

BREDFIELD – SITE ASSESSMENT: SECOND TRANCHE

1 Background

- 1.1 A series of site assessments were carried out during April 2017 to examine a number of potential development sites in Bredfield. These were based on the 2014 SHLAA sites. Since then, East Coastal District Council issued a Call for Sites in October 2016 as part of the review of the Local Plan (<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/call-for-sites/>).
- 1.2 The sites that were put forward during this time are now presented.

LIST OF POTENTIAL SITESin SECOND TRANCHE

- 2-1: Ufford Road, between Dewells Farm and Fairways
- 2-2: Woodbridge Road, works known as the Forge
- 2-3: Ufford Road, north side, to east of Robletts
- 2-4: Woodbridge Road, between Perseverance Cottage and Weeping Ash
- 2-5: Caters Road, between Barnfield House and Northside Farm
- 2-6: Dallinghoo Road, between Wield House and Bredfield Place
- 2-7: Dallinghoo Road, east of St Andrews
- 2-8: Woodbridge Road, opposite Alma Cottage

2-1: Ufford Road, between Dewells Farm and Fairways



Site area	0.93ha
Description	Greenfield site
Topography	Ground slopes gently to the south and east
Setting	Byng Brook to the south, mature hedgerows and trees to west and North, Ufford Road to the east
Level of development	> 10 units
ECDC reference	Site 3018

Suitability

Housing	Would provide affordable housing
Highways	Direct access only to a single-track lane with no pedestrian pavement The presence of large storage barn and holiday chalets in fields opposite are potential conflicts
Community	Within walking distance of community facilities
Biodiversity	Would affect Byng Brook
Landscape	Minimum effect on landscape
Historic	Next to Grade II Listed Building
Flood	Eastern edge in Flood Risk Zone 3 (high risk)
Infrastructure	Utilities already established
Local business	Would not affect local business

Achievability

Potentially a viable site, but proximity to Byng Brook and consequent risk of flooding, coupled with a poor access road and proximity of a listed building count against it.

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

There was limited support for further development along Ufford Road

Assessment conclusions

Site suitable: No

Site available: Yes

Site achievable: No

Conclusion

Site is available, but building in flooding risk area is contrary to the Local Plan and presence of industrial and leisure units nearby would overload a small country lane

2-2: Woodbridge Road, works known as the Forge



Site area	0.20 ha
Description	Brownfield site
Topography	flat

Setting	site occupied by well-established works, originally a forge, now used by garage and offices. Domestic properties to north and south. Open fields to east and west.
Level of development	< 5 units
ESDC reference	Site 4053a

Suitability

Housing	Limited in size offering limited capacity
Highways	Direct access to main road Access point poor, potentially dangerous
Community	Not within walking distance of community facilities
Biodiversity	No impact
Landscape	No impact
Historic	No impact
Flood	Not in a flood risk area
Infrastructure	Utilities already established
Local business	Would have major impact by removing established local business
Other	Former metal working site and current use as garage give potential for ground contamination

Achievability

Not achievable as it would involve the loss of local businesses and yield little in the way of space for housing

