

Thurlton & Norton Subcourse
Village Cluster
Site Assessment Forms

New, Revised & Amended Sites

December 2022

Contents

SN0149	3
SN5025	16

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0149
Site address	Land adjacent to Holly Cottage, West of Beccles Road, Thurlton
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/2594 O/L for up to 7 dwellings, drainage, external works and associated infrastructure. Withdrawn. 2018/2593 3 dwellings (additional plots 6-8)& garages. Withdrawn <u>Adjacent site (in SL)</u> 2016/2904 5 detached dwellings and garages. Full PP Approved. Included in SL: 1 built. 2011/0999 5 dwellings & garages and access road. Approved 1988/2247 3 Houses and Garages on Approved Building Plots (07/87/1253/O). Approved 1987/1253 Development of Site For 3 Building Plots with new Access to Existing Cottage from Beccles Road. Approved.
Site size, hectares (as promoted)	0.51Ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approximately 15 dwellings – assume 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

Is the site located in, or does the site include:	Response
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	<p>NCC Highways comments to 2018/2594 (comparable to the proposed site):</p> <p>The scale of development proposed would require an adoptable standard road.</p> <p>Furthermore, the applicant has not demonstrated that adequate visibility splays can be provided at the junction with Beccles Road.</p> <p>NCC Highways - Amber. Access would need to demonstrate acceptable access visibility (2.4m x 59m) and adequate links to existing footways.</p> <p>NCC Highways meeting - Proposed access drawing for 15 dwellings are acceptable in principle; redrawing the site with a perpendicular access addresses some of the issues of the previous scheme; policy to state no access via Sandy Lane.</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Village Shop 278m</p> <p>Bus stop within 89m is on the bus route for 86 traveline</p> <p>Primary School 809m</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Village Hall and associated Recreational ground 497m</p> <p>Public House 572m</p>	Green
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water, sewage and electricity available to site.	Green
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	<p>The site is unlikely to be contaminated as an agricultural field and no known ground stability issues.</p> <p>NCC Minerals – site under 1ha which is underlain or partially underlain by safeguarded sand and gravel resources. If these sites were to go forward as allocations then a requirement for future development</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	
Flood Risk	Green	<p>Flood zone 1, Flood zones 2 and 3 lie close to western boundary where there is a surface water flow path. Surface Water flooding in the southern tip part of the site.</p> <p>LFFA – Few or no constraints. Some areas of surface water risk identified present in the 1:30, 1:100 and 1:1000 year rainfall events as identified on the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps in east of the site up to 0.6m in depth. Watercourse is apparent on DRN mapping to the West of the site (in relation to SuDS hierarchy if infiltration is not possible). Surface water mapping is a proxy for flooding from the ordinary watercourse (fluvial not pluvial). Would recommend that development outside areas of flood risk is considered. Not served by AW connection. Part of the site is within the Waveney Lower Yare and Lothingland Internal Drainage Board.</p>	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 with Parkland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		C2 - Thurlton Tributary Farmland with Parkland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	<p>Development would have a detrimental impact on landscape which could be reasonably mitigated. Consideration needs to be given to the proximity to the Broads.</p> <p>SDC Landscape Officer - The site is well contained and screened and would be acceptable, however likely numbers achievable on the site could reduce the site to a SL extension rather than an allocation. Consideration to be given to the retention of existing vegetation.</p>	Amber
Townscape	Green	<p>Development would have a detrimental impact on townscape which could be reasonably mitigated.</p> <p>Adjacent to the development boundary and a small development of 5 dwellings which an access is proposed via. The density proposed is high given the character/context of the site.</p>	Amber
Biodiversity & Geodiversity	Amber	<p>Development may impact on protected species, but impact could be reasonably mitigated.</p> <p>Noted the proximity to the Broads.</p> <p>NCC Ecology – Green. Land adjacent to priority habitat - Good quality semi-improved grassland (Non Priority). SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain</p>	Amber
Historic Environment	Green	<p>Development would not have detrimental impact on setting of any of the LB located in the vicinity.</p> <p>HES - Amber</p>	Green
Open Space	Green	Development of the site would not result in the loss of any open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	<p>Highways have not raised an objection in terms of functioning of the local road network but adequate links to existing footways will need to be provided.</p> <p>NCC Highways - Amber. Access would need to demonstrate acceptable access visibility (2.4m x 59m) and adequate links to existing footways.</p> <p>Highways Meeting - Main issues are how they can access onto the Beccles Road; the access comes in at an angle – usually want it perpendicular to the road – however previous discussions relating to this site have suggested it is probably OK. Not acceptable to access from Sandy Lane.</p>	Green
Neighbouring Land Uses	Green	Agricultural/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Adjacent to the development boundary. The development would have a detrimental impact on townscape which could be reasonably mitigated. The density proposed is high given the character/context of the site.	N/A
Is safe access achievable into the site? Any additional highways observations?	An adoptable estate road should be perpendicular to the existing highway for the first 15m, although for type 6 roads a minimum of 10.5m would be acceptable and the access would need to demonstrate acceptable access visibility (2.4m x 59m) and adequate links to existing footpaths	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural Grade 3	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural/residential	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Levels drop north to south and east to west.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Southern boundary fronts Sandy Lane, northern part residential and part open fields, eastern residential boundaries, western open fields and southwest residential property.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Significant tree/hedgerow boundary to the southern tip/southeast Residential boundaries to the east and part of the north. Residential to the southwest and natural vegetation to the northwest and west	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	None	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Relatively contained, views glimpsed through the boundary with Sandy Lane	N/A
<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>Adjacent to existing development boundary next to a smaller plot with planning permission for 5 dwellings. and well related to services. It would represent a breakout to the west/southwest of the village.</p> <p>Development would have a detrimental impact on landscape and townscape which could be reasonably mitigated. A lower density would be required to enable the pond/surface water drainage at the southern end to be accommodated and to fit with the character and appearance of the area.</p> <p>Access could only be achieved through the adjoining consented site</p> <p>Highways has not raised an objection in terms of functioning of the local road network but adequate links to existing footways will need to be provided.</p>	Amber

