

Hempnall, Topcroft, Morningthorpe,
Fritton, Shelton & Hardwick
Village Cluster
Site Assessment Forms

New, Revised & Amended Sites

December 2022

Contents

SN0220	3
SN1015	12
SN5012SL	22
SN5056SL	31

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0220
Site address	Land at Millfields, Hempnall
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	0.48 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site SL Extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx. 15 dwellings = 31 dph (25 dph = 12 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>Potential access constraints but these could be overcome through development</p> <p>NCC HIGHWAYS – (Approx 15 dwellings) subject to Millfields being widened. Millfields is a private road with a minimum width of approx. 2.75m, assuming access can be secured between the site and the public network, the access road will need to be widened to a minimum of 4.5m plus a footway. Visibility at the junction with the B1527 looks reasonable. A safe crossing to facilitate journeys to school should be provided between the site and Field Lane to the east. Improvement required to pedestrian route at Mill Road junction with The Street</p> <p>Updated - NCC HIGHWAYS - main issue is the width of the current private road, which would need widening to 5.8m for a shared</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		surface, or at least 4.8m plus a 1.8m foot way for non-shared	
<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>650m safe walk to primary school</p> <p>Doctor surgery, local retail and employment opportunities within 1800m</p> <p>Peak bus service (450m walk to stop)</p>	
<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 		Community centre with groups and recreation ground within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water and electricity to site. Sub station within site on northern boundary which could constrain development	Amber
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Green	Flood zone 1. Low risk of flooding	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
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		B1: Tas tributary farmland ALC: grades 3/4	
Overall Landscape Assessment	Green	Detrimental impacts of development could be reasonably mitigated SNC LANDSCAPE OFFICER- No landscapes issues	Amber
Townscape	Amber	Detrimental impacts of development could be reasonably mitigated through design	Amber
Biodiversity & Geodiversity	Amber	Detrimental impacts could be reasonably mitigated NCC HEC - Amber	Amber
Historic Environment	Amber	Development could have a detrimental impact on setting of heritage asset to east but impact could be reasonably mitigated SNC HERITAGE OFFICER – likely requirement for limiting height due to neighbouring existing bungalow development around the setting of the Mill.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated	Amber
Neighbouring Land Uses	Green	Agriculture/residential/allotments	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Will have some impact on setting of the listed mill – but not significant considering Millfields and the mill have already been developed	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing access constrained. NCC to confirm if safe access achievable	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential development to east, allotments to north, agriculture to west and south - compatible	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open to south. Fencing and intermittent hedgerow to other boundaries.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Nothing of significance	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)	UKPN sub-station on northern boundary near access	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open in views from south	N/A

Site Visit Observations	Comments	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>Safe walking route to primary school and well connected to other local services. Landscape and townscape impacts could be mitigated through design which should reflect scale and character of adjoining)and have regard to setting of listed mill. NCC to confirm satisfactory access.</p>	<p>Green</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)
Open countryside		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)	Enquiries received	N/A
When might the site be available for development?	Immediately	Green
Comments:		

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)	Statement from promoter advising same	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. NCC to confirm access improvements required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter advising same.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is suitable for development for up to 15 dwellings subject to design and heritage considerations, boundary screening and satisfactory access. The size of the site is considered suitable for a SL Extension. Visibility at the junction with the B1527 looks reasonable but highway improvement works have been identified.

Site Visit Observations

Safe walking route to primary school and well connected to other local services. Landscape and townscape impacts could be mitigated through design which should reflect scale and character of adjoining) and have regard to setting of listed mill.

Local Plan Designations

Promoter has advised availability within plan period. No significant constraints to delivery identified

Availability

Promoter has advised availability within plan period. No significant constraints to delivery identified

Achievability

No further constraints identified. SNC has previously given positive informal advice as exceptions site

OVERALL CONCLUSION:

The site is considered **REASONABLE** as an extension to the existing settlement limit of Hempnall, subject to Millfields (private road) being widened and other off-site highway upgrades. Visibility at the junction with the B1527 appears acceptable, but highway improvements are required for the delivery of development. A safe crossing to facilitate journeys to the school is also required between the site and Field Lane to the east. Heritage constraints have also been identified and in protecting the setting of The Mill, however these can be mitigated through careful design; development should be limited in height to 1 ½ storey.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: January 2021