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

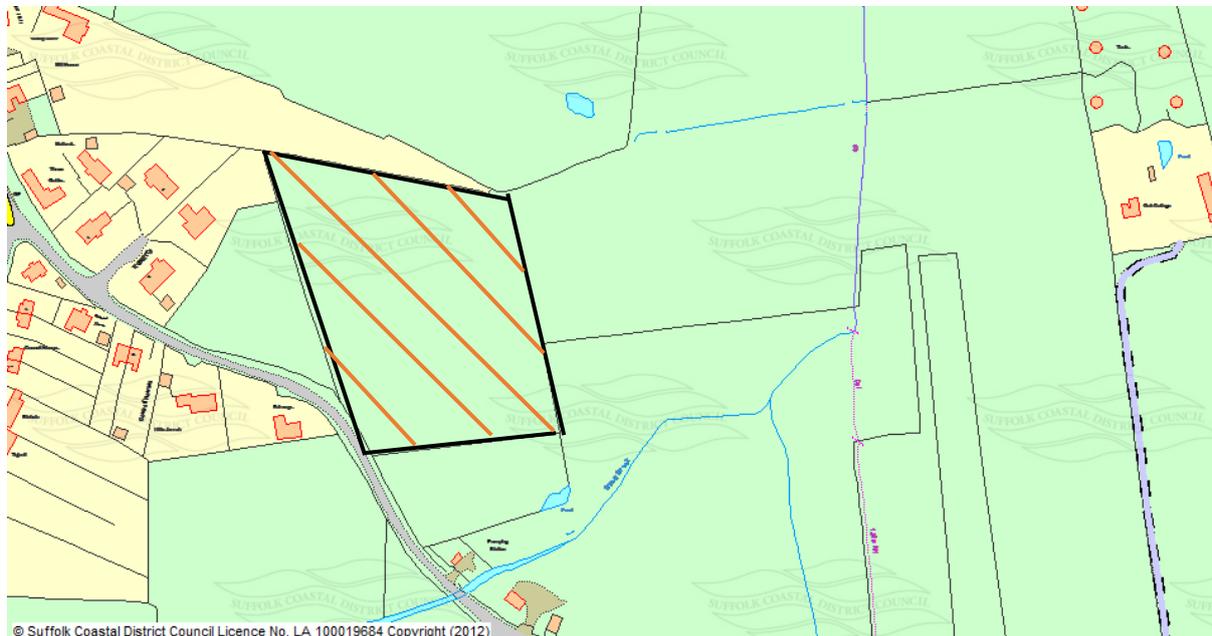
Assessment conclusions

Site suitable: No
 Site available: Yes
 Site achievable: No

Conclusion

Not suitable for inclusion in potential sites, as it is limited in size and would involve the loss of local business, and dealing with possible ground contamination hazard

2-3: Ufford Road, north side, to east of Robletts



Site area	1.63ha
Description	Greenfield site
Topography	Gentle slope towards the south
Setting	Mature hedges to north, south and west; open field to east
Level of development	> 10 units
ESDC reference	site 4053c

Suitability

Housing	Would provide affordable housing
Highways	Direct access to single track lane only with no pedestrian pavement The presence of large storage barn and holiday chalets in adjacent fields are potential conflicts
Community	Within walking distance of community facilities
Biodiversity	No major impact
Landscape	Would not significantly affect landscape
Historic	No impact
Flood	At the edge of Flood Risk area - adding more buildings to this area would potentially increase flood risk
Infrastructure	Utilities already established
Local business	No impact

Achievability

A potentially viable site, but restrained by the access road being only a single-track lane, not helped by the presence of a large storage barn and leisure facilities in adjacent fields. Site sits at the edge of a flood-risk area, and adding more concrete and tarmac has the potential to increase the risk.