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)
		N/A
		N/A
		N/A
Conclusion	Does not conflict with existing or proposed land use designations	Green

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	N/A
When might the site be available for development?	Immediately	Green
Comments:		

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)	Statement from promoter advising same	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Likely off-site highway improvements.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter advising same	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is considered suitable subject to mitigation of constraints, lower density and confirmation from NCC Highways that the site is acceptable in highway terms.

Site Visit Observations

Adjacent to existing development boundary next to a smaller plot with planning permission for 5 dwellings and well related to services. It would however represent a breakout to the west/southwest of the village.

Development would have a detrimental impact on landscape and townscape which could be reasonably mitigated. A lower density would be required to enable the pond/surface water drainage at the southern end to be accommodated and to fit with the character and appearance of the area.

Access could only be achieved through the adjoining consented site

Highways have not raised an objection in terms of functioning of the local road network but adequate links to existing footways will need to be provided.

Local Plan Designations

Within open countryside

Availability

Promoter has advised availability immediately

Achievability

No additional constraints identified

OVERALL CONCLUSION:

The site is considered to be a reasonable site for development. The adjoining site has a partially implemented planning permission within the current settlement limit. This site is an extension to that using the same access. It is within the village with good access to services and the school. It will have a limited impact on the landscape which can be mitigated. Drainage requirements and retention of trees to the south will determine density. Adequate access will need to be achieved for an increased number of dwellings utilising the approved access from Beccles Road through the adjacent site.

