

Barford, Marlingford, Colton & Wrampingham Village Cluster Site Assessment Forms

New, Revised & Amended Sites

December 2022

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5014
Site address	Land north of the Norfolk Lurcher/Ugly Bug Inn, Colton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	2015/1148/F for swimming pool and residential accommodation refused 20/07/2015, and appeal dismissed 03/06/2016.
Site size, hectares (as promoted)	1.1
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	6 28 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 small field access on Norwich Road, overgrown. NCC Highways – Amber. Access requires significant hedge / tree removal. Site remote, no walking route to catchment school, network poor.	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 	Red	Distance to Barford Primary School 3,100 m along rural roads with no footways Honningham Thorpe Farms employment complex approx. 350m, plus other local employment in the vicinity.	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	<p>Distance to Colton village hall and play area 850 metres</p> <p>Adjacent to Norfolk Lurcher public house</p>	Amber
Utilities Capacity	Amber	<p>No known constraints.</p> <p>Environment Agency: Green</p>	Amber
Utilities Infrastructure	Green	No identified on-site infrastructure.	Green
Better Broadband for Norfolk	N/A	<p>Half site: available to some or all properties and no upgrade planned via BBfN.</p> <p>Half site: no planned upgrade</p>	Red
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	<p>Greenfield and unlikely to be contaminated.</p> <p>No known issues.</p>	Green
Flood Risk	Green	<p>Flood Zone 1</p> <p>Small areas of Surface Water Flood risk to north and west roadsides and one small area within the site: 1:1000</p> <p>LLFA: Amber. At risk of surface water flooding. Few or no constraints. Standard information required at planning stage.</p> <p>Environment Agency: Green</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i> Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland	N/A	North: East: Fringe Farmland West: Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	North: East: G1 Easton Fringe Farmland West: B6 Yare Tributary Farmland Agricultural Land Classification; 2 Very good (Light Blue)	N/A
Overall Landscape Assessment	Amber	Landscape impact resulting from possible loss of existing trees and significant hedgerow on frontage.	Amber
Townscape	Red	Surrounding development is sporadic and not intense. Building a number of houses here would not be in keeping with this loose townscape.	Red
Biodiversity & Geodiversity	Amber	No designations. Substantial mature native hedge on entire frontage with Norwich Road. Also along High House Farm Lane frontage. Likely to support wildlife, particularly as there is a large pond adjacent. NCC Ecologist: Amber. SSSI IRZ but housing and water discharge not listed as requiring consultation with Natural England. Ponds within 250m of site. Amber risk zone for great crested newts. Not in GI corridor. Norfolk Wildlife Trust: Note that this	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		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.	
Historic Environment	Green	No heritage assets nearby. HES - Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	Road network is heavily constrained with no footways. Relatively close to Norwich via A47. NCC Highways – Red. Access requires significant hedge / tree removal. Site remote, no walking route to catchment school, network poor.	Amber
Neighbouring Land Uses	Green	Sporadic residential. Ponds to south and pub beyond.	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Residential development on this piece of land would open up a large area of undeveloped green land and significantly change the character of the area.	N/A
Is safe access achievable into the site? Any additional highways observations?	Is an existing field access onto Norwich Road which is overgrown. Whilst it is a break in the hedge line it is small and unobtrusive which would not be the case if it were used as a residential access.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Vacant, last used for agriculture some time ago.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Sporadic dwellings	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Substantial mature, native hedge on boundaries.	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)	No evidence.	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 and out of the site because it is well contained.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	Site Score (R/ A/ G)
<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>Site is not recommended for allocation given significant visual impact in a rural location, loss of hedge, constrained road network and poor access to services.</p>	<p>Red</p>

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	Development of the site does not conflict with any 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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately	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	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Unknown	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing for local people will be provided but has not provided any evidence of viability	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 close to the current Development Boundary for Colton and within a short distance of local employment and the village hall; however, the road network in the vicinity of the site is narrow, unlit with no footways. The site itself has some limited areas of flood risk. The loss of the mature hedgerows around the site (to create suitable access) would significantly change the character of the area and have impacts on habitat.

Site Visit Observations

Site is not recommended for allocation given significant visual impact in a rural location, loss of hedge, constrained road network and poor access to services.

Local Plan Designations

Open countryside, but otherwise no conflicts.

Availability

Site promoter has indicated the site is available immediately.

Achievability

Site promoter has suggested the site is deliverable, including affordable housing, but has not provided any supporting evidence.