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

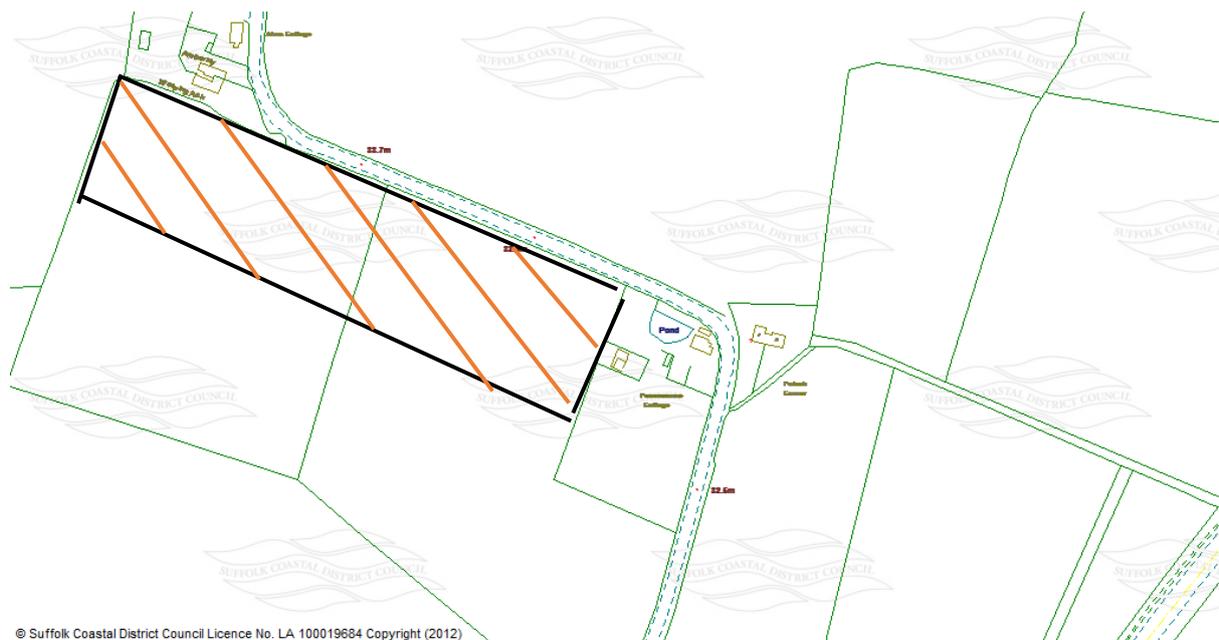
Assessment conclusions

- Site suitable: No
- Site available: Yes
- Site achievable: No

Conclusion

The poor access road, with increased traffic levels would be unwelcome and the risk of increasing the flood risk mitigate against it

2-4: Woodbridge Road, between Perseverance Cottage and Weeping Ash



Site area	1.65ha
Description	Greenfield site
Topography	Flat
Setting	Mature hedgerow to north; domestic properties to east and west; Open field to south
Level of development	> 5 units
ESDC reference	Site 4053c

Suitability

Housing	Would provide affordable housing
Highways	Direct access to main road No pedestrian pavement
Community	Not within walking distance of community facilities
Biodiversity	Would remove a portion of mature ancient hedgerow
Landscape	Would affect views approaching village from the east
Historic	No impact
Flood	Not in a flood risk area
Infrastructure	Utilities already established
Local business	No impact

Achievability

Potentially a viable site, it would effectively link the properties in Woodbridge Road with the outlying sites at Potash Corner. Drawback is the approaches to the site from both north and east which feature tight bends. The houses around the Forge already suffer from no pavements and heavy traffic, any development here would extend these issues to another group of houses and people. There would also be a visual impact on landscape.

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

There was very limited support for development in the area

Assessment conclusions

Site suitable: No

Site available: Yes

Site achievable: Yes

Conclusion

Site is available, but drawbacks seem to outweigh any advantages

2-5: Caters Road, between Barnfield House and Northside



Site area	0.55ha
Description	Greenfield site
Topography	Flat
Setting	Mature hedgerow to south and east, open field to north and west Domestic property to east
Level of development	> 5 units
ESDC reference	Site 4109a

Suitability

Housing	Would provide affordable housing
Highways	Access to single track lane only No pedestrian pavement
Community	Within walking distance of community facilities
Biodiversity	Would result in loss of ancient hedgerow Potential impact on neighbouring ancient field system (Priority Habitat)
Landscape	Little impact
Historic	Potential to affect Two Listed Buildings nearby Houses nearby identified as Non-Designated Heritage Assets
Flood	Not in flood risk area
Infrastructure	Utilities already established

Local business

No effect on local business

Achievability

Poor access onto a single-track lane and loss of an ancient hedgerow are not outweighed by any gain; potential impact on setting of listed buildings and NDHA all count against it

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No

Site available: Yes

Site achievable: No

Conclusion

Site is available, but not judged suitable due to poor access, proximity of listed buildings and damage to biodiversity

2-6: Dallinghoo Road, between Wield House and Bredfield Place



Site area	0.45ha
Description	Greenfield site
Topography	flat
Setting	mature hedgerows to south and east; open field to north and west
Level of development	> 5 units
ESDC reference	Site 4109b