UPDATED CONCLUSION POST REGULATION-18 CONSULTATION: The site remains a REASONABLE option for development but the boundaries of the allocation should be extended to include the area benefiting from extant planning permission to the east of the site (ref: 2016/2904). The site promoter has supplied additional evidence setting out the inter-relationship between the two sites and it is considered that in order to secure an optimal layout and improved relationship between the two areas a single allocation for up to 15 dwellings (including the 5 dwellings previously approved) is appropriate for this site.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 26 January 2021

Date Updated: 11 May 2022

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5025
Site address	Land north of Blacksmiths Gardens, Thurlton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None Adjacent to allocation THL1 which has been constructed under ref: 2017/2302 for 30 dwellings
Site size, hectares (as promoted)	1.07
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25 dwellings
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

Is the site located in, or does the site include:	Response
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	<p>Showing long track to frontage with Beccles Road as access. This narrows along its length.</p> <p>Would be preferable to access through the adjacent site's cul-de-sac at Blacksmith's Gardens or from (Links Way not possible).</p> <p>NCC Highways – Red. Access to an adoptable standard does not appear feasible.</p> <p>Correspondence with the promoter – the site owner has retained access rights through the adjacent Blacksmith's Gardens development.</p> <p>NCC Highways meeting - SN5025 - developer of adjacent site has created a Type 6 road partway along Blacksmiths Gardens, which is only suitable for 25 dwellings (it already serves c. 13 dwellings) - this site is therefore only achievable for a maximum of 15 dwelling; access via Beccles Road is not possible and an</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		upgrade to Blacksmiths Gardens unlikely to be possible REDUCTION OF NUMBERS ON SITE TO 15	
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>Village Shop 275m</p> <p>Bus stop within 100m is on the bus route for 86 traveline</p> <p>Primary School 825m, closer if using PRow across field.</p>	N/A
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	<p>Village Hall and associated Recreational ground 500m</p> <p>Public House 575m</p>	Green
Utilities Capacity	Amber	<p>No known constraints.</p> <p>In catchment for the Norton Subcourse Water Recycling Centre.</p> <p>Environment Agency: Green</p>	Amber
Utilities Infrastructure	Green	Promoter advises it has utilities due to proximity with existing development, mains sewerage in roadway.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Identified ORSTED Cable Route	N/A	Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	<p>The majority of the site is unlikely to be contaminated as an agricultural field, would need details of use and construction of buildings on site.</p> <p>No known ground stability issues.</p> <p>Minerals & Waste: Safeguarding area (sand and gravel). Site over 1ha which is underlain or partially underlain by safeguarded sand and gravel resources. If this site were to go forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.</p>	Amber
Flood Risk	Amber	<p>Flood Zone 1 with small areas of very low risk surface water flooding to south of site, near to existing buildings.</p> <p>LLFA – Green. Few or no constraints. Standard information required at planning stage.</p> <p>On-site flood risk is localised ponding. The site is within proximity of two known records of anecdotal/external flooding on Beccles Road. We advise this is considered in the site assessment.</p> <p>Environment Agency: Green</p>	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 with Parkland	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	C2 Thurlton Tributary Farmland with Parkland Agricultural Land Classification Grade 3. Appears it could be or is close to Grade 2.	N/A
Overall Landscape Assessment	Green	Because of recent development to the south there would be minimal impact on the landscape which could be mitigated. It does not encroach further into the countryside. Broads Authority: 500m from BA boundary. Thurlton settlement intervening so unlikely to present issues. SNC Landscape Officer - PROW along the boundary - policy wording to refer to keeping an open frontage to the public access (footpath); limited landscape impact of the site; boundary treatments to be considered and secured by policy.	Green
Townscape	Green	The site largely infills between existing development on two sides and the recently built allocated site. There are already several cul-de-sac surrounding and this site would be similar, with no negative impact on the townscape. In terms of relating to existing development it would be preferable to access through adjacent site at Blacksmith's Gardens. This would encourage permeability and link to existing footpaths.	Green
Biodiversity & Geodiversity	Green	No designations, and it is an agricultural field with few natural features - unlikely to have a significant impact on habitats or species. NCC Ecologist: Green.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>PROW Thurlton FP3 runs along the edge of the site (PROW should be consulted as proposed access along PROW). SSSI IRZ - NE require consultation if there is to be any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Not in GI corridor. Green risk zone for great crested newts. No priority habitats onsite (see MAGIC).</p>	
Historic Environment	Amber	<p>There are no nearby listed buildings or conservation areas. The adjacent site has had some archaeological finds but of limited significance, it would need similar investigation on this site.</p> <p>HES - Amber</p>	Amber
Open Space	Green	No	Green
Transport and Roads	Green	<p>Highways unlikely to raise an objection in terms of functioning of the local road network.</p> <p>Thurlton FP3 runs along the south-east – this could be compatible with the proposed access and would need to be taken into account.</p> <p>NCC Highways – Red. Access to an adoptable standard does not appear feasible.</p> <p>NCC Highways meeting - SN5025 - developer of adjacent site has created a Type 6 road partway along Blacksmiths Gardens, which is only suitable for 25 dwellings (it already serves c. 13 dwellings) - this site is therefore only achievable for a maximum of 15 dwelling; access via Beccles Road is not possible and an upgrade to Blacksmiths Gardens unlikely to be possible REDUCTION</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		OF NUMBERS ON SITE TO 15	
Neighbouring Land Uses	Green	Recent residential development to south-east, existing dwellings to south-west, agricultural to north. Compatible uses.	Green

