

Tasburgh Village Cluster Site Assessment Forms

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0005
Site address	Hill Farm, Norwich Road
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	19.52ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph
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:	
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	Access is from A140 NCC HIGHWAYS – Red. No footways to catchment primary school in Aslacton. Access visibility from the site unlikely due to adjacent land. The local road network is considered to be unsuitable either in terms of no footways and poor visibility at adjacent road junctions. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes. There is no possibility of creating suitable access to the site.	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 <i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 	Amber	<p>Primary School – 600m from the site, however this does include crossing the A140.</p> <p>Employment opportunities within settlement, however these are limited.</p> <p>Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston</p> <p>No doctors surgery – nearest is Newton Flotman or Long Stratton</p>	Amber
		<p>Public house – The Countryman – immediately to the north and west to the site.</p> <p>Village Hall located 1km from the site</p> <p>Recreation ground in settlement</p>	Amber
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that the site has mains water and electricity	Green
Better Broadband for Norfolk		Site 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>No known contamination or ground stability issues.</p> <p>NCC M&W – site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses 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>	Green
Flood Risk	Green	Area of flood zone 2/3 to the eastern boundary. Due to the size of the site, this could be avoided.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)		Rural River Valley	
		Tributary Farmland	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Amber	Development is screened through existing hedgerows.	Amber
Townscape	Green	Development would represent a breakout to the east. Mitigation through appropriate design may reduce impact depending on the scale of development.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated	Amber
Historic Environment	Green	Site includes Hill Farmhouse which is grade II listed NCC HES – Amber	Amber
Open Space	Green	Site would not result in the loss of open space	Green
Transport and Roads	Amber	Site is in close proximity to the A140. Mitigation may be required NCC HIGHWAYS – Red. No footways to catchment primary school in Aslacton. Access visibility from the site unlikely due to adjacent land. The local road network is considered to be unsuitable either in terms of no footways and poor visibility at adjacent road junctions. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes. There is no possibility of creating suitable access to the site.	Red

Neighbouring Land Uses	Green	Agricultural	Green
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed building within the site	
Is safe access achievable into the site? Any additional highways observations?	Access would be from the A140 which is a key corridor of movement. NCC to confirm suitability. Site is located to the east of the A140 whilst the village and most services and facilities (except the pub) are located to the west. Access to these would therefore requiring crossing the A140.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural/ Residential property and barns on site in the south-western corner.	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	Land slopes downwards to the east	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The western boundary of the site adjacent to the A140 is screened with a hedgerow. Within the site, there are open views.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along western boundary	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into the site from the A140. Open views across the site and to the east and north.	

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)	A140 acts as a physical barrier between the site and the village. Development would impact the landscape and townscape.	
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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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Flood zone 2 and 3	Eastern boundary of the site	
Corridor of Movement	A140 located to west of site	
Listed Building	Hill Farmhouse	
RAF Old Buckenham Safeguard zone		
Conclusion	The site is located within Flood Zones 2 and 3 and also within an area defined as a 'corridor of movement'.	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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No – however promoter has noted that they have received market interest in the site.	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional information has been provided	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Off-site highways works maybe required as site is accessed from the A140	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has noted that they are unsure of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

With a reduction in size the site is suitable for allocation. Highways, landscape and heritage constraints have been identified. It is noted that an area to the eastern boundary of the site is located within a flood zone 2/3, however, due to the size of the site this could be avoided.

Site Visit Observations

Site is located to the east of the A140 whilst the village and the majority of services and facilities (except the pub) are located to the west. Access to these would therefore requiring crossing the A140. A140 acts as a physical barrier between the site and the Tasburgh village. Development would breakout into an area of open countryside which would have an impact upon the landscape.

Local Plan Designations

No conflicting Local Plan designations - Site is within the open countryside and within areas of flood risk (zones 2 and 3) to the east.

Availability

Promoter has advised availability within plan period. No significant constraints to delivery identified

Achievability

No constraints identified.

OVERALL CONCLUSION: The site is considered to be an UNREASONABLE option for development.