OVERALL CONCLUSION:

The site is close to the current Development Boundary for Colton and within a short distance of local employment and the village hall; however, the road network in the vicinity of the site is narrow, unlit with no footways. The loss of the mature hedgerows around the site (to create suitable access) would have a significant visual impact as well as having impacts on habitat.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 29/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5015
Site address	Land west of the Norfolk Lurcher/Ugly Bug Inn Colton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1994/1478 and 94/0271 for garden store and extension respectively
Site size, hectares (as promoted)	
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	2 X at 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	Existing gated access onto the lane which is overgrown. NCC Highways – Amber. Access requires significant hedge / tree removal. Site remote, no walking route to catchment school, network poor.	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 	Red	Distance to Barford Primary School over 3km along rural roads with no footways Honningham Thorpe Farms employment complex approx. 600m, other local employment in the vicinity.	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	Distance to Colton village hall and play area 850 metres Adjacent to Norfolk Lurcher public house.	Green
Utilities Capacity	Amber	No known constraints Environment Agency: Green	Amber
Utilities Infrastructure	Green	No known infrastructure on site.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no upgrade planned via BBfN	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	Undeveloped and unlikely to be contaminated. No known issues.	Green
Flood Risk	Green	Flood Zone 1 Small area of Surface Water Flood risk off site along track to north. LLFA – Green. Few or no constraints. Standard information required at planning stage. Environment Agency: Green	Green

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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B6 Yare Tributary Farmland Agricultural Land Classification; Grade 2 Very good (Light Blue)	N/A
Overall Landscape Assessment	Green	Despite there being various commercial uses around the site it now has the appearance of an undeveloped rural area, although it was previously car parking for the pub. This site is now an area of green space which is well treed.	Amber
Townscape	Green	No adverse impact on the village.	Green
Biodiversity & Geodiversity	Green	Undeveloped land with trees. Likely to support wildlife, particularly as there is a large pond opposite. NCC Ecologist: Amber. SSSI IRZ but housing and water discharge not listed as requiring consultation with Natural England. Pond on site and pond within 250m of site. Amber risk zone for great crested newts. Loss of trees/habitat which would not be easy to mitigate (not identified as priority habitat) not in GI corridor. Environment Agency: Green	Amber
Historic Environment	Green	No heritage assets nearby. HES - Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	Road network is heavily constrained with no footways. Relatively close to Norwich via A47. NCC Highways – Red. Access requires significant hedge / tree removal. Site remote, no walking route to catchment school, network poor.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Amber	Pub to east. Commercial units to west. Viking Nursery adjacent along road to south.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No significant impact.	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing wooden gate to road. Lane is narrow, single track with driveways for passing places. No path.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused land, trees on site. Has amenity value in the rural landscape.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mainly commercial units, to west, south and east and one detached property to north. May be issues of noise and disturbance which would need to be considered.	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)	Hedges and trees on boundaries.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Mature trees within and around the site. Site has been unused for 8/9 years and has become overgrown, therefore may have become habitat particularly as there is a large pond opposite.	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)	No evidence of contamination.	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 the site as it is not cultivated, vegetation has grown and the road is narrow.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	Site Score (R/ A/ G)
<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>This is a small, narrow site in a rural setting which has significant vegetation and visual amenity value opposite the pub.</p> <p>The village does not have services and it is not possible to walk to any, apart from the pub opposite. Do not consider it appropriate to develop for residential.</p>	<p>Red</p>

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	Development of the site does not conflict with any 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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately	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	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No, unless road widening was required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No, suggested two larger barn-like dwellings.	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 detached from the Settlement Limit for Colton, which would need to be extended around the adjacent pub and employment units for this site to make sense as a SL extension. Although a former pub car park, the site appears to have largely reverted to nature, with extensive vegetation. Employment opportunities are available close by, but other facilities (including the school) are more distant, and the road network in the vicinity of the site is narrow, unlit and has no footpaths.

Site Visit Observations

This is a small, narrow site in a rural setting which has significant vegetation and visual amenity value opposite the pub.

The village has limited services and it is not possible to walk to any, apart from the pub opposite.

Local Plan Designations

Open countryside, but otherwise no conflicts.

Availability

Site promoter has indicated the site is available immediately.

Achievability

Site promoter has indicated that the site would be deliverable for two barn-style dwellings.

