

**Reg. 18 VCHAP  
Consultation -  
Supporting  
Statement**

**Land east of Norwich  
Road, Tacolneston  
(SN2031)**



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**Prepared for Client:  
Earlswood Homes**



**PREPARED BY:** Magnus Magnusson, MRTPI.

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**Our Offices:**

<b>NORFOLK</b>	T: 01603 516319	Norwich	NR20 3LR
<b>SUFFOLK</b>	T: 01284 336348	Bury St Edmunds	IP33 1HQ
<b>CAMBRIDGESHIRE:</b>	T: 01223 637283	Cambridge	CB24 6WZ
<b>LINCOLNSHIRE</b>	T: 01780 437333	Stamford	PE9 2AE
<b>ESSEX</b>	T: 01245 934184	Chelmsford	CM2 7PX

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<b>Date of Submission</b>	August 2021
<b>Consultation</b>	Regulation 18 Stage South Norfolk Village Clusters Housing Allocations Plan (VCHAP)
<b>Local Planning Authority</b>	South Norfolk District Council (SNDC)
<b>Client</b>	Earlswood Homes
<b>Our Reference</b>	2896
<b>Report Revision</b>	V1.0

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## 1.0 Introduction

- 1.1 The *South Norfolk Village Clusters Housing Allocations Plan* (VCHAP) aims to deliver sustainable growth within the villages of South Norfolk. The VCHAP is being developed alongside the *Greater Norwich Local Plan* (GNLP) and in accordance with the Government's national planning policies and guidance.
- 1.2 The main aim of the Local Plan is to allocate a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 *Village Clusters* in South Norfolk, to accommodate at least 1,200 new homes in total. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated.
- 1.3 The Council has assessed almost 450 sites for possible inclusion in the VCHAP and, following that assessment, the consultation categorises them as 'Preferred', 'Shortlisted' (or 'Reasonable Alternative') or 'Rejected' (or 'Unreasonable Alternative'). The Council are seeking views on all sites featured within the plan and is making a call for additional sites that have yet to be considered and may yet be 'suitable' for inclusion within the Plan moving forward.
- 1.4 This submission is in respect of a site already known to the Council, namely *Land at Norwich Road, Tacolneston*, that has been assigned the reference SN2031 within the context of the consultation draft VCHAP.
- 1.5 **Whilst my client's site has been 'rejected' within the context of the Reg. 18 consultation draft VCHAP, this *Supporting Statement* provides evidence of mitigation measures intended to inform the re-assessment of my client's site within the context of (among other) the requisite Sustainability Appraisal (SA/SEA) and Housing and Economic Land Availability Assessment (HELAA) as and when these key evidence base documents are reviewed. To this end, this *Supporting Statement* should be considered alongside the following documents that have been submitted alongside our representations:**

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- **Flood Risk & Drainage Initial Assessment, (FR&DS, GH Bullard & Associates, June 2021).**
  - **Site layout Plan (drawing no. SK001, Rev. B).**
  - **Site Access with Associated Visibility Splays Plans (drawing no. 2057-D-01).**

1.6 My client's site should be fully 're-evaluated', (or 're-scored'), in light of the mitigation measures outlined and as these relate to (among other) access (visibility), flood risk (all sources) and impact on character and appearance of this part of the settlement.

1.7 The PPG, as it relates to the SA/SEA process, is clear insofar as development and appraisal of proposals in plans *needs to be an iterative process, with the proposals being revised to take account of the appraisal findings. In respect of the HELAA process*, the PPG identifies that a key outcome is the setting out of *how any barriers to delivery could be overcome and when*.

1.8 My client looks forward to reviewing the re-appraisal of their site within the context of the updated SA/SEA, HELAA and, indeed, future iterations of the VCHAP itself.

