Michigenero the where there safe pedestrian access into the village fold Comm Landy. Plamoter has supposed on the village fold Comm Landy. Plamoter has supposed on the village fold Comm Landy. Plamoter has supposed on the village fold Comm Landy. Plamoter has supposed on the village fold Community and the village of the v | There are no footways along the A1088, which would be the main roots into the vallage. The lake of intoling A1000s or footpaths main cloud therefore not be possible to wait safely into travolth utilize. | There are no footways along the A1088, which would be the man route into the strillage. The task of Intiling PATOW, or footpath mean it would therefore not be possible to wait safely into Inacidh virlage. |
| Public rights of way - would development detrimentally impact on an existing public right of way | No | No | No | There are no PROWs or permissive footpaths. However, there is a lost PROW running along the farm service road (Dairy Lane) which ran north beyond the new A1088 up to Bangrove Wood. Creating a permissive path along this road would help to have this route reopened and potentially designated as a PROW. | Three are no PROWs or permissive footpaths. However, there is a lost PROW running along the farm service road (Dairy Lane) which ran north beyond the new A1088 up to Bangrove Wood. Creating a permissive path along this road would help to have this route re-opened and potentially disignated as a PROW. | No | There is a permissive path nunning through the middle of the site from north to south. Whilst not a PROW, this is a used path that would be affected by development. It would potentially need to be roused and, whether this is done or not, the views from the path would be affected. | No | No |
| Roadine/vElitles is the site at high risk of flooding Road zone 1 (low risk); 2 (medium risk); 3 (highest risk/flood plain) | No - 98% of site is in low risk flood zone. | No - 98% of site is in low risk flood zone. | 68% of the site is in a medium risk flood zone. This would not preclude residential development other than basement dwellings. Development would need to be accompanied by a flood risk assessment. | No - all of site is in low risk flood zone. | No - all of site is in low risk flood zone. | No - all of site is in low risk flood zone. | No - all of site is in low risk flood zone. | No - all of site is in low risk flood zone. | No - all of site is in low risk flood zone. |
| Risk of surface water flooding High, medium, low, very low | No - very small amount of site in an area at high risk of surface water flooding. | No - very small amount of site in an area at high risk of surface water flooding. Telephone line runs east-west along the northern | 10% of site is in 1-in-30-year probability zone and 10% is in 1-in-100-year probability zone. Design will need to ensure that appropriate mitigation is provided, e.g. siting properties an appropriate distance from the stream. | No - none of site in an area at high risk of surface water flooding. | No - none of site in an area at high risk of surface water flooding. | No - very small amount of site in an area at high risk of surface water flooding. | No - very small amount of site in an area at high risk of surface water flooding. | No - very small amount of site in an area at high risk of surface water flooding. | No - very small amount of site in an area at high risk of surface water flooding. A telephone line cuts across the northern part of |
| Are there any overhead power/telephone lines that cross the site Employment/Business | Telephone line runs east-west along the southern boundary of the site but along the existing roadway so unlikely to require relocation. There would be the potential to provide business | boundary of the site but along the existing roadway so unlikely to require relocation. | No, the site is too small. However, there is an edition business operation on the site and Meet | No | No There would be the potential to provide business premises. The site promoter has suggested | Talephone lines run across the south-asstem part of the site and may require moving. However, the would not fundamentally affect development. There would be the potential to provide business premises. The site promoter has not proposed | No There would be the potential to provide business | Telephone lines run along the eastern and southern boundaries. It does not appear that these would affect development. | A teapproner inter use across we incremen part of the site and may impact on development. However, it is likely that it could easily be moved so this is capable of being addressed. |
| Potential for site to provide modern business premises/ facilities that would address needs of self-employed/small businesses | premises. The site promoter has suggested that small start-up units could be provided as an extension to the existing farmyard. The site is separate from the settlement | There would be the potential to provide business premises. The site promoter has not proposed specific commercial uses but is amenable to employment uses on this site. The site is separate from the settlement | edisting business operating on the site and West Suffolk Council has advised that the should be retained as employment land unless it is demonstrable that it is currently vacant or unselfable. Whilst this is a small site and therefore would | No, the site is proposed only for residential use Whilst the site's heritage constraints can be | commercial premises as part of a second phase of redevelopment of the existing dairy and livestock buildings. Site has a limited relationship with the | commercial uses other than a village shop which would provide some limited employment opportunities. The site is well located to the village atthough | premises. The site promoter has suggested industrial uses and the size of the site means that these could be provided without affecting the amenity of new residential uses. Whilst safe pedestrian and cycle access could be | No, the site is too small This is a small site therefore would not make a | No, the site is too small This is a small site therefore would not make a |
| | the management of the control of the | the first as expense into the extension of the control of the cont | while the is a limit as and behalves whose who was a defect said household and the said the s | which the life is entire constraint can be proposed by the for a small development which would limit its kneeths. It is proposed to provide housing for domisting in an attackine setting. The site's poor automitig to the settlement bounday would only be acceptable and the settlement of the feverloped as well. | Salt has a limited erilladinating with the salt has a limited erilladinating with partners would provide a straige of types of housing and commercial development. It is questionable as to whether the scale questionable as to whether the scale able to fund the delivery of the commercial write. | We would be imposed with a declaration perfection consults of the figh Sevel (Barrell Book.) Development of the figh Sevel (Barrell Book.) Development of the size would result find the significant tool to the said most selected and consultation of the size o | white training pledelstand and cycle activity could be licitated to the existing settlement and fit main services and facilities, it would be capable and existing a range of housing needs, including addressing a range of housing needs, including scale of few loopment but any development would be likely to affect its setting. | this is a shall be the between would not make it. If it is a shall be the between would not make it. If it is not will be called in the best through not be between the best through not be between the best through not be the best through not between the best to be demonstration of focal housing needs, this shall be could pattern things, for each of make the best to be demonstration on the best to be defined to be done in colpitation with 5 like 100 of milks would allow a degree of maket housing to ensure a viable scheme. | mis at a shall site benefition willouis not initial will willow the control of th |
| Assessment scale Dark red | | | Highly significant negotive impact | | | | | | |