OVERALL CONCLUSION:

The site is detached from the Settlement Limit for Colton, which would need to be extended around the adjacent pub and employment units for this site to make sense as a SL extension. Although a former pub car park, the site appears to have largely reverted to nature, with extensive vegetation which contributes to the rural character of the area. Employment opportunities are available close by, but other facilities (including the school) are more distant, and the road network in the vicinity of the site is narrow, unlit and has no footpaths. The proximity of the pub and the employment uses immediately to the west of the site may impact residential amenity.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 29/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0552REVA
Site address	Land at Bridge Road and Watton Road, Barford
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1988/3195 for 1 dwelling refused 27/10/1988.
Site size, hectares (as promoted)	2.12
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25 or more 53 at 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	<p>Existing access is via Suttons Loke, minor road, to the west.</p> <p>Has frontage to B1108 – would need to check with HA if safe access can be achieved in 40mph area.</p> <p>However, would require loss of significant hedge in a very prominent position.</p> <p>Highways meeting (from discussion of the wider SN0552 site) - the site is the wrong side of the B1108 and would potentially require a pedestrian crossing as well as demonstrating adequate visibility within the 40mph area.</p> <p>Development (of a larger site) could help enforce speed reduction through 'side friction'.</p>	Amber

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 	Green	<p>Barford Primary School; 560 metres</p> <p>Bus service runs past site along B1108 – stops within 100m</p> <p>Local employment on opposite side of B1108 – within 50m</p>	N/A
<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 	N/A	<p>Barford village hall and recreation area; 440 metres</p> <p>(Cock public house, adjacent to the west of the site is closed)</p>	Green
Utilities Capacity	Green	No known constraints.	Green
Utilities Infrastructure	Amber	Owner states that water, sewer and electricity are in place along Suttons Loke, but no mains gas.	Amber
Better Broadband for Norfolk	N/A	Under consideration for further upgrades.	Amber
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	<p>No information given.</p> <p>Contamination unlikely as grazing area.</p> <p>Stability questionable given flood risk, would need further information.</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Red	Area to the east, adjacent to the River is in Flood Zones 2 and 3. High risk of surface water flooding in patches over the whole site as low-lying.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Rural River Valley	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B2 Tiffey Tributary Farmland Agricultural Land Classification; Grade 3	N/A
Overall Landscape Assessment	Red	Site is within identified River Valley. Wide view of site when approaching from east on B1108. Significant residential development would appear incongruous.	Red
Townscape	Green	No impact on townscape but it would not follow the existing pattern of development which is to the north of the B1108.	Amber
Biodiversity & Geodiversity	Red	Adjacent to river – habitat value. Pond on site. Would need further investigation.	Red
Historic Environment	Green	Doesn't affect setting of non-designated heritage asset, the Cock public house.	Green
Open Space	Green	No	Green
Transport and Roads	Green	Adjacent to the B1108 which is the main Watton Road from Norwich and connects directly to the A47 at Colney. On bus route. Well connected.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>Highways meeting (from discussion of the wider SN0552 site) - the site is the wrong side of the B1108 and would potentially require a pedestrian crossing as well as demonstrating adequate visibility within the 40mph area. Development (of a larger site) could help enforce speed reduction through 'side friction'.</p>	
Neighbouring Land Uses	Green	<p>To the west off Suttons Loke is residential. To the north, opposite alongside (B1108) is mostly industrial, as well as Barford Vehicle Hire also residential on Style Loke and more residential down to the River. To the east is the River Tiffey and lower land. To the south is farmland recently planted as wildflowers and various field shelters and storage.</p> <p>Uses are compatible but concern about proximity to River.</p>	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated April 2019)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	None.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is currently from Sutton Loke which is a narrow track to the west off the B1108. Would need to consider whether direct access from B1108 was preferable.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grazing for horse.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential on Sutton Loke, commercial and residential to north on B1108 and grazing land/river to south and est. Compatible uses.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level and flat, adjacent to River Tiffey and low-lying, need to check flooding.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Narrow path, verge and significant native, mature hedge with Ash tree to road frontage. Also historic mileage stone; '7 miles to Norwich'. Significant mature hedge along Loke boundary. River to east and field boundary to south.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes, significant hedges on two boundaries and the River to the east. Likely to be important habitat, would need ecology investigation.	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)	Electricity power cables cross the site; four poles along frontage. No evidence of contamination, unlikely as only appears to be used for grazing.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated April 2019)	Site Score (R/ A/ G)
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	<p>Significant views into site from main road particularly from east as the river valley is flat and undeveloped and the road level rises over the Tiffey.</p> <p>There is a hedge on frontage and to the west but dwellings would still be highly visible above this.</p> <p>Views out of the site would be wide to the south as the land is flat and open.</p>	N/A
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>Development in Barford is largely to north of B1108 with only sporadic development to south and none between Suttons Loke and Burdock Lane. This is an important part of the setting of the River and development would be very intrusive in the landscape.</p> <p>Also risk of flooding both from river and surface water.</p>	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)
River Valley		N/A
		N/A
		N/A
Conclusion	Site falls within River Valley designation	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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	6-10 years	Red
Comments:	Not within required timescale.	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	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes because of size of site	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated aware of Policies but no evidence submitted.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

