



Village Clusters Housing Allocations Plan

Site Assessments

Tasburgh

Contents

SN0005	3
SN0267REV.....	12
SN0413	20
SN5028	28

SN0005

Part 1 - Site Details

Detail	Comments
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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	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

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>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><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>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

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	No known contamination or ground stability issues. 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.	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>)	Not applicable	Tributary Farmland	Not applicable
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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	Site would not result in the loss of open space	Green
Transport and Roads	Amber	<p>Site is in close proximity to the A140. Mitigation may be required</p> <p>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.</p>	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?	Listed building within the site	Not applicable
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.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural/ Residential property and barns on site in the south-western corner.	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Land slopes downwards to the east	Not applicable
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.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along western boundary	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	Not applicable
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.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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.	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)
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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No – however promoter has noted that they have received market interest in the site.	Not applicable
When might the site be available for development?	Immediately	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)	No additional information has been provided	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	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

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

SN0267REV

Part 1 - Site Details

Detail	Comments
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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	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	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ 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>)	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access would be from the A140 which is a key corridor of movement	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land	Not applicable
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	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows are located on the site boundaries	Not applicable
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	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	Not applicable
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	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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 (UNIFORM)	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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	5 – 10 years	Amber

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)	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

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

SN0413

Part 1 - Site Details

Detail	Comments
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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	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

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 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>)	Not applicable	Tributary Farmland	Not applicable
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.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access is from Grove Lane	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
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.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes downwards from south to north.	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow along western boundary. Limited other boundaries between fields.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along western boundary	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	Not applicable
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.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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.	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)
Site of Archaeological Interest		
Area of special advertisement control		
RAF Old Buckenham Safeguard Zone		
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Immediately	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 provided a statement to confirm deliverability	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	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

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

SN5028

Part 1 - Site Details

Detail	Comments
Site Reference	SN5028
Site address	Land north of Lodge Farm Cottages, Ipswich Road, Tasburgh
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1993/1364 for storage and repair of motor vehicles, now adjacent. 1980/4250/O for 1 dwelling refused 18/02/1981.
Site size, hectares (as promoted)	0.5
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	10 12-13 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	Amber	Existing access from the A140 to commercial use. Would need Highway Authority opinion in relation to intensification from A140 on Major Rad Network. NCC Highways – Red. Corridor of movement & not feasible to provide an acceptable access. No pedestrian links to local facilities / school.	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 – 1.1km from the site Employment opportunities immediately adjacent and within settlement, however these are limited. Regular bus service from the A140 between settlement and Norwich, Long Stratton, Diss and Harleston, with stops approx. 200m from the site	N/A

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 	N/A	The Countryman Public house – 425m Village Hall with recreation ground – 1.3km	Green
Utilities Capacity	Amber	No known constraints. Environment Agency: Green	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is mains water, electricity, and sewerage to the site.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues. Would need to check for contamination because of adjacent industrial site.	Amber
Flood Risk	Green	Site is located within Flood Zone 1 No surface water issues, small area of very low risk adjacent to south. LLFA – Green. Few or no constraints, on-site flood risk is very minor to the boundary. Standard information required at planning stage. Environment Agency: Green	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Tributary Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B1: Tas Tributary Farmland Agricultural Land Classification; Grade 3	N/A
Overall Landscape Assessment	Green	Site is screened from the wider landscape beyond by existing hedgerows. It is visible from the A140 along the open frontage.	Amber
Townscape	Green	Site is physically separated from the wider village through the woodland to the west, and the distance with no footpaths. Development in the immediate vicinity is a mix of isolated dwellings and larger light industrial/agricultural structure.	Red
Biodiversity & Geodiversity	Green	<p>Location, adjacent busy road, and industrial may reduce habitat potential of this grassland.</p> <p>NCC Ecologist: Amber. Adjacent to priority habitat. SSSI IRZ but residential and water discharge not identified as concern. RED impact zone for great crested newts. Ponds offsite. No PROW nearby.</p> <p>Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Green	Tasburgh House and Tasburgh House barn which are both Grade II listed are located to the south of the site but there is intervening vegetation and buildings and there would be unlikely to be adverse effect. HES - Amber	Amber
Open Space	Green	No	Green
Transport and Roads	Green	Site is accessed via the A140. Mitigation may be required. NCC Highways – Red. Corridor of movement & not feasible to provide an acceptable access. No pedestrian links to local facilities / school.	Red
Neighbouring Land Uses	Amber	Residential, commercial, grassland, A140. Need to check for compatibility.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment. Site is separated from the main village and there is no footpath connection along the busy road.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access would be from the A140 which is a key corridor of movement.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused grassland.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Bungalow and farm to the left and another bungalow to the right (with industrial units to the rear), would need to investigate compatibility with commercial in terms of noise and disturbance and paint spraying business.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open boundary to road frontage, hedges/trees to west and south boundaries. Open to commercial to north.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within the site, some hedges but limited habitat.	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)	Telephone line across frontage.	N/A
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 as it is contained by existing hedgerows and buildings – only views to the A140.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
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 no footpath connections to any services. Due to the site's location off the A140 and several hundred metres north it is not feasible to require footpaths.	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)
Corridor of Movement	A140 to east of site	
Norwich Policy Area		
Conclusion	Norfolk County Council consider the site would conflict with the Corridor of Movement Policy	Red

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 – enquiries received	N/A
When might the site be available for development?	Immediately	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)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Visibility splays for access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is within a reasonable distance of local services and is on the main Norwich/Long Stratton bus route, however the site is directly on the A140, with no footways to access any of the services, or the nearest bus stops. As a 'Corridor of Movement' the highways authority would be resistant to any new accesses onto the A140, and appear to be resistant to the intensification of the adjoining access to the adjacent business units (if this could be utilised). Although the site would be relatively well contained within the wider landscape, a group of dwellings in this location would be highly visible from the A140, would not relate to the settlement of Tasburgh and would be out of keeping with the mix of individual dwellings and light industrial/agricultural structures in the immediate area.

Site Visit Observations

Site is separated from the main village and there are no footpath connections to any services. Due to the site's location off the A140 and several hundred metres north it is not feasible to require footpaths.

Local Plan Designations

Open Countryside. The main conflict is with the Corridor of Movement policy for the A140.

Availability

The site promoter has indicated the site would be available immediately.

Achievability

The site promoter has indicated the site is deliverable, but no supporting evidence has been supplied.

OVERALL CONCLUSION:

Rejected – whilst the site is within an acceptable distance of a range of local services and facilities, including bus services on the main Norwich/Long Stratton route, in reality non-car access to these services is very poor, given the complete lack of footways on the A140. The A140 is a designated Corridor of Movement, and the highway authority do not consider that a suitable access can be achieved. The site is also detached from the settlement of Tasburgh and, although reasonably contained in the wider landscape, would be very visible from the A140 and out of keeping with the mix of individual dwellings and larger light industrial/agricultural structures which characterise the immediate area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 02/05/2022