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## 2.0 Site Status in Emerging VCHAP

2.1 My client's site, *East of Norwich Road, Tacolneston* (site reference SN2031) has been identified as a 'rejected site' within the context of the emerging Local Plan. Specifically, and in respect of my client's site, the consultation draft VCHAP document justifies this 'status' on the following grounds:

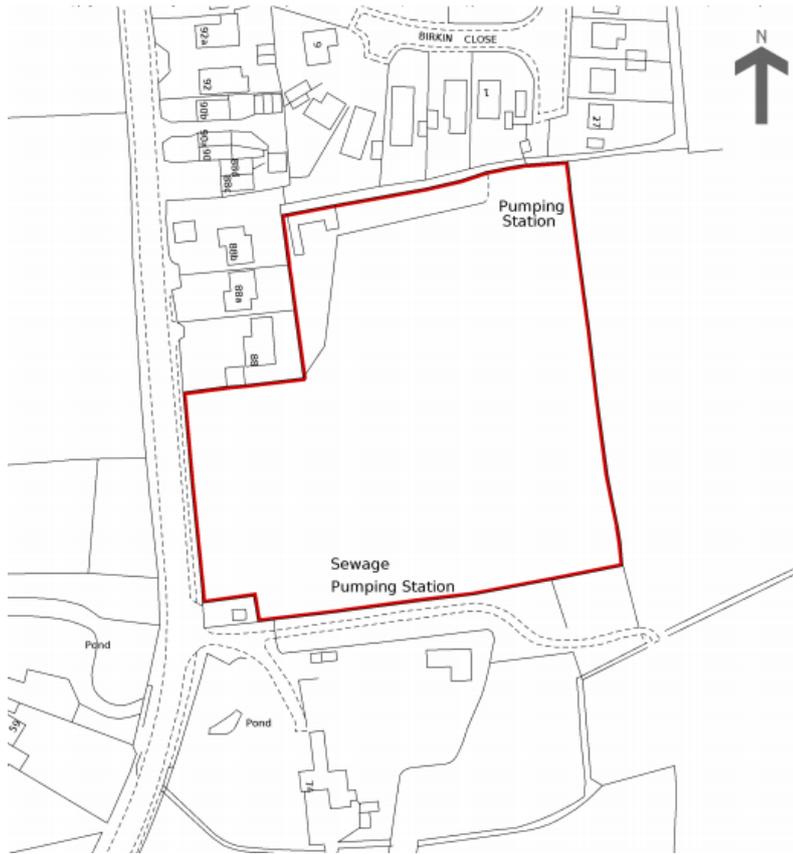
*Whilst the site relates well to the existing settlement limit, development in this location would have a negative impact on the landscape. It would require the loss of significant trees and hedgerow which create the rural character of this part of Tacolneston and form a significant green break between two parts of the village.*

*There are forward visibility issues to the south along the bend and a surface water flow path runs along the south of the site. These constraints significantly reduce the developable site area.*

2.2 The intention of this statement is to address the Council's (above) rationale for 'excluding' my client's site and to affirm the *suitability, availability, and achievability* of their site (or part thereof) as a 'preferred' allocation (and/or inclusion within the settlement boundary) within the context of the VCHAP moving forward and up-to adoption of the Plan itself.

2.3 This consultation response considers all relevant aspects of the Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) that have informed South Norfolk District Council's approach to preparing the VCHAP. All plan-making bodies are expected to have regard to the provisions of both the PPG and NPPF in the requisite Local Plan preparatory stages.

2.4 My client can confirm, for the reasons outlined within this statement, that their site (or part thereof) is **suitable, available** for development now and **achievable** and would be appropriate for residential development in the form of a site allocation and/or inclusion within the settlement boundary of Tacolneston. Furthermore, our client can confirm that delivery of their site (or part thereof) is economically viable.