Whilst the site is well located in terms of distance to services, these services are to the north of the B1108 and the highway authority has indicated that a crossing point would be necessary. The highways authority is also concerned re the ability to achieve the visibility necessary within the 40mph zone.

The principal concerns with the site are the extent of flood risk across the site (both fluvial and surface water) and the impact of developing a field south of the B1108, where development is sporadic and loose knit, and most of the settlement is to the north of the road. The impact on the river valley landscape is likely to be heightened by the need to create sufficient frontage visibility to access the site.

Site Visit Observations

Development in Barford is largely to north of B1108 with only sporadic development to south and none between Suttons Loke and Burdock Lane. This is an important part of the setting of the River and development would be very intrusive in the landscape.

Also risk of flooding both from river and surface water.

Local Plan Designations

River Valley landscape and open countryside.

Availability

The site promoter has indicated the site will be available in the medium term (6 to 10 yyears)

Achievability

The site promoter has indicated the site is deliverable, but not submitted any evidence to support this.

OVERALL CONCLUSION:

Whilst the site is well located in terms of distance to services, these services are to the north of the B1108. The main concerns with the site relate to the extensive flood risk (both fluvial and surface water), the impact of developing this site within the rural River Valley, which is particularly evident when approaching from the east and would be heightened by any removal of vegetation to create suitable visibility; and the need to provide a safe crossing point to the main part of the village to the north of the B1108..

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 28/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0552REVB
Site address	Land at Cock Street and Watton Road, Barford
Current planning status (including previous planning policy status)	Some of site to east is inside development boundary
Planning History	2000/0169/F for retention of 4 portable buildings refused 08/03/00 1987/2669/F for 1 dwelling approved 16/12/1987 (Harvest Cottage)
Site size, hectares (as promoted)	0.76
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site or could be extension to SL
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	None stated – plan shows 31 19 at 25 dph
Greenfield/ Brownfield	Greenfield (west), Brownfield (east)

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	Green	<p>Existing accesses onto Cock Street and B1108, would need to consider number of dwellings compared to existing use and necessary visibility improvements.</p> <p>NCC Highways – Amber. Subject to access at Cock Street only with junction improvement at Cock St / B1108 junction, 2.0m footway at Cock St frontage and providing verge at B1108 frontage to enable future provision of 2.0m footway.</p> <p>NCC Highways meeting - Will need to close the existing garage access off Watton Road and access the site solely off Cock Street. Will need improvements to the Watton Road/Cock Street junction, with adequate visibility within dedicated highway land. The site should facilitate pedestrian/cycle access to/from Back Lane, either along the Watton Road frontage or through the site.</p>	Green

