

Chapel Street, Barford - Site Assessment for Regulation 19

Part 1 – Site Details

Detail	Comments
Site Address	Land off Chapel Street, Barford, Norwich, NR9 4AB
Current planning status (including previous planning policy status)	Currently outside of settlement boundary
Planning history	No records found
Site size, Hectares (as promoted) – refer to red line plan	2ha of proposed developable land 1.3ha of new/replacement playing field land
Promoted Site Use, including (c) Allocated site (d) SL extension	To be considered for inclusion within the Village Cluster Housing Allocation Plan
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	13dph Please refer to the submitted early site layout plan.
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
Schedule Ancient Monument	no
Locally Designated Green Space	No

Part 3 – Suitability Assessment

HELAA Score:

The RED / AMBER / GREEN score in the HELAA Score column 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, Ecology 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)

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Green	<p>Existing Access used by Village Hall and as additional parking for Barford Primary School.</p> <p>Proposed/improvements to Highways access – minimal to no vegetation cut back around access required. Footpath to the opposite side of the road that connects to primary school and local public house.</p> <p>Good visibility in both directions along Chapel Street.</p> <p>Please refer to the submitted early site layout plan.</p>	Green
Accessibility to Local services and facilities <i>Part 1:</i> - Primary School - Secondary School - Local healthcare services - Retail services - Local employment opportunities - Peak-time public transport <i>Part 2:</i>	Amber	<p>One minute walk to Barford Primary School via an existing footpath.</p> <p>Bus stop adjacent to the proposed entrance to the site with regular access to and from Norwich.</p> <p>Commuter distance to employment opportunities in Norwich, Hethersett and Wymondham.</p>	Amber

Part 1 facilities, plus - Village/ community hall - Public house/ café - Preschool facilities - Formal sports/ Recreation facilities	Amber	Village Hall and playing fields located on the proposed site.	Amber
Utilities capacity	Amber	No known constraints	Amber
Utilities Infrastructure	Green	Existing infrastructure that serves existing Village Hall and football pitch	Green
Better Broadband for Norfolk	Green	Available to some or all properties and no further upgrade planned via BBfN	Green
Identified ORSTED Cable Routes	Green	Not within identified cable route or substation	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No Identified Flood Risk Please refer to the submitted Flood Risk Map, which demonstrates that the site is located within Flood Zone 1.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)	N/A	Rural River Valley	N/A
SN Landscape Character Area (Land Use Consultants 2001)	N/A	A2 Yare/Tiffey Rural River Valley	N/A
Overall Landscape Assessment	Green	The site is situated off Chapel Street between residential properties with the frontage being a surface car park and a children's play area with grassland/playing fields behind. Mature trees to the front of the site. Mature trees and hedging to the North, East and West. Please refer to the submitted Visual Impact Assessment	Green

Townscape	Green	No adverse impact on Village	Green
Biodiversity & Geodiversity	Green	<p>Undeveloped land to the north of existing village hall. Currently open grass field with vegetation to the North. Ecologist to submit a Preliminary Ecological Assessment upon full planning application.</p> <p>Minimal impact on Biodiversity as trees and hedges are mainly against the site boundaries.</p>	Green
Historic Environment	Green	There are no designated heritage assets within the proposed site. Within the surrounding 1km there are six designated heritage assets (Grade II* listed Church of St Botolph and Grade II listed Swallow Cottage, Sayers Farmhouse, War Memorial at St Botolphs, Dalstrand and Church Farmhouse). The majority of these designated heritage assets are not considered to be affected by any development on this site. Please refer to the submitted Heritage Impact Assessment.	Green
Open Space	Amber	<p>Yes – currently a playing field which will be included as part of the development on the land to the North of the existing Village Hall.</p> <p>Playing field to be relocated to the field North – Please see the submitted early site layout plan.</p>	Amber
Transport and Roads	Green	<p>The site is located 3 miles from A47.</p> <p>The existing access onto Chapel Street, appears to be suitable in achieving the required visibility splays required for development with minimal vegetation cut back. Existing highways footpath and bus stops located along the frontage of the site.</p>	Green
Neighbouring Land Uses	Green	Residential dwellings to the East and West of the site and along part of the frontage on to Chapel Street. Arable fields to the North.	Green