**Fig. 1.1 – Plan illustrating the full extent of my client’s site (1.25ha) east of Norwich Road, Tacolneston (SN2031).**

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### 3.0 Site Assessment - Suitability, Availability, Achievability (including viability)

#### **Suitability**

- 3.1 The Parish of *Tacolneston and Forncett End* is identified as a *Village Cluster* in respect of the consultation draft VCHAP. My client's site is found in the north of the Parish.
- 3.2 The Village Clusters, including *Tacolneston and Forncett End*, are considered to be 'suitable' or 'sustainable' locations for proportionate new residential development to meet the housing need of the sub-region, and South Norfolk specifically, in the Plan period. Consequently, the overarching strategic planning document, the Greater Norwich Local Plan (GNLP), provides for 1,200 new homes to be allocated across all of the *Village Clusters* up to 2038.
- 3.3 *Tacolneston and Forncett End* has a range of social and community facilities including a preschool, primary school, pub, village hall and recreation facilities. There are also a bus services providing a connection to higher order settlements including routes 37A (Diss - Norwich) and 805 (Wreningham - Wymondham). There is a continuous footway along the B1113 (and running alongside the frontage of the site) providing safe pedestrian access to all of the facilities and services within the village.
- 3.4 The B1113 (Norwich Road) provides relatively good access to Norwich and New Buckenham whilst the B1135 runs to the north providing access to Wymondham and Long Stratton. The remainder of the parish is served by 'C' class and unclassified roads.
- 3.5 Following appropriate assessment of sites within the context of (among other) the HELAA and interim SA/SEA processes, one site has been identified as a 'preferred' allocation, namely land to the west of Norwich Road, (SN1057), for up-to 20 dwellings on a site area of 0.7ha.
- 3.6 By the SNDC's own admission, there are 'deliverability' issues in respect of the currently 'preferred' allocation SN1057. Indeed, the Consultation draft



VCHAP identifies that *the creation of an adequate access would require the removal of existing vegetation and trees along the site frontage and some additional highways safety works may be required to support the development of this site. Furthermore, the trees at the front of the site are subject to TPOs. Consideration would need to be given to the form of development on this site.*

3.7 It is considered that once my client’s site has been re-appraised in light of the evidence and mitigation measures contained within the context of this *Supporting Statement* and associated FR&DS, Site Layout Plan and Visibility Splay Plans, it will become apparent to SNDC that my client’s site is a demonstrably more ‘suitable’ (sustainable) potential allocation (and/or inclusion within the settlement boundary) than site SN1057 that is currently being ‘preferred’ for allocation.

3.8 Indeed, even prior to consideration of the mitigation measures outlined within this Statement, our client’s site ‘performs’ extremely well when compared to the ‘preferred’ allocation within the context of the interim SA/SEA. Indeed, the only area where the ‘preferred’ site (SN1057) scores markedly better than my client’s site is in respect of surface water flood risk and as is considered below, this ‘constraint’ is demonstrably mitigable.

Ref.	Name	Village	Area (Ha)	Agricultural land	SPA	SAC	SSSI	CWS	GP	Primary school	Secondary school	Town or village centre	Settlement Limit	Flood zone 2	Surface water flood risk	Conservation area	G1 listed building	G2* listed building	G2 listed building	River Valley	NSB Landscape Protection Zone	Viewing Cone
SN1057	Land West Of Norwich Road	Tacolneston	4.6	Yellow	Green	Orange	Light Green	Yellow	Red	Green	Orange	Orange	Green	Green	Red	Red	Orange	Red	Red	Green	Green	Green
SN2031	Norwich Road	Tacolneston	1.3	Yellow	Green	Orange	Light Green	Yellow	Red	Green	Orange	Orange	Green	Green	Red	Red	Orange	Red	Red	Green	Green	Green

**Table 1.0 – Extract interim SA, Appendices, p. 70.**

## Suitability - Surface Water Flooding, Drainage and Developable Area

- 3.9 As the Flood Risk and Drainage Strategy Initial Assessment (FR&DS, GH Bullard & Associates, June 2021), submitted alongside this Submission reveals, my client’s site lies within Flood Zone 1 in its entirety. Furthermore, and based on further analysis of topographical (LIDAR) and modelled flood levels, the surface water flood risk on the site is not as extensive as indicated by EA flood maps and only affects the southern portion of the site.
- 3.10 The proposed sketch layout submitted alongside this Statement and reproduced below (Fig. 1.2), has taken a sequential approach and demonstrates that 15 units can comfortably be accommodated on land at low risk of fluvial and pluvial flooding.