There is concerns regarding the provision of a safe and suitable access to the site and that the local road network is considered to be unsuitable either in terms of no footways and poor visibility at adjacent road junctions. Development would also represent a breakout into the countryside to the east of the A140, which is considered to have a harmful impact upon both the townscape and landscape. A development of reduced scale would not sufficiently address these concerns.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0267REV
Site address	Land at Cedar Holdings, Ipswich Road, Tasburgh
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	1.85ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 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:	
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	Access is via the A140 NCC HIGHWAYS – Red. Unacceptable to form new access to Major Road Network (A140). Unlikely to be able to provide satisfactory access. No f/w to village facilities.	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 – 850 metre from the site Employment opportunities within settlement, however these are limited. Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston No doctors surgery – nearest is Newton Flotman or Long Stratton	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public house Village Hall – 1.3km from the site Recreation ground in settlement Site is accessed from the A140,. There are no footpaths connection the site to the village and the services and facilities.	Red
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is mains water, electricity, and sewerage to the site.	Green
Better Broadband for Norfolk		Site 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	No known contamination or ground stability issues	Green
Flood Risk	Green	Site is located within flood zone 1 LLFA – Green. Few or no constraints. Standard information required.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)		Rural River Valley	
		Tributary Farmland	b
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland	
Overall Landscape Assessment	Green	Grade 3 agricultural land Site is screened from the wider landscape through existing hedgerows.	Amber
Townscape	Green	Site is separated from the wider village through the woodland block to the south.	Amber

Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated NCC ECOLOGY – Green. SSSI IRZ. Between two Priority habitats (deciduous woodland),. Potential for Protected species/habitats and Biodiversity Net Gain.	Amber
Historic Environment	Amber	Tasburgh House which is grade II listed is located to the north of the site NCC HES – Amber	Amber
Open Space	Green	Site would not result in the loss of open space	Green
Transport and Roads	Amber	Site is accessed via the A140. Mitigation may be required. NCC HIGHWAYS – Red. Unacceptable to form new access to Major Road Network (A140). Unlikely to be able to provide satisfactory access. No f/w to village facilities.	Red
Neighbouring Land Uses	Green	Agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact upon the historic boundary. Site is separated from the main village and there is no footpath connection	
Is safe access achievable into the site? Any additional highways observations?	Access would be from the A140 which is a key corridor of movement	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Woodland located to the south. Agricultural land	
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	

What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows are located on the site boundaries	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerows around site boundaries. Oak tree within site	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
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 due to existing hedgerows	
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 separated from the main village and there are not footpath connections. Due to the sites location off the A140 it is not considered feasible to include footpaths.	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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Corridor of Movement	A140 to east of site	
Area of special advertisement control		
RAF Old Buckenham Safeguard Zone		
Conclusion		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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	
	5 – 10 years	x
	10 – 15 years	
	15-20 years	
	Comments:	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Promoter has confirmed that the site is deliverable.	Green.
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Access us from the A140. Off-site highways works may be required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that the site is viable. No additional information provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?		

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered to be suitable for both a reduced site size and number of dwellings. Constraints relating to creating a safe access have been noted.

Site Visit Observations

Site is separated from the village with access from the A140 which is a corridor of movements. Footpath connections are not considered feasible due to the requirements for third party land. Furthermore, due to the site's location even with footpaths, it is not considered to be an attractive walking route.

Local Plan Designations

Open countryside adjacent to a corridor of movement

Availability

No additional constraints identified

Achievability

No additional constraints identified

OVERALL CONCLUSION: The site is considered to be an **UNREASONABLE** option for development due to highway issues. Access to the site is proposed via the A140 which is a Major Road Network which is unlikely to provide a satisfactory and safe means of access.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0413
Site address	Land east of Grove Lane, Taburgh
Current planning status (including previous planning policy status)	Allocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	3.45ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocated site - Residential development of up to 50 dwellings with POS
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Unspecified 25dph = 87 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:	
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	Access is from Grove Lane NCC HIGHWAYS – Amber. The site is disconnected from the main settlement and access would require Grove Lane to be widened to 5.5m over the frontage and provided with a frontage 2m wide footway. Wider network is limited in width.	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 – located 800m from the site. Employment opportunities within settlement, however these are limited. Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston No doctors surgery – nearest is Newton Flotman or Long Stratton	Amber

