

Bawburgh Village Cluster Site Assessment Forms

New, Revised & Amended Sites

December 2022

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0002SL
Site address	Land to the east of the Brambles, Stocks Hill, Bawburgh
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.2ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Settlement Limit Extension (The site has been submitted single dwelling)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 dwelling would equate to 1dph 5 dwellings 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	Green	Access to the site is via Stocks Hill NCC HIGHWAYS – Amber. Ok, subject to satisfactory access visibility.	Amber
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 – 280m from the site. The school playing field backs on to the site Some local employment opportunities, including Bawburgh golf club. Other services available within neighbouring settlements.	

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 		Public House – The Kings Head – approximately 300m from the site Village hall and recreation ground – approximately 50 from the site	Green
Utilities Capacity	Green	Local wastewater infrastructure capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is mains water, sewerage and electricity available to the site.	Green
Better Broadband for Norfolk		Site within the 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	There are no known contamination or ground stability issues SNC ENV PROTECTION – Green. Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - No significant issues noted.	Green
Flood Risk	Green	Site is in flood zone 1	Green

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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		A2: Yare/Tiffey Rural River Valley	
Overall Landscape Assessment	Green	Grade 3 agricultural land Site forms part of the rear garden to the Brambles. The site is screened from the wider landscape by existing boundary features.	Green
Townscape	Amber	Development would be located to the rear of the existing property and represent backland development. This would not reflect the form and character of development within the area.	Amber
Biodiversity & Geodiversity	Green	There are no known biodiversity or geodiversity concerns.	Green
Historic Environment	Amber	The site is located within the conservation area and development has the potential to impact upon this. This may be mitigated through appropriate design. HES – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Development of the site is not considered to impact the functioning of the local road network. NCC HIGHWAYS – Green. Ok, subject to satisfactory access visibility.	Green
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is in the conservation area and would be backland development	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is available via Stock Hills	N/A
Existing land use? (including potential redevelopment/demolition issues)	Residential garden	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to the north, agricultural to the south, primary school playing field to the east	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerows surround site	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)	No	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into and out of the site are limited by virtue of the existing site boundaries	N/A
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)	Site is located to the rear of existing property. Development of the site would introduce backland development which would not reflect the form and character of the area.	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)
Conservation Area	Yes	
Development Boundary	Western half of site including existing property	
Norwich Southern Bypass Land Protection Zone		
Norwich Policy Area		
River Valley		
Open Countryside	Eastern half of site	
Conclusion	There are a number of landscape designations which affect this site	Amber

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 – proposal seeks a self build plot for the existing owners of The Brambles.	N/A
When might the site be available for development? (Tick as appropriate)	Within 5 years	Green
Comments:		Green

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 confirmed that the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	The site is being promoted for a single dwelling only and affordable housing is not applicable	N/A
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site has been promoted for a single dwelling only and has therefore been considered as a settlement limit extension. The site lies adjacent to the existing settlement limit boundary but would be backland development. No highways issues have been identified at this time. The site is within a number of landscape designations.

Site Visit Observations

The site is located to the rear of The Brambles. Development of the site would represent backland development which would not reflect the form and character of the area.

Local Plan Designations

The site is partially located within the existing Settlement Limits, is within the Conservation Area and the Landscape Bypass Protection Zone. The site is also within the River Valley designation.

Availability

Site is available for development

Achievability

Site is considered to be achievable.

OVERALL CONCLUSION:

The site is considered to be an UNREASONABLE option as an extension to the existing settlement limit. The site is located to the rear of The Brambles and any development in this location would constitute uncharacteristic backland development. The site also lies within a number of landscape designations, including the Conservation Area.

POST REGULATION 18 UPDATE:

Following a review of the comments received during the Regulation-18 consultation, as well as ongoing discussions with technical consultees, the status of site SN0002SL has been reviewed and the site has been reclassified as a REASONABLE addition to the existing settlement limit. Although the site is located within a number of different landscape designations (as previously noted) it is well contained within the existing landscape and is adjacent to the preferred allocation site for Bawburgh. Due to existing form of development within close proximity to the site there would be limited opportunities for similar backland development to occur. For these reasons SN0002SL is considered to be a suitable addition to the existing settlement limit.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 7 January 2020

Date Updated: 27 April 2022

Officer: Kate Fisher