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN1015
Site address	Land adjacent to the primary school, The Street, Hempnall
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	1.6 ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx. 19 dwellings = 12 dph (25 dph = 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>Existing access from The Street, Potential access constraints but these could be overcome through development.</p> <p>NCC HIGHWAYS - May not be able to achieve acceptable visibility. 2,0m wide footway required at frontage along with carriageway widening to 5.5m minimum. Highway constrained in vicinity of site.</p> <p>Updated comments - would be preferable in highways terms (by a considerable margin), adjacent to the new vehicular access for the primary school.</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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 	Green	Adjacent to primary school Doctor surgery, local retail and employment opportunities within 1800m Peak bus service (on bus route)	
<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 		Community centre, recreation ground and village groups within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter has not advised services to site. No UKPN constraints	Amber
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Amber	Flood zone 1. SW flood risk identified in western section and close to existing access	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		B1: Tas tributary farmland ALC: N/A	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design SNC Landscape officer: significant levels changes across the site which currently serves as the access to the primary school	Amber
Townscape	Green	Detrimental impacts on form and character of settlement. Impacts may be limited by reduced site area.	Amber
Biodiversity & Geodiversity	Amber	Detrimental impacts could be reasonably mitigated	Amber
Historic Environment	Green	Development may have a detrimental impact on setting of Has to south and west and on character of CA. Impact may be mitigated. NCC HEC - Amber	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated	Amber
Neighbouring Land Uses	Green	Agriculture/residential/education/vacant land	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Views from the conservation area in this landscape gap of open countryside. Any development should be lower density to maintain some through views. Impact on character of CA and setting of HAs should be assessed	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing access from The Street. Possibility of access to northern part of site from Old Market Way but check ownership - ransom strip? Already highway congestion along The Street. NCC to confirm feasibility	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture/unused/ 2 dwellings at northern end of site	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential development to west and south, education to east. Agriculture to north - compatible	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Ground level rises to north. There is embankment/earthwork within the site which creates an obstacle to development/road layout	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow/fencing. Open to north. PRow close to NE site boundary.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within existing hedgerows	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)	Crossing northern part of site	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	Open in views from north and prominent in views from The Street	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)	Very accessible to local services and public transport. However, a complicated site with significant changes in ground level. Heritage and flood risk issues and congestion of existing highway network	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)
Open countryside		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)	None	N/A
When might the site be available for development?	Within 5 years	Green
Comments:		

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)	Supporting statement from promoter addressing traffic, heritage and landscape	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. NCC to confirm access improvements required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter advising same.	Green
Are there any associated public benefits proposed as part of delivery of the site?	Land for expansion of primary school	

Part 7 - Conclusion

Suitability

The site is considered a suitable size for allocation. It has been noted that there are potential issues with Heritage, highways and flood risk. Significant changes in levels could also constrain development.

Site Visit Observations

Very accessible to local services and public transport. However, a complicated site with significant changes in ground level. Heritage and flood risk issues and congestion of existing highway network.

Local Plan Designations

Promoter has advised availability within plan period.

Availability

Promoter has advised availability within plan period.

Achievability

No further constraints identified.

OVERALL CONCLUSION:

The site is considered to be a **REASONABLE** option for development. The site benefits from good connectivity and relates well to the existing built form of the settlement. The site is relatively open to the north with a PRow to the north east site boundary, where development should be lower density to maintain some through views and to reduce impact on the character of the Conservation Area and setting of the Listed Buildings. Off-site highway works have been identified however these are considered to be achievable. Development would also need to address change in levels across the site.

POST REGULATION 18 UPDATE:

Technical consultee comments submitted by the Lead Local Flood Authority in response to the Regulation 18 consultation highlighted that part of the on-site flood risk contributes to an adjacent flow path where the flow lines indicate this flood water flows southeast off the site, contributing to a larger flow path southwest and south of the site. As a result this site and the previously noted impact on the conservation area and listed building, the site has been reassessed and whilst it is still considered to be a REASONABLE site for development, its status has now been changed from preferred to shortlisted.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 21 August 2020

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5012SL
Site address	Land north of Freyja, The Street, Topcroft
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1987/0803/O for 2 dwellings, refused 03/06/1987.
Site size, hectares (as promoted)	0.1
Promoted Site Use, including (e) Allocated site (f) SL extension	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	4 2-3 at 25pdh
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	Flood Zone 2 & 3
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Existing access from The Street would need to be improved. NCC Highways – Red. Visibility poor, network poor, no footway to catchment school.	Red
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Red	More than 3km walk to primary school Limited employment opportunities within 1800m Limited bus service	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	Village hall/playing field to rear	Amber
Utilities Capacity			
Utilities Infrastructure	Green	Promoter states water, electric and broadband available, unknown for mains sewerage.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	None identified. Previous building on site.	Green
Flood Risk	Red	<p>Flood Zone 2 & 3</p> <p>Surface water flooding; 1:100 risk across the whole site and 1:30 & 1:100 in the north-west corner.</p> <p>LLFA – Red. Surface water flooding which would prevent development. The site is affected by a major flow path in the 0.1% AEP event. In the 3.33% and 1.0% AEP events the site is affected by a smaller extent of a larger off-site flow path. The 0.1% AEP event flow path covers the entire site. Flow lines indicate this flood water flows northeast through the site. This needs to be considered in the site assessment.</p> <p>Access to the site appears to be</p>	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>heavily affected by the on-site and off-site flood risk in all events.</p> <p>We would strongly advise this site is removed from the plan.</p> <p>Environment Agency: Amber In Flood Zone 2 and 3. This site would require a site specific Flood Risk Assessment at application stage. Any proposals should follow the sequential approach to site layout.</p>	