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 	Green	<p>Barford Primary School; 280 metres from site</p> <p>Bus service runs past site along B1108 (bus stops approx. 100m)</p> <p>Local employment on B1108 (within 200m)</p>	N/A
<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 	N/A	<p>Distance to Barford village hall and recreation area; 400 metres</p> <p>(Cock public house, opposite the site is closed)</p>	Green
Utilities Capacity	Green	<p>No known capacity issues. Applicant indicates all main utilities are available.</p> <p>Environment Agency: Green</p>	Green
Utilities Infrastructure	Amber	No known infrastructure on site.	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	Previous use as petrol filling station and existing car repairs will require investigation. Will necessitate removal of underground petrol storage tank if not already gone and investigation to ensure no leakage	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>has occurred. Likely mitigation required but not uncommon on former garage sites.</p> <p>Also may be asbestos present given the age and structure of the buildings.</p>	
Flood Risk	Green	<p>Flood Zone 1 Low risk of surface water flooding.</p> <p>LLFA – Green. Few or no constraints, on-site flood risk is very minor flooding concentrated to the site boundary. Standard information required at planning stage.</p> <p>Environment Agency: Green</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	<p>East: Rural River Valley</p> <p>West: Tributary Farmland</p>	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	<p>A2 Yare/Tiffey Rural River Valley</p> <p>B2 Tiffey Tributary Farmland</p> <p>Agricultural Land Classification; West: Grade 3 Good to moderate East: non-agricultural</p>	N/A
Overall Landscape Assessment	Green	<p>This area is partially inside the river valley designation. The site comprises two distinct areas; developed (east) and undeveloped (west). Residential development on the east side would not have a negative impact on the landscape as it's already part of the village.</p> <p>Residential development on the west would alter the character of this piece of land. It is the first site on the north side of the road when entering the village along the</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>B1108 from the west, across a large open field which slopes down to the village. However, it is currently screened on all public boundaries, containing it visually, and if these hedges were retained and reinforced it would maintain a definite edge and green approach to the village. It would not encroach into the countryside or have a negative impact on the river valley.</p> <p>There is a tree line north-south through the middle of the site which would be broken through if the west side were to be developed.</p> <p>SNC Landscape Officer - Retain hedging long Back Lane and Watton Road; would need to review the species and the general form/condition of the trees within the dividing tree belt between the two sections of the site - with careful consideration this could be a feature of the site. Tree belt has screened the existing garage in wider views on the approach into Barford, which as a settlement, is relatively well contained in views from the B1108.</p>	
Townscape	Green	<p>In the same way as above the distinct division of the site is relevant. The east side is already part of the townscape but is not an attractive site, re-development would improve it within the village. The site relates well to the townscape and the village.</p> <p>SNC Heritage Officer - Redevelopment of the garage could be viewed as a townscape benefit; the number of dwellings is high for the area; addressing Watton Road may be an issue as the hedgerow</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		should be maintained.	
Biodiversity & Geodiversity	Green	<p>No designations.</p> <p>Area to the east is grassland with significant tree boundaries, likely to be frequented by nesting birds. Would need to retain and consider enhancements for habitat gain.</p> <p>Would need a bat survey as old building would be demolished close to trees.</p> <p>NCC Ecologist: Amber.</p> <p>Car dealership. Amber risk zone for great crested newts but habitats onsite unlikely to support. SSSI IRZ but housing and discharge of water not identified for Natural England consultation. Not in GI corridor. No PROW.</p>	Amber
Historic Environment	Green	<p>Doesn't affect setting of non-designated heritage asset, the Cock public house, would improve the relationship visually by removing the commercial use.</p> <p>Listed farmhouse on opposite corner to south-west but not significantly affected, particularly if landscaping is retained.</p> <p>HES – Amber</p> <p>SNC Heritage Officer - With suitable design and retention of the hedgerow development will not have that much of an impact on Sayer Farm (listed) as the road strongly separates the area and the field to the north west would be retained</p>	Green
Open Space	Green	No	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	<p>Cock Lane is a direct link with footpaths to the school and village hall. There is a lack of footways along the B1108. However, the site is adjacent to the B1108 which is the main Watton Road from Norwich and connects directly to the A47 at Colney. On bus route and well connected.</p> <p>NCC Highways – Amber. Subject to access at Cock Street only with junction improvement at Cock St / B1108 junction, 2.0m footway at Cock St frontage and providing verge at B1108 frontage to enable future provision of 2.0m footway.</p>	Amber
Neighbouring Land Uses	Green	<p>Residential to north and opposite to east. Large house entrance on north of grassed area. Dispersed residential to south and open field to west. All compatible and there would be an improvement to amenity of the existing residential through removal of car sales and garage.</p>	Green

Part 4 - Site Visit

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	None.	N/A
Is safe access achievable into the site? Any additional highways observations?	Already two accesses used for commercial use which presumably includes larger service vehicles. Would be possible to improve either of these.	N/A
Existing land use? (including potential redevelopment/demolition issues)	<p>Half of site; car sales and vehicle repairs which would create noise and activity with the potential for alternative uses to come to the site. Also an older existing dwelling and double garage.</p> <p>Half of site; appears to be private amenity land/garden area.</p> <p>Demolition would be required and reorganising of existing uses, would any be retained? Need to consider the loss of an employment use.</p>	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Adjacent are dwellings so would be compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat with a slope east to west and northwards.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Various. Commercial on part which has open boundaries to frontages and some fencing. Significant trees and hedging on all boundaries of grassed area of the site.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes trees and hedges on undeveloped part of site.	N/A