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public house Village Hall – is located directly opposite the site Recreation ground in settlement	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has advised that mains water and electricity is available to the site.	Amber
Better Broadband for Norfolk		Site 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	There are no known ground stability or contamination issues	Green
Flood Risk	Green	Site is in flood zone 1 LLFA – Green. Few or no constraints. Standard information required. Small areas of surface water risk identified in the 1:1000 year rainfall event as shown on the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourses apparent to the north of the site (in relation to SuDS hierarchy if infiltration is not possible). Not served by AW connection. In SPZ 3.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)		Rural River Valley	
		Tributary Farmland	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Amber	Site is currently screened from the wider landscape by existing hedgerows.	Amber
Townscape	Green	Development of the site would result in a breakout to the east of Grove Lane. The impact may be reduced through suitable design solutions.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated	Amber
Historic Environment	Amber	Site is located to the north west of a scheduled monument. Development should consider its setting. NCC HES – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Amber	Grove Lane is reduced width and has not footpaths. Improvements would be required. NCC HIGHWAYS – Red. The site is disconnected from the main settlement and access would require Grove Lane to be widened to 5.5m over the frontage and provided with a frontage 2m wide footway. Wider network is limited in width.	Red
Neighbouring Land Uses	Green	Village hall located to the west. Residential and agricultural land uses surround site.	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development would link Upper and Lower Tasburgh impact upon their historic character as two separate settlements.	
Is safe access achievable into the site? Any additional highways observations?	Access is from Grove Lane	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Village hall is located on the opposite side of Grove Lane. Residential properties are located to the north and south. Agricultural land to the east.	
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes downwards from south to north.	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow along western boundary. Limited other boundaries between fields.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along western boundary	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open views from the site across the countryside to the north and east. Limited views into the site from Grove Lane due to hedgerow.	
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)	Grove Lane is off restricted width. Development would result in a link between Upper and Lower Tasburgh which would harm the historic character of the two separate settlements.	

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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Site of Archaeological Interest		
Area of special advertisement control		
RAF Old Buckenham Safeguard Zone		
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	x
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Promoter has provided a statement to confirm deliverability	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Grove Lane has a reduced width-highways improvements would be required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has provided a statement to confirm viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	Public open space (POS) was put forward as part of GNLP.	

Part 7 Conclusion

CONCLUSION

Suitability

The site is suitable for allocation, subject to both a reduction in size and number of dwellings, subject to achieving satisfactory access. Constraints relating to the area's historic character have been noted.

Site Visit Observations

Grove Lane is of restricted width. There are open views from the site to the wider countryside to the north and east. Development of the site would result in a link between Upper and Lower Tasburgh which would harm the historic character of the settlements.

Local Plan Designations

No conflicting LP designations

Availability

Promoter has advised availability within plan period. No significant constraints to delivery identified.

Achievability

No additional constraints identified

OVERALL CONCLUSION: The site is considered to be **UNREASONABLE** due to access and highways issues, the impact upon the historic character and the detrimental townscape impact the development would have. The site is accessed via Grove Lane which is of a restricted width that would require to be widened to 5.5m over the frontage and provided with a frontage 2m wide footway. There is limited development in the surrounding and immediate area which has maintained a distinct separation between Upper and Lower Tasburgh. Therefore, development in this location would impact upon the historic character of the village. It is not considered possible to mitigate this.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4079
Site address	Land north of Church Road and west of Tasburgh School, Tasburgh
Current planning status (including previous planning policy status)	Allocated site (TAS1)
Planning History	Currently allocated as TAS 1. Applicants are seeking to increase the density of dwellings on the site.
Site size, hectares (as promoted)	1ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	35 dph
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:	
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	n/a	<p>Access is available from Church Road</p> <p>NCC HIGHWAYS – Amber. Subject to access at both Church Rd & Henry Preston Rd with continuous link between, widening at Church Rd frontage to a minimum 5.5m and provision of 2.0m frontage footway at Church Road to link with existing facility to east.</p>	Amber
<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 	n/a	<p>Primary School – Located directly to the south east of the site.</p> <p>Employment opportunities within settlement, however these are limited.</p> <p>Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston</p> <p>No doctors surgery – nearest is Newton Flotman or Long Stratton</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public house Village Hall – 500m from the site Recreation ground in settlement	
Utilities Capacity	n/a	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	n/a	Promoter advises water and electricity available to the site. They are unsure if there is mains drainage	Green
Better Broadband for Norfolk		Site within 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	n/a	The site is unlikely to be contaminated and has no known ground stability issues	Green
Flood Risk	n/a	Site is located within flood zone 1 LLFA – Green. Few or no constraints. Standard information required.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		B1: Tas Tributary Farmland	