Suitability

Housing	Would provide affordable housing
Highways	Direct access to main road No pedestrian pavement available
Community	Within walking distance of community facilities
Biodiversity	Established hedgerow would be removed
Landscape	Would alter streetscape Would be an intrusion onto the landscape Detached from main built area of the village
Historic	Adjacent to a Listed Building
Flood	Not in a flood risk area
Infrastructure	Utilities already established
Local business	Close to camping and caravan site

Achievability

A greenfield site with some potential, but detached from the main area and would constitute an intrusion onto the landscape. The proximity of a tourist facility offering open views and the setting of a listed building also counts against it

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

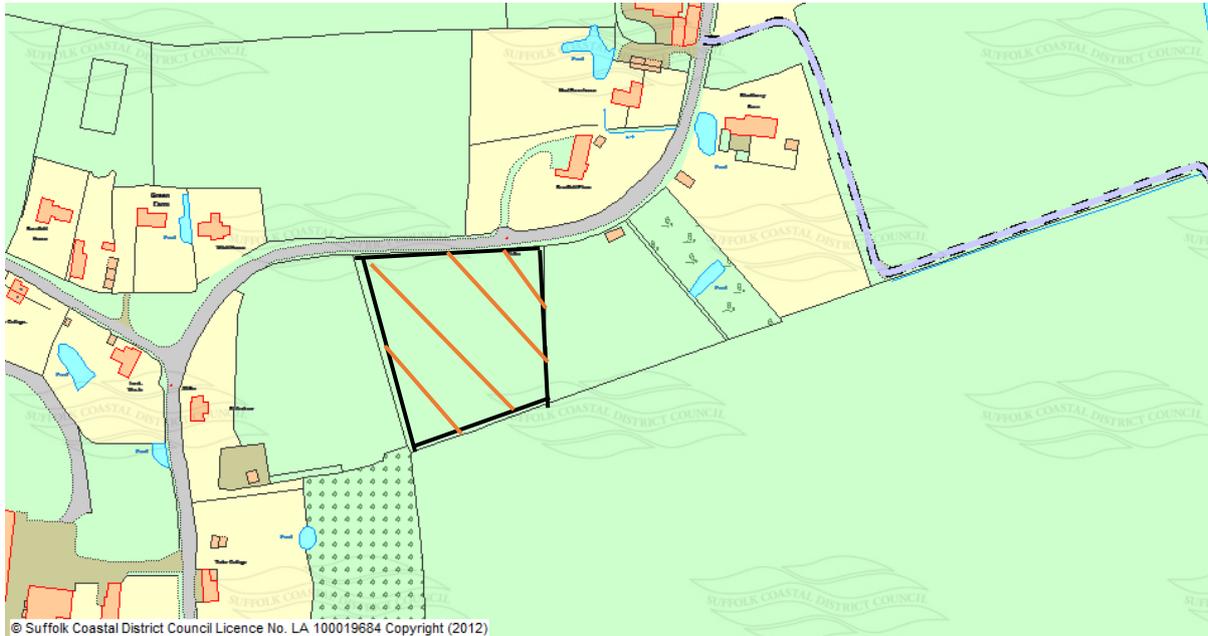
Assessment conclusions

Site suitable: No
 Site available: Yes
 Site achievable: No

Conclusion

Not suitable as it is detached from the main settlement and would be an intrusion onto the landscape

2-7: Dallinghoo Road, east of St Andrews



Site area	0.66ha
Description	Greenfield site
Topography	Flat, sloping away to the east
Setting	Mature hedgerow to north, east and south with some mature Broadleaf trees; fencing to west
Level of development	> 5 units
ESDC reference	Site 4161a

Suitability

Housing	Would provide affordable housing
Highways	Direct access to main road No pedestrian pavement available
Community	Within walking distance of community facilities
Biodiversity	Would result in loss of hedgerow
Landscape	Would have significant impact on landscape Detached from main settlement area
Historic	Opposite Listed Buildings
Flood	Not in Flood Risk Area
Infrastructure	Utilities already established
Local business	Close to camping and caravan site

Achievability

Impact on landscape likely to be significant, changing the aspect of the village when approaching from the north. It also has the potential to affect the setting of nearby listed buildings.