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on/ adjacent to the site? (e.g., pipelines, telegraph poles)	<p>Yes, potential for contamination of ground from previous garage use and existing commercial use. Would need investigation and mitigation. Pre-war buildings may have asbestos which would need to be professionally removed.</p> <p>Electricity poles along frontage.</p>	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	<p>Views into the site from main road. Commercial use is part of the built-up area but not attractive and could be improved through development. Views of grassed area are limited but the boundaries are significant as they are visible on the edge of the village and approaching on the B1108. Would be preferable to retain these. Limited views out of site.</p>	N/A
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>The area within the development boundary could be redeveloped in any case through a planning application and would represent a general aesthetic improvement, although the loss of an employment use would need to be considered.</p> <p>The adjacent grassed area relates to the village if accessed through the garage site. If dealt with sensitively and if the green boundaries were retained, it would not impact on the wider landscape as it is contained.</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)
Development Boundary		N/A
River Valley		N/A
		N/A
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No but owner has been approached.	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately. Existing uses would need to be vacated.	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, would need to take account of demolition and any remediation costs.	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	If whole site was development would trigger affordable housing requirement.	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 well located in terms of distance to local services and bus access to Norwich and Watton. Subject to access from Cock Street and improvements to the junction with the B1108, the site has reasonable access. The site is made up of two distinct parcels: (1) the element within the existing Development Boundary is a brownfield garage, where opportunities exist to significantly improve the appearance of a prominent site on the B1108, balanced with the loss of employment and the cost of demolition and decontamination of the site; and (2) a greenfield site to the west, which is relatively unconstrained, but would need to be accessed via the brownfield site and would need to ensure retention of the significant hedges/trees around the site, for both visual containment and ecological value.

Site Visit Observations

The area within the development boundary could be redeveloped in any case through a planning application and would represent a general aesthetic improvement, although the loss of an employment use would need to be considered.

The adjacent grassed area relates to the village if accessed through the garage site. If dealt with sensitively and if the green boundaries were retained, it would not impact on the wider landscape as it is contained.

Local Plan Designations

The garage site is within the existing Development Limit for Barford, and redevelopment would need to be considered in relation to policies concerning the retention of rural employment. The greenfield element of the site outside the current Development Boundary, in the Countryside. The River Valley designation also cuts across the site.

Availability

The site promoter has indicated that the site would be available immediately once the current use has vacated and that there has been developer interest in the site.

Achievability

The site promoter has indicated that the site is deliverable, however no supporting evidence has been submitted and as well as the normal requirement (for affordable units, open space, highways improvements etc.), there would be costs associated with decommissioning the former/existing uses.

OVERALL CONCLUSION:

The site is well located in terms of distance to local services and bus access to Norwich and Watton. Subject to access from Cock Street, improvements to the junction with the B1108, and provision of a verge on the B1108, the site is likely to be acceptable in highways terms. The site is made up of two distinct parcels: (1) the element within the existing Development Boundary is a brownfield garage, where opportunities exist to significantly improve the appearance of a prominent site on the B1108, balanced with the loss of employment and the cost of demolition and decontamination of the site; and (2) a greenfield site to the west, which is relatively unconstrained, but would need to be accessed via the brownfield site and would need to ensure retention of the significant hedges/trees

around the site, for both visual containment, limiting any impact on the nearby listed building, and ecological value.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 28/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0552REVC
Site address	Land at Watton Road, Barford
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.73ha (residential element)
Promoted Site Use, including (i) Allocated site (j) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25 dwellings and 6ha of open space
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	<p>The site has two road frontages where the residential development is proposed. An indicative plan shows a site access off the B1108 Watton Road or off Back Lane.</p> <p>Back Lane is a single carriageway road and currently unsuitable.</p> <p>Highways meeting (from discussion of the wider SN0552 site) – site would need to demonstrate adequate visibility within the 40mph area. Development (of a larger site) could help enforce speed reduction through 'side friction'.</p>	Amber
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services	Amber	<p>Barford Primary School; 400 metres from site</p> <p>Bus service runs past site along B1108 (bus stops approx. 275m)</p> <p>Local employment on B1108 (approx. 350m)</p>	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<ul style="list-style-type: none"> ○ Local employment opportunities ○ Peak-time public transport 			
<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	Distance to Barford village hall and recreation area; 520 metres (Cock public house, close to the site is closed)	Green
Utilities Capacity	Amber	No known capacity issues.	Amber
Utilities Infrastructure	Amber	Within village on east side. No gas – oil only?	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	Unlikely as agricultural field.	Green
Flood Risk	Green	Flood Zone 1 Low risk if surface water flooding to south along the B1108.	Green

