

Tasburgh Village Cluster Site Assessment Forms

New, Revised & Amended Sites

December 2022

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SN5028	3
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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5028
Site address	Land north of Lodge Farm Cottages, Ipswich Road, Tasburgh
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1993/1364 for storage and repair of motor vehicles, now adjacent. 1980/4250/O for 1 dwelling refused 18/02/1981.
Site size, hectares (as promoted)	0.5
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	10 12-13 at 25dph
Greenfield/ Brownfield	Greenfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS *(if 'yes' to any of the below, the site will be excluded from further assessment)*

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Existing access from the A140 to commercial use. Would need Highway Authority opinion in relation to intensification from A140 on Major Rad Network. NCC Highways – Red. Corridor of movement & not feasible to provide an acceptable access. No pedestrian links to local facilities / school.	Red
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Primary School – 1.1km from the site Employment opportunities immediately adjacent and within settlement, however these are limited. Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston, with stops approx. 200m from the site	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	The Countryman Public house – 425m Village Hall with recreation ground – 1.3km	Green
Utilities Capacity	Amber	No known constraints. Environment Agency: Green	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is mains water, electricity, and sewerage to the site.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues. Would need to check for contamination because of adjacent industrial site.	Amber
Flood Risk	Green	Site is located within Flood Zone 1 No surface water issues, small area of very low risk adjacent to south. LLFA – Green. Few or no constraints, on-site flood risk is very minor to the boundary. Standard information required at planning stage. Environment Agency: Green	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B1: Tas Tributary Farmland Agricultural Land Classification; Grade 3	N/A
Overall Landscape Assessment	Green	Site is screened from the wider landscape beyond by existing hedgerows. It is visible from the A140 along the open frontage.	Amber
Townscape	Green	Site is physically separated from the wider village through the woodland to the west, and the distance with no footpaths. Development in the immediate vicinity is a mix of isolated dwellings and larger light industrial/agricultural structure.	Red
Biodiversity & Geodiversity	Green	Location, adjacent busy road, and industrial may reduce habitat potential of this grassland. NCC Ecologist: Amber. Adjacent to priority habitat. SSSI IRZ but residential and water discharge not identified as concern. RED impact zone for great crested newts. Ponds offsite. No PROW nearby. Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.	Amber
Historic Environment	Green	Tasburgh House and Tasburgh House barn which are both Grade II listed are located to the south of the site but there is intervening vegetation and buildings and there would be unlikely to be adverse effect. HES - Amber	Amber
Open Space	Green	No	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	<p>Site is accessed via the A140. Mitigation may be required.</p> <p>NCC Highways – Red. Corridor of movement & not feasible to provide an acceptable access. No pedestrian links to local facilities / school.</p>	Red
Neighbouring Land Uses	Amber	Residential, commercial, grassland, A140. Need to check for compatibility.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment. Site is separated from the main village and there is no footpath connection along the busy road.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access would be from the A140 which is a key corridor of movement.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused grassland.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Bungalow and farm to the left and another bungalow to the right (with industrial units to the rear), would need to investigate compatibility with commercial in terms of noise and disturbance and paint spraying business.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open boundary to road frontage, hedges/trees to west and south boundaries. Open to commercial to north.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within the site, some hedges but limited habitat.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Telephone line across frontage.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into or out of the site as it is contained by existing hedgerows and buildings – only views to the A140.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
<p>Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</p>	<p>Site is separated from the main village and there are no footpath connections to any services. Due to the site's location off the A140 and several hundred metres north it is not feasible to require footpaths.</p>	<p>Red</p>

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Corridor of Movement	A140 to east of site	N/A
Norwich Policy Area		N/A
		N/A
Conclusion	Norfolk County Council consider the site would conflict with the Corridor of Movement Policy	Red

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No – enquiries received	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately	Green
Comments:		N/A

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Visibility splays for access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is within a reasonable distance of local services and is on the main Norwich/Long Stratton bus route, however the site is directly on the A140, with no footways to access any of the services, or the nearest bus stops. As a 'Corridor of Movement' the highways authority would be resistant to any new accesses onto the A140, and appear to be resistant to the intensification of the adjoining access to the adjacent business units (if this could be utilised). Although the site would be relatively well contained within the wider landscape, a group of dwellings in this location would be highly visible from the A140, would not relate to the settlement of Tasburgh and would be out of keeping with the mix of individual dwellings and light industrial/agricultural structures in the immediate area.

Site Visit Observations

Site is separated from the main village and there are no footpath connections to any services. Due to the site's location off the A140 and several hundred metres north it is not feasible to require footpaths.

Local Plan Designations

Open Countryside. The main conflict is with the Corridor of Movement policy for the A140.

Availability

The site promoter has indicated the site would be available immediately.

Achievability

The site promoter has indicated the site is deliverable, but no supporting evidence has been supplied.

OVERALL CONCLUSION:

Rejected – whilst the site is within an acceptable distance of a range of local services and facilities, including bus services on the main Norwich/Long Stratton route, in reality non-car access to these services is very poor, given the complete lack of footways on the A140. The A140 is a designated Corridor of Movement, and the highway authority do not consider that a suitable access can be achieved. The site is also detached from the settlement of Tasburgh and, although reasonably contained in the wider landscape, would be very visible from the A140 and out of keeping with the mix of individual dwellings and larger light industrial/agricultural structures which characterise the immediate area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 02/05/2022