

# Ditchingham, Broome, Hedenham & Thwaite 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**

<b>Detail</b>	<b>Comments</b>
<b>Site Reference</b>	SN0078
<b>Site address</b>	Land off Loddon Road, Ditchingham
<b>Current planning status (including previous planning policy status)</b>	Unallocated
<b>Planning History</b>	No relevant planning history
<b>Site size, hectares (as promoted)</b>	0.74
<b>Promoted Site Use, including (a) Allocated site (b) SL extension</b>	Allocation
<b>Promoted Site Density (if known – otherwise assume 25 dwellings/ha)</b>	Up to 25 dph  (Approximately 19 dwellings)
<b>Greenfield/ Brownfield</b>	Greenfield

**Part 2 - Absolute Constraints**

**ABSOLUTE ON-SITE CONSTRAINTS** *(if 'yes' to any of the below, the site will be excluded from further assessment)*

<b>Is the site located in, or does the site include:</b>	<b>Response</b>
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

### Part 3 - Suitability Assessment

#### HELAA Score:

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

#### Site Score:

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

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

#### SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access to the site is proposed from Loddon Road. Subject to appropriate visibility splays the access is considered acceptable  NCC Highways meeting - developer would need to demonstrate adequate visibility could be achieved, as well as a pedestrian footpath along the site frontage; it may also be necessary to investigate junction improvements at the Station Road/ Loddon Road/ Hollow Hill Road junction if estate scale development is proposed on the site.	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"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Primary School within Ditchingham is approximately 750m away</p> <p>Village shop</p> <p>Limited employment opportunities</p> <p>Regular bus services operate between Diss and Beccles.</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		<p>2 public houses</p> <p>Village Hall</p> <p>2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road.</p> <p>Recreation ground within Ditchingham</p>	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that water, foul drainage, electricity and gas are available	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	<p>The site is unlikely to be contaminated and has no known ground stability issues</p> <p><b>Minerals &amp; Waste</b> – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	
Flood Risk	Green	Site is in flood zone 1	Green

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> )		Waveney River Valley  Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site is within the river valley, however this covers all the land outside the development boundary in Ditchingham	Amber
Townscape	Green	Site is surrounded by existing built development  <b>Comments of the Senior Heritage &amp; Conservation Officer post Reg-18 consultation</b> - No issues - some concerns about how a successful site could be developed taking into account the unusual shape of the site and tree constraints from the adjacent site (overhang, roots etc)	Green
Biodiversity & Geodiversity	Amber	Development of the site may result in the loss of trees on the site  <b>Comments of the Landscape Officer</b>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		post Reg-18 consultation - adjacent site is Priority Habitat (deciduous woodland) and this extends partially into the promoted site - tree protection measures would need to be considered - constraints to be taken into consideration; scope for some potential development on the site; tree survey would be required to determine species etc and developable area of the site.	
Historic Environment	Amber	Site is not considered to impact upon the historic environment  HES score – Amber	Amber
Open Space	Green	The site would not result in the loss of open space	Green
Transport and Roads	Amber	Site is accessible via Loddon Road  Highways score – Amber	Amber
Neighbouring Land Uses	Green	Residential	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No	N/A
Is safe access achievable into the site? Any additional highways observations?	Access could be achieved from Loddon Road	N/A
Existing land use? (including potential redevelopment/demolition issues)	Residential curtilage	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes downwards from Loddon Road.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The site is screened from wider views due to existing vegetation	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are a number of trees within the site which would need to be removed to enable development. Additional trees overhang the site from the neighbouring plot.	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)	There is residential development within close proximity which suggests that utilities would be available.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are limited views into the site due to the existing tree cover.	N/A
<b>Initial site visit conclusion</b> (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)	Development on the site would require the removal of a number of trees.	Amber

## Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
<b>Conclusion</b>		Amber

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private. Applicant is the part owner of the site. It is not clear whether the other land owners wish to see the site developed.	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is not being actively marketed, however the landowner has previously been approached by a local house builder to develop the site.	N/A
When might the site be available for development?	Within 5 years	
Comments:		Amber

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Applicant has provided a statement setting out that they consider it to be deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Applicant has confirmed that the site is viable and policy requirements could be met	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

## **Part 7 - Conclusion**

### **Suitability**

Not considered suitable due to potential adverse impact upon landscape/townscape.

### **Site Visit Observations**

The site contains a number of trees, which provide part of the verdant setting to this section of Loddon Road. Development on the site would result in loss of trees which would impact upon the landscape/townscape in this area.

### **Local Plan Designations**

Site is located within the designated river valley, however this is the same for all sites within Ditchingham and Broome.

### **Availability**

Applicant is the part owner of the site. Details of the other site owners have not been provided, furthermore they have not confirmed whether they would be willing for the site to be development.

### **Achievability**

The achievability of the site is queried if all landowners are not willing to develop the site. It is also unclear what parts of the site are outside of the ownership of the promoter.

### **OVERALL CONCLUSION:**

UNREASONABLE – The development of the site would require the removal of a number of trees. Development would impact upon the landscape. Furthermore, the site is in multiple ownership and it is unclear if all the site owners support development

**Update post Regulation 18 consultation:** Representations were submitted in response to the Regulation 18 consultation advising of the low value of the trees that remain on the site. A further review of the tree coverage has identified Priority Habitat (deciduous woodland) on the adjacent site, partially extending to SN0078. The tree coverage is considered to be a constraint to development of this site but with appropriate design solutions some form of development on the site may be achievable. The Highways Authority have indicated that off-site highway works, including potential junction improvements, would be required to make this site acceptable in highways terms. The site is considered to be a REASONABLE ALTERNATIVE.