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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B2 Tiffey Tributary Farmland Agricultural Land Classification; Grade 3 Good to moderate	N/A
Overall Landscape Assessment	Green	Outside of the river valley designation but this field is open and prominent on the approach from the west. Development would break out into the countryside and be highly visible.	Red
Townscape	Red	Doesn't relate well to the existing village. This site is away from the village core, in an area where houses are only sporadic. Back Lane currently provides a clearly defined the edge of the settlement and this site breaches that line.	Red
Biodiversity & Geodiversity	Green	No designations. Unlikely to be any habitat as it is an arable field with open boundaries on all sides.	Green
Historic Environment	Amber	Listed farmhouse opposite the rural setting of which would be affected.	Amber
Open Space	Green	No	Green
Transport and Roads	Green	Direct access onto B1108 and onward to the A47 and Norwich. However, there is a lack of footway access back to the village, and no indication that one could be provided.	Green
Neighbouring Land Uses	Green	Agriculture and sparse detached dwellings.	Green

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?	The site has services within walking distance and is well connected to Norwich. But it is detached from the main part of the settlement and would negatively impact on the landscape. The affect on the listed building will need to be considered.	N/A
Is safe access achievable into the site? Any additional highways observations?	Two possible accesses are suggested. Back Lane is a very minor, single track road although it could be widened to a site access. It is likely that an access could be achieved from the B1108.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Arable field.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture with scattered houses opposite and one set well back on Back Lane.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slope down towards the village.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	None – open with a small bank along each roadside.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	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)	Telegraph poles along B1108. Unlikely to be contaminated given agricultural use.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Long views into and out of the site when approaching from north and west.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
<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>Development would have a significant impact on the landscape and would not respect the existing character of the village.</p>	<p>Red</p>

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)
Adjacent River Valley		N/A
		N/A
		N/A
Conclusion	Development of the site does not conflict with any 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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) 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. Would need to demonstrate how open space would be provided, managed etc in addition to residential.	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	6ha open space	N/A

Part 7 - Conclusion

Suitability

The site is on the western periphery of Barford, where Back Lane currently forms an edge to the settlement. Whilst within a reasonable distance of local services and bus stops on the main Norwich/Watton route, there is a lack of footway connections along the busy B1108 (which is subject to a 40mph limit); the site would need to demonstrate adequate visibility in both directions onto the B1108. Barford is currently visually well contained in the landscape; however, this site would be visible for some considerable distance when approaching from the west, changing the character of the area. There would also be impacts on the rural outlook of the listed Sayers Farm.

Site Visit Observations

Development would have a significant impact on the landscape and would not respect the existing character of the village.

Local Plan Designations

Open countryside, but otherwise no conflicts.

Availability

The site promoter has indicated the site would be available within the first five years of the plan.

Achievability

The site promoter has indicated the site is deliverable. However, no supporting evidence has been provided to support deliverability, in particular the extensive areas of open space offered as part of the scheme.

OVERALL CONCLUSION:

Whilst the site is relatively well located in terms of distance to services and has few on-site constraints there are two main concerns with development in this location (1) the visual intrusion which would make the settlement of Barford more prominent, as opposed to presently being visually well contained, significantly altering the character of the area and impacting on the rural setting of the listed Sayers Farm; and (2) the lack of safe pedestrian (and cycle) links back to the main part of the village. On balance, as a relatively small extension to the settlement, a proposal with adequate landscaping/screening, a sensitive layout/design and suitable access on to the B1108 and good quality pedestrian links into the main part of the village could be acceptable.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 29/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0552REVD
Site address	Land at Watton Road, Barford
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	1.97Ha (residential element only)
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	50 dwellings and 12ha of open space
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	<p>The site has two road frontages where the residential development is proposed. An indicative plan shows two site accesses off the B1108 Watton Road and one off Back Lane.</p> <p>Back Lane is a single carriageway road and currently unsuitable.</p> <p>Highways meeting (from discussion of the wider SN0552 site) – site would need to demonstrate adequate visibility within the 40mph area. Development (of a larger site) could help enforce speed reduction through 'side friction'.</p>	Amber
Accessibility to local services and facilities <i>Part 1:</i> <input type="checkbox"/> Primary School <input type="checkbox"/> Secondary school <input type="checkbox"/> Local healthcare services <input type="checkbox"/> Retail services	Amber	<p>Barford Primary School; 400 metres from site</p> <p>Bus service runs past site along B1108 (bus stops approx. 275m)</p> <p>Local employment on B1108 (approx. 350m)</p>	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<ul style="list-style-type: none"> ○ Local employment opportunities ○ Peak-time public transport 			
<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	Distance to Barford village hall and recreation area; 520 metres (Cock public house, opposite the site is closed)	Green
Utilities Capacity	Amber	No known capacity issues.	Amber
Utilities Infrastructure	Amber	Within village on east side. No gas – oil only?	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	Unlikely as agricultural field.	Green
Flood Risk	Green	Flood Zone 1 Low risk if surface water flooding to south along the B1108.	Green