**Fig. 1.2 Indicative site layout plan identifies how the site could deliver circa. 15 homes on land at low risk of flooding from all sources.**

- 3.11 The FR&DS demonstrates that surface water drainage can be managed within the site and the initial drainage strategy proposes a detention basin to store surface water with a controlled discharge into the adjacent watercourse. Indeed, the improved management of surface water run-off from the site itself through the sustainable drainage system (SuDS) proposed in the FR&DS could offer a betterment in respect of flooding risk on surrounding land.
- 3.12 **To summarise the findings of the FR&DS, development of the site with the proposed drainage system does not pose an unacceptable flood risk either to occupants of the site or to others off-site.**
- 3.13 As discussed above, the interim SA/SEA categorises my client's site as 'red' in respect of surface water flood risk. My client trusts that the authors of the interim SA/SEA will reassess this categorisation in light of the evidence presented in the FR&DS and submitted alongside this Statement.
- 3.14 Consideration should be given, by the Authors, to the application of the sequential approach that has located the units away from the predicted flood flow path and the extent of the site at risk of surface water flooding and as this differs to the mapping (evidence) provided by the Environment Agency (EA). Indeed, the Authors of the Interim SA/SEA (AECOM, May 2021, p.79) are clear insofar as it may be possible to mitigate areas of surface water flood risk through design features such as sustainable drainage systems (SuDS).

### **Suitability - Impact on Landscape and Rural Character**

- 3.15 In their pre-consultation assessment of my client's site, SNDC considered:

*(development) would have a negative impact on the landscape. It would require the loss of significant trees and hedgerow which create the rural character of this part of Tacolneston and form a significant green break between two parts of the village.*

- 3.16 Notwithstanding the fact that my client's site does not lie within an area designated for its particular landscape value as defined in the South Norfolk Policies Map (2015), the indicative layout (fig. 1.2 above) demonstrates that a scheme for circa. 15 dwellings can be delivered whereby not only are all of the dwellings at low risk of flooding, but this can also be achieved in a manner that is sympathetic to the prevailing character and appearance of this part of the settlement.
- 3.17 The plans, at this stage, include single storey dwellings on the northern part of the site designed to be in-keeping with, and less visible from, the existing cul-de-sac of bungalows immediately to the north and along Birkin Road (see image, appendix D).
- 3.18 Plot 1 is set back from the B113, thus respecting the prevailing 'linear' pattern of development immediately to the north, whilst maintaining a green buffer to the road and enabling the existing road frontage tree belt to be retained. Furthermore, by directing development to the northern part of the site and retaining the southern part as open space, the 'green break' between the two parts of the village and to which the Council refers, will be retained. This also offers the added benefit to the village that the 'open space' within the site will be publicly accessible open space rather than private land with restricted access rights.
- 3.19 The existing hedgerows on the northern, eastern, and western boundaries will be retained and enhanced where necessary to effectively screen the development from wider views in the landscape. Indeed, any scheme will be aimed at mitigating any potential harm to the rural character of this part of the settlement.
- 3.20 Furthermore, the indicative scheme demonstrates that the site is able to deliver a broad mix of dwelling sizes and tenures to meet local needs, including small family homes and bungalows suited to older households and 'down-sizers'.

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## **Suitability - Site Access and Visibility**

- 3.21 The Site Access with Associated Visibility Splays drawing (2057-D-01) submitted alongside this Statement and reproduced at Appendix C for ease of reference, demonstrates that both access options A and B are viable insofar as they meet the requisite visibility standards as prescribed in both the Manual for Streets (MfS) and the Designs Manual for Roads and Bridges (DMRB), i.e., 'forward visibility' lies within an acceptable range.
- 3.22 Importantly, both access options can achieve the relevant visibility splays, as shown in the drawing 2057-D-01, without the need to remove significant boundary trees or other vegetation along the B1113 Norwich Road. Consequently, neither option will compromise the 'verdant rural characteristic', or 'green break' identified as important to retain by the Council.
- 3.23 Access option A is my client's preferred option at this stage and corresponds with the indicative site-layout scheme (fig. 1.2 above).

