

Tivetshall St Margaret & Tivetshall St
Mary Village Cluster
Site Assessment Forms

New, Revised & Amended Sites

December 2022

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SN2103	3
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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN2103
Site address	Land north of School Road
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	0.9 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 15 dwellings = 17 dph (25 dph = 23 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
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>Existing field access from School Road. School road narrows to the east at this point. Potential access constraints and loss of frontage hedgerow.</p> <p>NCC HIGHWAYS – Amber. Access to site subject to c/w widening to 5.5m and provision of 2.0m f/w at frontage. Surrounding highway network restricted in width, restricted visibility at junctions and lacks footway.</p> <p><i>(Highways meeting: School Road narrows significantly in front of this site. Creating a suitable access would lose all/most of the trees and hedges along the site frontage. Footway link is achievable. Could potentially turn School Road as the primary road into the new development, depending on how much traffic uses School Road beyond the site.)</i></p> <p><i>NCC to confirm whether it has any traffic info which would support turning School Road into site SN2103</i></p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p><i>and making the remainder of School Road beyond the site a side road.</i></p> <p>NCC Highways meeting - if loss of the frontage vegetation is acceptable to facilitate road widening this would address some of the HA concerns (otherwise the site would have a priority road realigned through it which would end in a dead-end which is not a good solution)</p>	
<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>100m walk to primary school</p> <p>Post office within 1800m</p> <p>Limited employment opportunities within 1800m</p> <p>Peak bus service just within 1800m but no footpath provision</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, recreation ground and village groups within 1800m</p> <p>2km walk to PH</p>	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water, foul drainage and electricity to site. O/H lines and telegraph poles along southern boundary. No UKPN constraints.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Better Broadband for Norfolk		Part of the site lies outside of the proposed fibre installation area. Remainder is under consideration for upgrade	Amber/Red
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Green	Flood zone 1. SW flood risk identified along highway. LLFA – Green. Few or no constraints. Standard information required at a planning stage.	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
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B4: Waveney tributary farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design. SNC LANDSCAPE OFFICER - Significant loss of trees and hedgerows would be an issue on this site.	Amber
Townscape	Amber	Detrimental impacts may be mitigated through design	Amber
Biodiversity & Geodiversity	Amber	Ponds close to eastern boundary. Detrimental impacts could be reasonably mitigated	Amber
Historic Environment	Amber	Development may have a detrimental impact on setting of HA to east. Impact could be mitigated.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>HES – Amber</p> <p>SNC Heritage Officer – Amber. Some impact on Elm Tree Farm, but some distance and already a lot of landscape within the curtilage and to side of the LB.</p>	
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	<p>School road narrows significantly here. NCC to confirm if could turn road into site and make remainder of School Road into a side road. Access into site would lose all/most of frontage hedge/trees.</p> <p>NCC HIGHWAYS – Red. Access to site subject to widening to 5.5m and provision of 2.0m f/w at frontage. Surrounding highway network restricted in width, restricted visibility at junctions and lacks f/w.</p> <p><i>(Highways meeting: School Road narrows significantly in front of this site. Creating a suitable access would lose all/most of the trees and hedges along the site frontage. Footway link is achievable. Could potentially turn School Road as the primary road into the new development, depending on how much traffic uses School Road beyond the site.)</i></p> <p><i>NCC to confirm whether it has any traffic info which would support turning School Road into site SN2103, and making the remainder of School Road beyond the site a side road.</i></p>	Red
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Some impact on Elm Farm to east which would lose more isolated setting. However, well separated and viewed within sizeable curtilage. Retain boundary hedgerow to limit impact.	N/A
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if safe access achievable and impact on local network. Any access likely to impact on significant trees on in south western corner. NCC to confirm if access/visibility achievable without removal.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture to north, residential to other boundaries.	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)	Northern boundary open to farmland. Hedgerow (including some significant trees) to other boundaries.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Significant boundary trees – assess for TPO. Ponds outside eastern boundary – further investigation required.	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)	O/H lines and telegraph poles on southern boundary.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site visually contained with limited open views from north. Prominent in views along School Road.	N/A

Site Visit Observations	Comments	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 close to primary school and village hall but lack of footpath provision along narrow lanes affects accessibility to other local services. Impacts on townscape, landscape and heritage could all be mitigated through design and landscaping to include retention of eastern boundary hedgerow and limited removal along southern. NCC to confirm if access achievable while retaining significant trees</p>	<p>Amber</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)
Open countryside		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)	None	N/A
When might the site be available for development?	Within 5 years	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)	Supporting statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. NCC to confirm if possible to turn School Road into site SN2103, and making the remainder of School Road beyond the site a side road.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter advising same.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Suitable for allocation as it is adjacent to the settlement limits and close to the school. Subject to satisfactory access and retention of significant trees and hedgerow on southern and eastern boundaries.

Site Visit Observations

The site is close to the primary school and village hall but the lack of footpath provision along narrow lanes affects accessibility to other local services. Impacts on townscape, landscape and heritage could all be mitigated through design and landscaping to include retention of eastern boundary hedgerow and limited removal along southern. NCC to confirm if access achievable while retaining significant trees.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-3 years.

OVERALL CONCLUSION:

The site is considered REASONABLE. It is located close to the school and village hall and adjacent to the settlement limits. It would read as part of the existing village and is visually contained with limited open views from the north. There would be some impact on Elm Farm to east which would be mitigated if the eastern hedgerow and trees were retained and enhanced. NCC has confirmed that all/most of the frontage hedge/trees would need to be removed to achieve an access into the site. School road narrows to the east at this point and there are potential access constraints; NCC highways to confirm if could turn road into site making this the primary road and make remainder of School Road to the east into a side road.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 1 December 2020

Officer: Kate Fisher