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 negative impact on historic environment or townscape, it is infilling the development boundary.	N/A
Is safe access achievable into the site? Any additional highways observations?	May be achievable, highway authority would need to advise on visibility splays and width of road. Also need to consider impact on public footpath, could the footpath be improved to link to the school?	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural – no issues. Would require removal of existing buildings and checking for contamination/ asbestos.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural/residential	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat with slope east-west towards higher point at rear.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open on two sides with residential back gardens on two sides.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	None evident.	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)	None evident.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Relatively contained therefore limited public views into the site, views from existing dwellings towards site.	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>It is well connected to services and well related to the existing village. Do not appear to be any significant constraints which would prevent development. Access needs to be considered and impact on footpath.</p>	<p>Green</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)
None		N/A
		N/A
		N/A
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	Green

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 – has made site available and 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)	Promoter has stated that the site is deliverable but no evidence submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Access improvements, likely open space required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter indicated that the landowner would provide it on site.	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 well located in terms of distance to the services/facilities available locally. The site is immediately north-west of the recently completed Blacksmiths Garden development, on the THL1 allocation in the 2015 Local Plan; as such, the site would be relatively well contained in terms of landscape and townscape impacts. The initial access proposed for the site was via a narrow lane, direct to Beccles Road, which would not have been suitable to support an allocation scale development; however, the site promoter has subsequently confirmed that the landowner has retained access rights through Blacksmiths Garden. Consideration would need to be given to the single-storey development on Blacksmiths Garden, Links Way and Meadow Close, which adjoin the site, as well as to the PRow running along the south-eastern boundary.

Site Visit Observations

It is well connected to services and well related to the existing village. Do not appear to be any significant constraints which would prevent development.

Access needs to be considered and impact on footpath.

Local Plan Designations

Open Countryside, but otherwise no conflicts.

Availability

The promoter has indicated that the site is available immediately and there has been interest.

Achievability

The promoter has indicated that the site is deliverable, but has not provided any supporting evidence.

OVERALL CONCLUSION:

Preferred - The site is well located in terms of the distance to local services and, with the construction of Blacksmiths Gardens on the current THL1 allocation adjacent, the site would have limited impact on the landscape and townscape in the vicinity. The initial proposal was constrained by the narrow access onto Beccles Road, which is also a PRow, but the site promoter has subsequently confirmed that access rights to use Blacksmiths Gardens have been retained. The Highways Authority has advised however that the numbers of dwellings achievable on this site may be constrained by the existing standard of road at Blacksmiths Gardens. Consideration will need to be given to the single-storey dwellings on both the north-west and south-east boundaries of the site as well as the numbers that could be accommodated on the site.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 02/05/2022