## **Availability**

- 3.24 A site will normally be considered available by the Council if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell the land for development. Site SN2031 is under the control of Earlswood Homes who are actively promoting the site for development within the emerging VCHAP process.

## **Achievability (including viability)**

- 3.25 A site will be considered achievable within the context of the HELAA/Local Plan where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property

markets and any abnormal constraints on the site.

- 3.26 It is considered that delivery of residential development on this site would be viable, being in an area with considerable demand for both market and affordable dwellings. Indeed, the Community Infrastructure Levy (CIL) is applied to new developments in Tacolneston and Fornsett End, which in itself proves that development must be viable.
- 3.27 Furthermore, there are no 'overriding' or 'abnormal' constraints pertaining to the site, i.e., 'reds' in the context of the RAG assessment as undertaken as part of the HELAA – see appendix B.

## **4.0 Concluding Remarks**

- 4.1 My client's site (or part thereof) is considered suitable, available, and achievable for allocation (and/or as an inclusion within the settlement boundary) for the reasons outlined within this *Supporting Statement* and associated documentation, in addition to the evidence base documents that have informed preparation of the VCHAP itself.
- 4.2 Indeed, we consider that our client's site is demonstrably more 'suitable' for inclusion in the VCHAP than the only other site currently being 'preferred' for allocation, namely *Site West of Norwich Road*, ref. SN1057.
- 4.3 Parker Planning Services look forward to viewing the outcomes of the re-appraisal of their client's site within the context of the HELAA, SA/SEA and the next iteration of the VCHAP itself and following due consideration of the mitigation (evidence) presented within this Supporting Statement and associated documents, and not least as this relates to site access (visibility), flood risk (all sources) and impact on character and appearance of this part of the settlement.
- 4.4 To this end, Parker Planning would like to be kept up to date with the progress of the VCHAP and its requisite evidence base documents. For further information, or to discuss, please contact Magnus Magnusson on 01284 336119 or [magnus@parkerplanningservices.co.uk](mailto:magnus@parkerplanningservices.co.uk).

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## Appendix A – Response to Questions posed in Consultation Document.

**QUESTION 128: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.**

*No, my client considers that the settlement boundary ought to be extended along the eastern side of the B1113 Norwich Road to encompass their site or part thereof.*

**QUESTION 129: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?**

*My client objects to the allocation of the preferred site SN1057 on the basis that their site (SN2031) is a more suitable (sustainable) option for allocation (and or inclusion within the settlement boundary) and for the reasons outlined within the Supporting Statement and associated documents that accompany our submission.*

**QUESTION 130: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to.**

*My client considers that their 'rejected' site (SN2031) should be allocated (and/or included within the settlement boundary) instead of, or at the very least, in addition to, currently 'preferred' site allocation SN1057. Indeed, it is their view that site SN2031 is inherently more suitable (sustainable) than site SN1057 for the reasons outlined within the Supporting Statement and associated documents that accompany this submission.*



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*By the SNDC's own admission, there are 'achievability' issues in respect of the currently 'preferred' allocation SN1057. Indeed, the Consultation draft VCHAP identifies that the creation of an adequate access would require the removal of existing vegetation and trees along the site frontage and some additional highways safety works may be required to support the development of this site. Furthermore, the trees at the front of the site are subject to TPOs.*

*Parker Planning Services look forward to viewing the outcomes of the re-appraisal of their client's site, reference SN2031, within the context of the HELAA, SA/SEA and the next iteration of the VCHAP itself. Parker Planning Services are confident that, following due consideration of the mitigation (evidence) presented within the Supporting Statement and associated documents that accompany this submission and not least as this relates to site access (visibility), flood risk (all sources) and impact on character and appearance of this part of the settlement, it will be apparent to SNDC that our client's site is demonstrably the most suitable (sustainable) option for housing development within this Village Cluster.*

*Indeed, even prior to consideration of the mitigation contained within our Supporting Statement and associated documents, our client's site 'performs' extremely very well when compared to the 'preferred' allocation within the context of the interim SA/SEA. Indeed, the only area where the 'preferred' site scores markedly better than my client's site is in respect of surface water flood risk and as has been considered within the context of our Supporting Statement and FR&DS, this 'constraint' is demonstrably mitigable.*