Overall Landscape Assessment	n/a	<p>COUNCIL LANDSCAPE OFFICER: Although this site is on the cusp of the valley there are no significant landscape features</p> <p>The site is well contained within the existing landscape. Subject to a suitable design solution it is not considered to impact upon the landscape.</p>	Green
Townscape	n/a	<p>Development of the site would reflect the existing development pattern</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER –Amber. No objection in principle however suggest a lower number in the allocation.</p>	Amber
Biodiversity & Geodiversity	n/a	<p>Any impacts of development could be reasonably mitigated</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Adjacent to Priority Habitat - Deciduous woodland. Potential for protected species and Biodiversity Net Gain.</p>	Amber
Historic Environment	n/a	<p>Site is located to the south east of a scheduled monument. Development should respect its setting</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – No objection in principle however suggest a lower number in the allocation.</p> <p>NCC HES – Amber</p>	Amber
Open Space	n/a	<p>Site would not result in the loss of open space</p>	Green
Transport and Roads	n/a	<p>Site is accessed from Church Road</p> <p>NCC HIGHWAYS – Amber. Subject to access at both Church Rd & Henry Preston Rd with continuous link between, widening at Church Rd frontage to a minimum 5.5m and provision of 2.0m frontage footway at Church Road to link with existing facility to east.</p>	Amber

Neighbouring Land Uses	n/a	Residential to the south east and west. The primary school is also located to the east.	Green
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is well contained within the existing townscape. Development is not considered to have an adverse impact.	
Is safe access achievable into the site? Any additional highways observations?	Access is available from Church Road.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential. Primary school is also located to the south of the site.	
What is the topography of the site? (e.g. any significant changes in levels)	Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Limited boundary treatments. There are trees located on the eastern boundary.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site from Church road. Site is well contained and there aren't wider views.	
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 considered a suitable option for development.	Green.

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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Allocation TAS 1		
Yare Tas River Valleys ENV3		
Area of special advertisement Control		
RAF Old Buckenham Safeguard zone		
Development Boundary		
Conclusion	Site is located within the development boundary and currently allocated for residential development	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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Yes	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	

ACHIEVABILITY (in liaison with landowners, and including viability)	
	Site Score (R/A/G)
Comments	

Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Promoter has confirmed that the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has set out that the increase in density on the site is required to ensure its viability. No additional information is provided to support this.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is currently allocated (TAS1) and it is considered that it remains a suitable option for development, subject to achieving a suitable density and providing a satisfactory access.

Site Visit Observations

Site is currently being marketed. Site is well related to services and facilities within Tasburgh.

Local Plan Designations

Site frontage is located within the River Valley. Majority of the site is tributary farmland.

Availability

Site is being actively marketed under the current allocation (TAS1).

Achievability

No additional constraints identified

OVERALL CONCLUSION: The site is considered to be **REASONABLE** for development. The applicants are seeking to increase the density of the site than it is currently allocated for under TAS1. Whilst the site is still considered a reasonable option for delivery the original allocation required consideration of school expansion which would require land from this site. Confirmation would be needed from NCC Education that this is no longer the case if the density is to be increased. Highways would also require highway improvement works and a road linking Church Road and Henry Preston Road.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 13 August 2020