Part 4 – Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape	No significant impact. Please see the submitted Heritage Impact Assessment.	Green
Is safe access achievable into the site? Any additional highways observations?	Access is available using the current access to the Village Hall.	Green
Existing land use? (including potential redevelopment/demolition issues)	Currently used for the Barford & Wramplingham Village Hall and playing field. As part of the scheme proposal the existing, very dated, village hall is to be replaced with a new village hall to the North of the site along with the current playing field to be relocated to the field to the North. Please see the submitted early site layout plan.	Green
What are the neighbouring land uses and are these compatible? (impact of development of the site and on-site)	Neighbouring uses include residential and arable fields. Positive impacts include an updated and new village hall and playing field to the North.	Green
What is the topography of the site? (e.g. any significant changes in levels)	Flat, with a natural fall to the Southeast corner.	Green
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature Hedges and Trees on boundaries.	Green
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No TPOs to the boundaries of the site. Mature trees to the entrance of the site. Established hedges and trees to the boundaries. No trees or Hedges within the site. Existing pond on the field opposite, off Church Street which is not considered significant.	Green
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of contamination. Telegraph pole to the opposite site of Church Street along the site frontage.	Green
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	(a) Light grey estate fencing to the right of the entrance with children’s play area to the right. Concrete post and metal mesh fencing to the left with a	Green

	<p>small red brick village hall building behind.</p> <p>- Please refer to the submitted Visual Impact Assessment.</p> <p>(b) Site is clear of vegetation to the centre with established trees and hedges to the boundaries.</p>	Green
<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>The existing Village Hall serves current residents of Barford and Wrampingham. Village Hall is very dated and needs updating and refurbishment. A well-equipped play area to the front of the site, with playing pitches and fields to the north.</p> <p>The site is open and square in nature, with good potential to provide housing and a new Village Hall to the Northern side of the site with the relocation of playing fields to the arable field North of the current site. This would have a positive impact on the village. Please see the submitted early site layout plan.</p>	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 (UNIFORM)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		N/A
		N/A
		N/A
Conclusion		N/A

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	Green
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Green
When might the site be available for development? Immediately Within 5 years 5-10 years 10-15 years 15-20 years	Within 5 Years	Green
Comments:		N/A

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/ A/ G)
Evidence submitted to support site deliverability? (Yes/No) (additional information to be included as appropriate)	No further evidence is attached. However, FW Properties consider the development of the site to be viable and deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes – New Village Hall, Playing fields, and new pedestrian road crossing point from site frontage to footpath on the opposite side of Church Street.	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes	Green
Are there any associated public benefits proposed as part of the delivery of the site?	New Village Hall, New Playing field, Public Open Space within the proposed development, New and improved footways and link from site to public transport link and new Village Hall, upgrades to the existing children’s play area and Affordable Housing.	Green

Part 7 – Conclusion

Suitability

The proposed site is located North of the existing and very dated Village Hall on Chapel Street. It is at the heart of the village settlement and is a natural extension of the existing village boundary. The site is flat in nature with a natural fall towards the South-East corner. The site is clear with hedges and trees to the boundaries, a large majority of which will be retained within the site plan – please see attached the submitted early site layout plan. The close proximity to the existing primary school and an improved car park to the front of the site will benefit the school at drop-off and pick-up times, making roads safer for pedestrians and vehicles. Existing footpaths and public transport links are within close proximity to the proposed site. No Public Rights of way restrictions as noted in the Visual Impact Assessment. The site is therefore considered suitable for development.

Site Visit Observations

The site is rectangular in nature with a grass track to the left of the site which connects Chapel Street to the top of the existing playing field. Mature hedges and trees surround the boundaries of the site, the majority of which can be retained in the development of the site.

The site is in close proximity to the Primary School.

Availability

The Site will be available for development within the next 5 years and is considered a viable and deliverable location for development.

Achievability

The site is considered a viable and deliverable location for development.

OVERALL CONCLUSION:

The proposed development would add a number of community benefits to the village of Barford. These benefits include a new Village Hall to replace the dated existing facility, improvements to the existing children's play area along Chapel Street, improved pedestrian access to the primary school, additional public open space within the development, affordable housing as well as a new football pitch on the land to the north, and an improved pick-up and drop-off point to the front of the proposed site. The proposed site plan would have a minimal impact on biodiversity as a large majority of the boundary's mature hedges and trees will be retained.

According to the submitted Heritage Impact Assessment, there are no non-designated heritage assets have been identified as being potentially sensitive to development within the proposed site, nor will the development of this site have a negative impact on the river valley landscape as it is already part of the built-up fabric of the village and well-screened by dense tree belts and hedgerows to the boundaries.

FW Properties believe that the site should be included within the Village Clusters Housing Allocation Plan as it is capable of making a valuable contribution to the planned housing growth in South Norfolk in the period up to 2041 as well as significant community benefits to the village, as noted above.