## Appendix B – SNDC’s Site Constraints and Suitability Assessment

SN Village Clusters Housing Allocations Document – Site Assessment Form

**Part 1 Site Details**

Site Reference	SN2031
Site address	Land east of Norwich Road, Tacolneston
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/1346 – One self-build dwelling - Withdrawn
Site size, hectares (as promoted)	1.25ha
Promoted Site Use, including (q) Allocated site (r) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25dph (31 dwellings)
Greenfield/ Brownfield	Greenfield

**Part 2 Absolute Constraints**

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (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	Green	<p>Access is available from Norwich Road.</p> <p><b>NCC Highways</b> - Amber Subject to widening the frontage footway to 2m. Like to require removal of frontage hedge.</p> <p><b>Highways Meeting</b> - Issues with substantial tree and hedge removal and together with SN1057 these form a significant green break between two parts of the village. Forward visibility issues to the south along bend.</p>	Amber
Accessibility to local services and facilities  Part 1: o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak-time public transport	Amber	<p>Primary school – 350m from the site</p> <p>Public transport provision with a service to Norwich</p>	

Part 2: Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Village hall  Recreation ground  2 public houses and a takeaway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Amber	The promoter has confirmed that there is mains water, sewerage and electricity available to the site	Green
Better Broadband for Norfolk		Site already in an area served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or the 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. A surface water flow path runs along the south of the site. The 1 in 1000 year event extends into the centre of the site significantly reducing the developable area.	Amber
<b>Impact</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	x
		Valley Urban Fringe	
SN Landscape Character Area (Land Use Consultants 2001)		E1: Ashwellthorpe Plateau Farmland	

Overall Landscape Assessment	Green	<p>Grade 3 agricultural land. PROW Tacolneston FP9 runs to the south of the site and across the south-eastern corner, connecting to a wider footpath network.</p> <p>There is an existing hedgerow along the front of the site.</p> <p><b>SNC Landscape Officer</b> - lots of roadside vegetation, including some significant oaks and ash trees; the hedgerow along the roadside has been neglected in recent years; the vegetation provides a green lung between the two groups of development, reinforcing the rural character.</p>	Red
Townscape	Green	Site is well related to other residential development	Green
Biodiversity & Geodiversity	Green	<p>Any impacts of development can be reasonably mitigated.</p> <p><b>NCC Ecology</b> - SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.</p>	Amber
Historic Environment	Amber	<p>A listed building is located to the south of the site. This is set within a reasonable sized plot. Subject to an appropriate design, it is considered that the impact could be mitigated.</p> <p><b>HES</b> - Amber</p>	Amber

Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	<p>Access is from the B1113. There is an existing footpath along the site frontage.</p> <p><b>NCC Highways</b> – Green. Subject to widening the frontage footway to 2m. Like to require removal of frontage hedge.</p> <p><b>NCC Highways</b> - Issues with substantial tree and hedge removal and together with SN1057 these form a significant green break between two parts of the village. Forward visibility issues to the south along bend.</p>	
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 relatively contained. Listed buildings are located to the south of the site however the impact of the development could be reduced through suitable design solutions.	
Is safe access achievable into the site? Any additional highways observations?	Access would be from Norwich Road however would require the removal of trees and hedgerow	
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 and agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	The site is generally flat but it slopes towards the southwestern corner.	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is bounded by hedgerows Public footpath is located to the south of the site	

Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are oak trees at the front of the site which support the verdant rural characteristic of this part of Tacolneston	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	A sewerage pumping station is located in the south-eastern corner of the site. This would reduce the developable area of the site.  Electricity power lines cross the site	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site are restricted by the existing boundary treatments	
<b>Initial site visit conclusion</b> (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)	Development of the site would require the loss of significant trees along the western boundary of the site to provide access and suitable visibility splays, this would impact on the landscape.	Red

**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)
<b>Conclusion</b>	No conflicting LP 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	
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:	