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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B2 Tiffey Tributary Farmland Agricultural Land Classification; Grade 3 Good to moderate	N/A
Overall Landscape Assessment	Green	Outside of the river valley designation but this field is open and prominent on the approach from the west. Development would break out into the countryside and be highly visible particularly on this scale.	Red
Townscape	Red	Doesn't relate well to the existing village. This site is away from the village core, in an area where houses are only sporadic. Back Lane currently provides a clearly defined the edge of the settlement and this site breaches that line. Lengthening the site along the B1108 would also be uncharacteristic of the relatively compact nature of Barford, where only very low-density housing extends beyond the core of the village.	Red
Biodiversity & Geodiversity	Green	No designations. Unlikely to be any habitat as it is an arable field with open boundaries on all sides.	Green
Historic Environment	Amber	Listed farmhouse opposite the rural setting of which would be affected.	Amber
Open Space	Green	No	Green
Transport and Roads	Green	Well linked. Direct access onto B1108 and onward to the A47 and Norwich. However, there is a lack of footway access back to the village, and no indication that one could be provided.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Agriculture and sparse detached dwellings.	Green

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?	The site has services within walking distance and is well connected to Norwich. But it is detached from the main part of the settlement and would negatively impact on the landscape. The effect on the listed building will need to be considered.	N/A
Is safe access achievable into the site? Any additional highways observations?	Three possible accesses are suggested. Back Lane is a very minor, single track road although it could be widened to a site access. It is likely that access could be achieved from the B1108.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Arable field.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture with scattered houses opposite and one set well back on Back Lane.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slope down towards the village.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	None – open with a small bank along each roadside.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	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)	Telegraph poles along B1108. Unlikely to be contaminated given agricultural use.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Long views into and out of the site when approaching from north and west.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
<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>Development would have a significant impact on the landscape, particularly as it would extend further onto higher ground. It would not respect the existing, compact character of the village by extending development along the B1108.</p>	<p>Red</p>

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)
Adjacent River Valley		N/A
		N/A
		N/A
Conclusion	Development of the site does not conflict with any 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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) 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. Would need to demonstrate how open space would be provided, managed etc in addition to residential.	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	12ha open space	N/A

Part 7 - Conclusion

Suitability

The site is on the western periphery of Barford, where Back Lane currently forms an edge to the settlement. Whilst within a reasonable distance of local services and bus stops on the main Norwich/Watton route, there is a lack of footway connections along the busy B1108 (which is subject to a 40mph limit); the site would need to demonstrate adequate visibility in both directions onto the B1108. Barford is currently visually well contained in the landscape; however, this site would be visible for some considerable distance when approaching from the west, significantly changing the character of the area and the form of the settlement, which is currently relatively compact. There would also be impacts on the rural outlook of the listed Sayers Farm.

Site Visit Observations

Development would have a significant impact on the landscape, particularly as it would extend further onto higher ground. It would not respect the existing, compact character of the village by extending development along the B1108.

Local Plan Designations

Open countryside, but otherwise no conflicts.

Availability

The site promoter has indicated the site would be available within the first five years of the plan.

Achievability

The site promoter has indicated the site is deliverable. However, no supporting evidence has been provided to support deliverability, in particular the extensive areas of open space offered as part of the scheme.

OVERALL CONCLUSION:

Whilst the site is relatively well located in terms of distance to services and has few on-site constraints there are two main concerns with development in this location: (1) the visual intrusion of a site extending along the B1108 on rising land, which would make the compact settlement of Barford more prominent, as opposed to presently being visually well contained, significantly altering the character of the area and impacting on the rural setting of the listed Sayers Farm; and (2) the lack of safe pedestrian (and cycle) links back to the main part of the village. The site is also of scale that is larger than being sought in the VCHAP, and although the benefit of a substantial area of open space is being offered, there is no indication of engagement with the local community regarding support for this, or how any long-term management would be undertaken.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 29/04/202