

# BREDFIELD NEIGHBOURHOOD PLAN

## SITE ASSESSMENT FOR FORGE EXPANSION



*The Forge; Street view*



*The Forge, from Boulge Road*

## SITE ASSESSEMENT FOR LAND TO THE WEST OF THE FORGE

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- 1.1 The Site Assessment for Site 694 (The Forge) showed that it offered potential as a site for future housing, if certain issues could be addressed. The main cause of concern was the future of the existing businesses on site. The Assessment stated that “ ...If loss of a local business is felt to be an issue, an alternative location for business use could be identified and allocated, if there was evidence that a business use would be taken up”.
- 1.2 This stimulated an investigation by the Neighbourhood Plan Working Group (NPWG) which established that the landowner was formulating a proposal to replace the existing, outdated buildings with new. Any such proposal would mean establishing a new site on ground adjacent to the existing buildings. Consequentially, this would allow the present structures to be cleared, which would then permit the site to become available for future housing.
- 1.3 The NPWG therefore conducted a Site Assessment of the portion of land immediately to the west of the Site 694. The Group utilised the pro-forma produced by URS Ltd (now part of AECOM) which was formulated for third party groups such as Parish Councils specifically for Neighbourhood Development Plans.
- 1.4 The MAGIC website which provides authoritative geographic information about the natural environment from across government was utilised, being accessed at <https://magic.defra.gov.uk/>. The Environment Agency website provided the Flood Map for Planning available at: <http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&>
- 1.5 A traffic-light system of colour coding has been used to help assess the relative sustainability of individual sites, whereby a **red** categorisation equates to the predication of a ‘significant negative impact’, an **amber** to the prediction of a ‘moderate negative impact’ and a **green** categorisation equates to the prediction of ‘no negative impact or minor negative impact which could potentially be mitigated. The symbols  $\leq$  and  $\geq$  have been used to indicate ‘less than’ or ‘more than’ followed by a distance, for example:  **$\geq 800m \leq 400m$** .

## SITE ASSESSMENT PROFORMA

### 1: Background Information

Site Location and Use	
Site Location	Open field used for arable crops Site positioned to the South of Boulge Road and to the rear of existing domestic and business properties in Woodbridge Road/Scotts Lane
Parish	Bredfield
Gross Area (ha)	Total area of field is 6.98ha Area to be used 0.48ha

Context				
Surrounding land use	Residential to the North and East; agriculture to the south/west			
Site boundaries	Industrial buildings to the East; Domestic properties to the north and north-west, with hedgerows and trees and some fencing. Open field to the south			
Is the site	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Existing use	Arable cropping - Grade 3 Good/Moderate Agricultural Land.			
Site Planning History	No previous planning applications noted for this site			

### 2. Suitability

Suitability	
Where is the site located In relation to the built-up area of the village?	On the south-western edge of the settlement
How would development of the site relate to surrounding uses? <i>Considering:</i> <ul style="list-style-type: none"> <li><i>proposed land use</i></li> <li><i>proposed design</i></li> <li><i>proposed scale</i></li> </ul>	Well – it would replace and expand existing business site but remain on a limited scale
How is Site accessed?	Site adjacent to a public road offering unrestricted access

Environmental Considerations		
What is the distance from edge of site to any of the following?	Distance	Comments
Greenbelt	≥ 800m	No designated Greenbelt land in area
Area of Outstanding Natural Beauty (AONB)	≥ 800m	Nearest AONB Suffolk Coast and Heath (approx. 3km)
Green Space	≥ 800m	If Neighbourhood Plan approved, then potential Green Space 250-300m to the North (Orchard)
Sites designated as being of European importance <i>i.e. RAMSAR, SAC, SPA</i>	≥ 800m	There are no policy or environmental designations within or adjacent to the site.
Sites designated as being of national importance <i>i.e. SSSI</i>	≥ 800m	
Sites designated as being of local importance <i>i.e. local nature reserves</i>	≥ 800m	

Community facilities and services		
What is the distance to the following facilities?	Distance (metres)	Comments
Village centre	≥ 800m	1km to village shop, church, village hall
Public transport	≤400m	100m to Bus stop
School	≥ 800m	
Open space/recreation facility	≥ 800m	1km To playing fields, tennis courts
Health centre	≥ 800m	3km to Woodbridge
Cycle route	≤400m	
Amenity footpath	≤400m	

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Historic considerations		
Proximity of site to following sites/areas:	Proximity	Comments
Conservation area	≥ 800m	None within the parish
Archaeological site	≤ 400m	None on potential area but three known sites in proximity: BFD.3 Blue Barn BFD.5 Blue Barn BFD.10 Boulge Road
Scheduled ancient monument	≥ 800m	None within the parish
Listed building	≤ 400m	Blue Barn Farm is approx. 200m from site but not visible

Other key considerations			
Which flood risk zone does the site fall within or intersect	Zone One		See accompanying map from Environment Agency
Are there any tree preservation orders on site	None		
Is the Site affected by any of the following?	Yes	No	Comments
Ecological value <i>i.e. protected species such as great crested newts, bats etc</i>		X	Existing development on adjoining sites indicates few existing site habitats and biodiversity.
Contamination		X	
Significant infrastructure crossing the site <i>i.e. power lines, pipe lines</i>		X	
Utility services available	X		