### **Preferred Site:**

**Reasonable Alternative:** Yes

**Rejected:**

Date Completed: 13 July 2020

Date Updated: 3 May 2022

Officer: Kate Fisher

## SN Village Clusters Housing Allocations Document – Site Assessment Form

### Part 1 - Site Details

Detail	Comments
Site Reference	SN0345
Site address	Land to the north of Loddon Road, Ditchingham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	1.62 ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25dph = approximately 40 dwellings
Greenfield/ Brownfield	Greenfield

### Part 2 - Absolute Constraints

**ABSOLUTE ON-SITE CONSTRAINTS** (if 'yes' to any of the below, the site will be excluded from further assessment)

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

### Part 3 - Suitability Assessment

#### HELAA Score:

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

#### Site Score:

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

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

#### SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access proposed via Loddon Road, consideration would be needed of visibility splays.</p> <p><b>Highways score</b> – Amber – the developer would need to widen carriageway to 5.5m and provide a 2.0m footway to connect with existing to west</p> <p><b>NCC Highways meeting</b> - Need to check whether report has been forwarded and send through if not; development on this site would result in the loss of trees along the site frontage</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"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Green	<p>Primary School within Ditchingham is approximately 250metres from the site.</p> <p>Village shop</p> <p>Limited employment opportunities</p> <p>Regular bus services operate between Diss and Beccles.</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		<p>2 public houses</p> <p>Village Hall</p> <p>2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road.</p> <p>Recreation ground within Ditchingham</p>	Green
Utilities Capacity	Amber	Wastewater capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that water, electricity and foul drainage likely available to site	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	<p>The site is unlikely to be contaminated and has no known ground stability issues</p> <p><b>Minerals &amp; Waste comment</b> – the site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		becomes an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	
Flood Risk	Amber	Site is in flood zone 1	Green

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>		Waveney River Valley  Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site is currently screened from public view by existing hedgerows and trees.	Amber
Townscape	Green	There is existing residential development to the south of the site. Site is contained within the landscape due to existing screening.  <b>Senior Heritage &amp; Conservation Officer</b> - Green	Green
Biodiversity & Geodiversity	Amber	Access via Loddon Road would involve the loss of some hedgerows fronting the road.	Amber
Historic Environment	Amber	Site is not considered to impact upon the historic environment  <b>Senior Heritage &amp; Conservation Officer</b> - Green  <b>HES score</b> – Amber	Green
Open Space	Green	Site would not result in the loss of open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	<p>Site is accessible from Loddon Road. Additional footpaths would be needed to connect to existing provision. Development is not considered to impact upon the functioning of the local road network, subject to improvements to the footpaths.</p> <p><b>Highways score</b> – Amber. The developer would need to widen carriageway to 5.5m and provide a 2.0m footway to connect with existing to west</p>	Amber
Neighbouring Land Uses	Green	Residential	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development is not considered to impact the historic environment. The site is screened from the wider landscape and is not considered to have an adverse impact upon the townscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	There is an existing field access from Loddon Road. Highways authority should advise on visibility splays if the site is considered to be a potential Reasonable Alternative site as there is the potential this would affect trees.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential dwellings are located to the west and north of the site.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes up to the north west	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	There are existing trees which screen the site from the south, east and north. There is an open boundary to the residential dwelling to the north	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is an existing access to the site, which subject to confirmation from NCC would be suitable, however to create visibility splays and provide to connect to the exiting provision to the west this may result in the loss of trees. This should be clarified.	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	N/A

Site Visit Observations	Comments	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	Views into the site are restricted by the existing trees on the site boundary. Within the site there is an open view of the residential dwellings to the west	N/A
<b>Initial site visit conclusion</b> (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)	Subject to clarifications in regard to the point of access, visibility splays and impact upon trees, site is considered a suitable option for development.	Amber

## Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
<b>Conclusion</b>		Amber

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Site isn't currently being marketed	N/A
When might the site be available for development?	Immediately	Green
Comments:		Green

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Promoter has confirmed deliverability	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Improvements required to the footpath to provide connection to the existing provision to the west	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that the site is viable.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

## **Part 7 - Conclusion**

### **Suitability**

The site is considered to be a suitable option for residential development, subject to clarification in regard to the access and visibility splays in regard to trees which border the site. A footpath would also need to be provided to connect to the existing provision to the west.

### **Site Visit Observations**

The site is screened from the wider landscape. There is an existing field access from Loddon Road, located to the west of the site. Clarification is needed from Highways and the Landscape Architect in regard to the access and impact upon trees.

### **Local Plan Designations**

Site is located within the River Valley, however this is the same for all sites within Ditchingham

### **Availability**

The landowner has confirmed that the site is available. No additional constraints have been identified.

### **Achievability**

An off-site footpath connection would be needed to connect with the existing provision to the west.

### **OVERALL CONCLUSION:**

REASONABLE ALTERNATIVE – This site is considered to suitable for allocation, subject to confirmation of highway suitability and provision of a footway. The site relates suitably to existing services and facilities, the existing form and character of the village and there is limited impact on the wider landscape due to existing screening.

### **Preferred Site:**

**Reasonable Alternative:** Yes

**Rejected:**

Date Completed: 13 July 2020

Officer: Kate Fisher