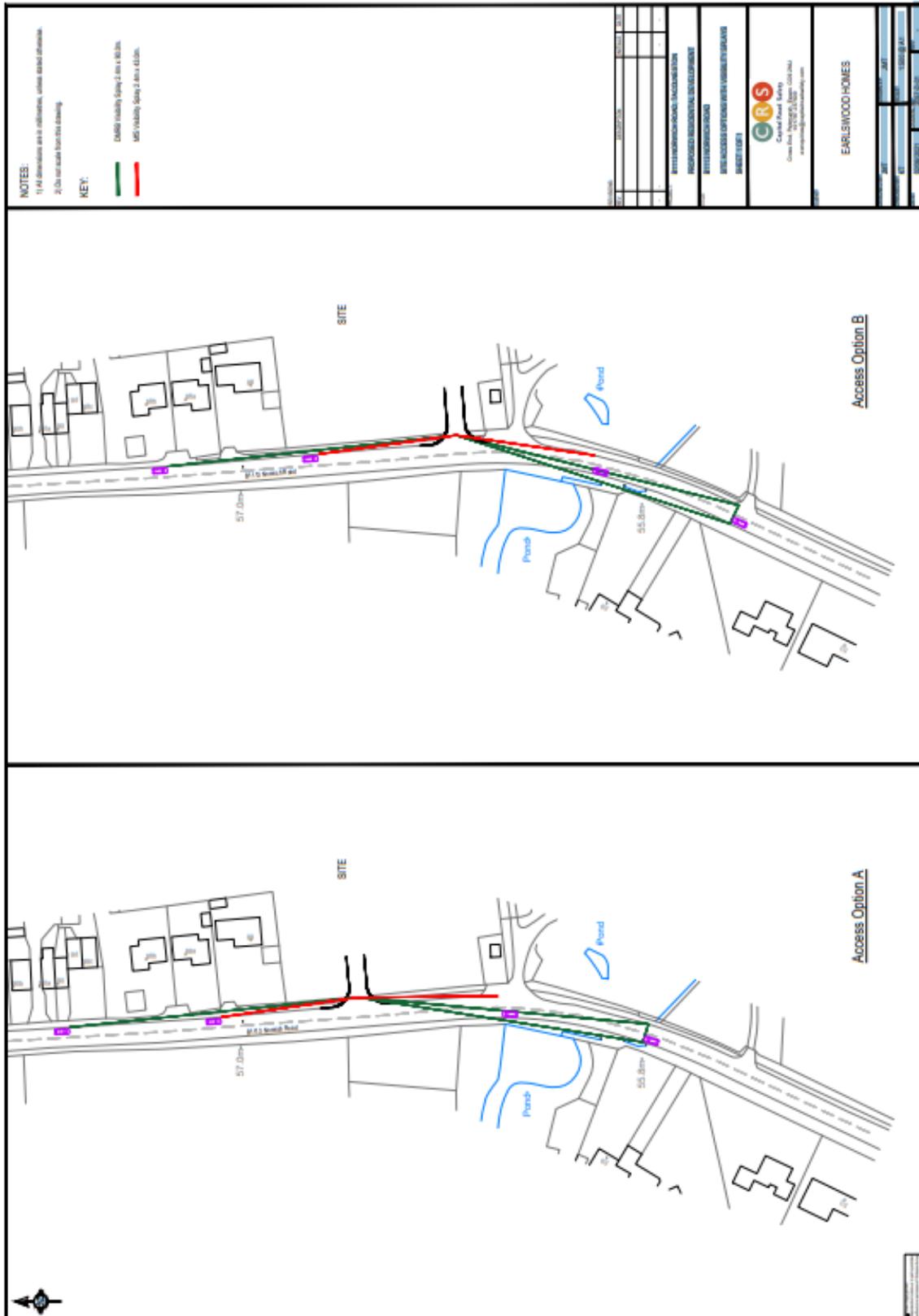
ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Promoter has confirmed that the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Improvements to achieve access visibility.	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 but not provided additional supporting evidence at this time	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION
<p><b>Suitability</b> The site exceeds the objectives of the VCHAP however identified flood risk to the south of the site would reduce the developable area. The site is adjacent to existing built form and relatively well contained. Development of the site would require the loss of significant trees along the western boundary of the site to provide access and suitable visibility splays and this would significantly impact on the landscape.</p> <p><b>Site Visit Observations</b> There is an existing footpath along the front of the site however, to achieve a suitable access a number of trees at the front of the site would need to be removed. This would impact on the character and appearance of the area.</p> <p><b>Local Plan Designations</b> No conflicting LP designations</p> <p><b>Availability</b> Promoter has advised that the site is available</p> <p><b>Achievability</b> The promoter has advised that the site is achievable however constraints to the size of the site by virtue of the areas of surface water flood risk, the presence of the sewerage pumping station and the overhead electricity power lines have been identified.</p> <p><b>OVERALL CONCLUSION:</b> The site is UNREASONABLE for allocation. Whilst it is well located adjacent to the development boundary access it would have a negative impact on the landscape. It would require the loss of significant trees and hedgerow which create the rural character of this part of Tacolneston and form a significant green break between two parts of the village. There are forward visibility issues to the south along the bend and a surface water flow path runs along the south of the site. These constraints significantly reduce the developable site area.</p> <p>Preferred Site: Reasonable Alternative: Rejected: Yes</p>