Characteristics	
Characteristics which may affect development of the site	
Topography Flat/plateau/steep gradient	Flat - The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment,
Views In Wide/channelled/long/short	Short from roads to east and north, through domestic properties. Long from the south and west, from open fields
Views out Wide/channelled/long/short	Long to the south and west, across open field. Short to the north and east, through domestic properties

### 3. Availability

Availability			
	Yes	No	
Is the landowner willing to submit site for development	X		The land is controlled by a landowner who has expressed an intention to develop
Are there any known legal problems such as unresolved ownership, tenancies or operational requirements?		X	
Is there any restricted time frame for availability?		X	

### 4. Summary

Conclusions	
Site name	Portion of land to the rear of the property known as The Forge (OS TM265522 = Field Parcel Number 4209)
<p>The site is considered available for development, as on the best available information there is confidence that there are no legal or ownership problems. The land is controlled by a landowner who has indicated that the site would be available for new business premises, replacing existing dated premises on an adjacent site. There are no ecological or environmental objections. The existing access to the field is from Boulge Road at the northern edge of the site, and this offers the prospect of a separate access for exclusive use of any new business premises.</p>	

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New Business Site for Forge Expansion

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# Flood map for planning

Your reference  
**NDP flood map**

Location (easting/northing)  
**626607/252189**

Created  
**20 Oct 2019 12:46**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

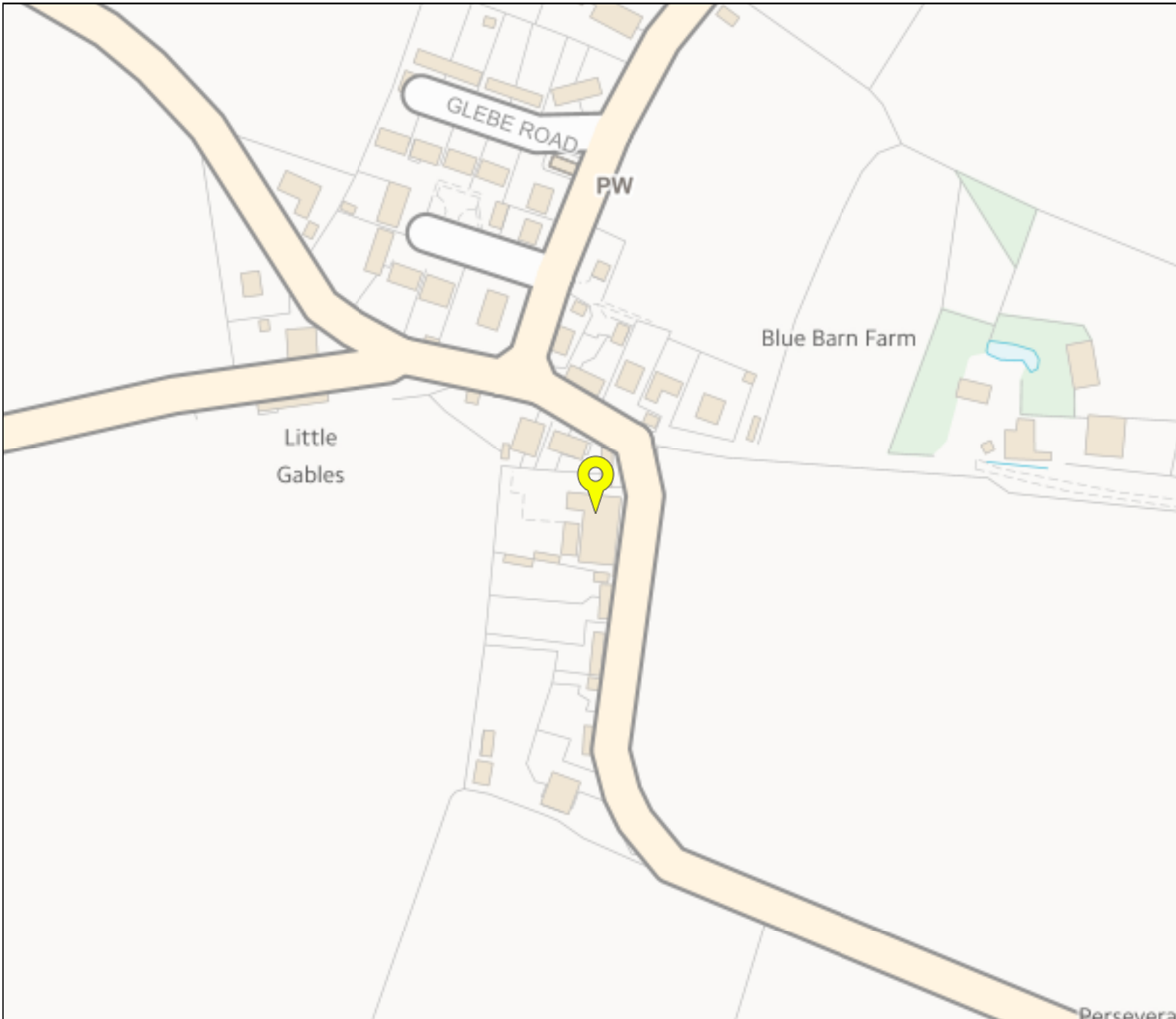
## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>













**Flood map for planning**

Your reference  
**NDP flood map**

Location (easting/northing)  
**626607/252189**

Scale  
**1:2500**

Created  
**20 Oct 2019 12:46**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