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

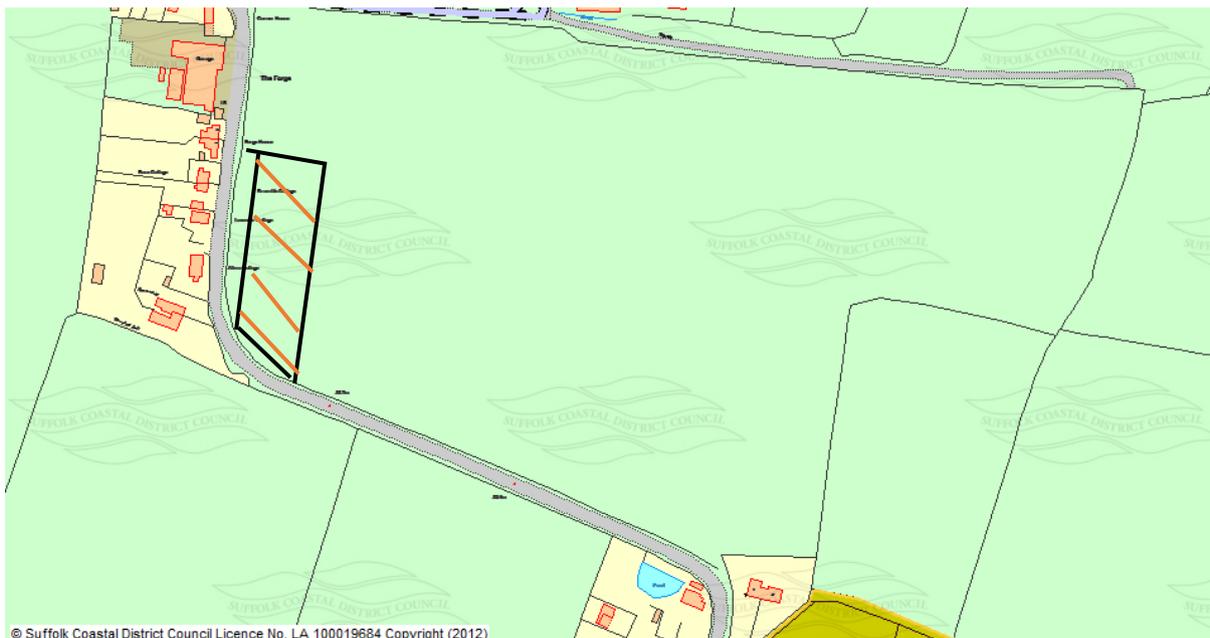
Site suitable: No

Site available: Yes

Site achievable: No

Conclusion

Not suitable as it is detached from the main settlement and would be an intrusion onto the landscape

2-8: Woodbridge Road, opposite Alma Cottage

Site area	0.50ha
Description	Greenfield site
Topography	Flat
Setting	Hedgerow to south and west; open field to north and east
Level of development	> 5 units
ESDC reference	Site 4161c

Suitability

Housing	Would provide affordable housing
Highways	Would have direct access to main road No pedestrian pavement
Community	Not within walking distance of community facilities
Biodiversity	Would result in some loss of hedgerow
Landscape	Would have major impact on rural aspect of the village
Historic	No impact on listed or designated buildings Potential disturbance of archaeological sites BFD.003/021/022
Flood	No flood risk
Infrastructure	Utilities already established
Local business	Opposite existing light business

Achievability

With any access point difficult, indeed potentially dangerous, combined with the loss of hedgerow and major impact on the landscape, unlikely to be achieved

Availability

Site would be available as the landowner has submitted the site for consideration for development

Acceptability

This site did not feature in any of the responses from villagers in the Individual Questionnaire

Assessment conclusions

Site suitable: No
 Site available: Yes
 Site achievable: No

Conclusion

Site is available, but not believed to be achievable