Date Completed: 25 November

## Appendix C - Site Access with Associated Visibility Splays drawing (2057-D-01)



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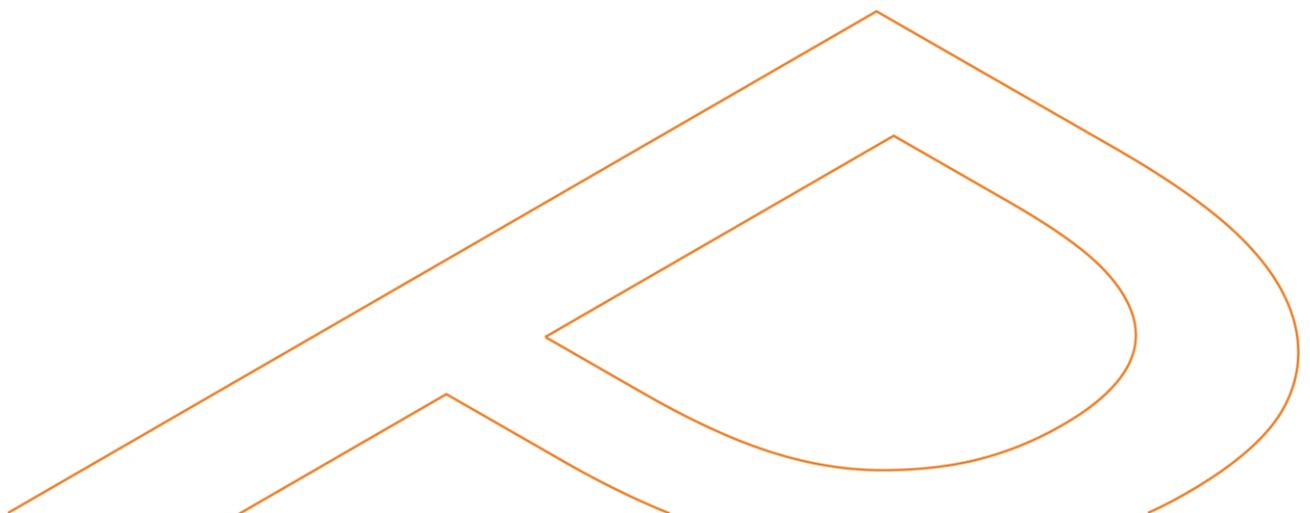
## Appendix D – Site Images



***Images 1 & 2 – Looking northwards (above) and southwards (below) along the B1113 (Norwich Road) from the proposed 'northerly' access point (access option A – Appendix C).***



***Image 3 – Development on the northern part of the site to be low-rise, in keeping with existing bungalows on Birkin Road immediately to the north of the site.***



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Thanks for your valued business.