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	East half; B4 – Waveney Tributary Farmland West half; B1 – Tas Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland Agricultural Land Classification; non-agriculture	N/A
Overall Landscape Assessment	Green	The site is an existing fenced in area, well contained and would not impact on the landscape.	Green
Townscape	Green	The site is close to existing dwellings with the playing field behind. It is on the edge of the development boundary and would relate well to the settlement here.	Green
Biodiversity & Geodiversity	Green	Currently unused area, some limited potential for habitat.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		NCC Ecologist: Green. No PROW. SSSI IRZ but residential and water discharge does not require NE consultation. Within GI corridor and orange risk zone for great crested newts.	
Historic Environment	Green	No heritage assets affected. HES - Amber	Green
Open Space	Green	No. Formal open space adjacent to rear.	Green
Transport and Roads	Amber	Site remote from local services and catchment primary school. No continuous footway to catchment school. The local road network is considered to be unsuitable by reason of its road width and lack of footways. NCC Highways – Red. Visibility poor, network poor, no footway to catchment school.	Red
Neighbouring Land Uses	Green	Residential and playing field.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	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?	Appears possible as existing access on frontage to The Street. Narrow roads surrounding the area, unlit and no footpaths.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Vacant land, may have had some building on previously.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and playing field – compatible uses.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level and flat.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Fence to dwelling on south. Hedges on all other sides.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Tress within hedge to north.	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 line along frontage. 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 and out of site because of boundaries which contain it. Site has pleasant views to south-east over playing field.	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)	The site is well contained and adjacent to a dwelling. However, it is not well connected to local services and the surrounding road network is narrow with no paths. The site is in Flood Zones 2&3 which would prevent development.	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)
Adjacent to: Topcroft Sports Field/Formal Open Space		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 – promoter states it is owned by a developer.	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	
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Under threshold.	
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is unsuitable for a settlement limit extension.

Site Visit Observations

The site is well contained and adjacent to a dwelling. However, it is not well connected to local services and the surrounding road network is narrow with no paths.

Local Plan Designations

Open Countryside (adjacent to Topcroft Sports Field/Formal Open Space)

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised availability within plan period.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** site for a Settlement Limit Extension. The site relates poorly to the existing services, including the local school which is over a 3km walk where there is no continuous footpath or lighting. This is considered to be unsuitable and presents highway safety concerns. The site has also been identified within Flood Zone 2 and 3 where there is also a risk of surface water flooding. Whilst in some cases this can be mitigated, the combined impact with location and highways the site has been assessed unsuitable for a settlement limit extension.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 27/04/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5056SL
Site address	Land at Gardeners Cottage, The Street, Topcroft Street
Current planning status (including previous planning policy status)	Outside Development Boundary
Planning History	1987/0991/O for a dwelling refused 03/06/1987. 2017/0094/H for an outbuilding approved 09/03/2017. Part retrospective.
Site size, hectares (as promoted)	0.08Ha
Promoted Site Use, including (g) Allocated site (h) SL extension	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for a single self-build dwelling (1-2dwellings @ 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

Is the site located in, or does the site include:	Response
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 to the north of the site serving outbuilding. NCC Highways – Green. Subject to provision of acceptable visibility splays, but that is reliant on removal of all frontage hedging and trees, some of those trees appear to be significant.	Green
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	More than 3km km walk to primary school Limited employment opportunities within 1800m Limited bus service	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	Village hall within 1800m	Amber
Utilities Capacity	Amber	Utility capacity to be confirmed	Amber
Utilities Infrastructure	Green	Adjacent to existing properties.	Green
Better Broadband for Norfolk	N/A	Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route	N/A	Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Site is unlikely to be contaminated and no known ground stability issues.	Green
Flood Risk	Amber	Flood Zone 1 Low risk of surface water flooding along frontage with road. LLFA – Amber. Significant mitigation required for severe constraints. Significant information required at a planning stage. A small area of the site is affected by flood risk in the 0.1% AEP event. However, this flood risk is associated with a major flow path immediately adjacent to the site with a small area encroaching on the north-western site boundary along The Street. The flow path appears in the 3.33% AEP event increasing in size through the 1.0% and 0.1% AEP events. Though the actual site appears to only partially be affected by flood risk, the flow path has potential to impact the site	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>or, subsequently, development of the site impact the flow path. We would require significant information at a planning stage and would advise this is considered in the site assessment.</p> <p>Access to the site could be significantly impacted by on/off-site flood risk. We would advise this is considered in the site assessment.</p> <p>A large area of the site is covered by 'pond' features. This would make us question the feasibility of the site for significant development and must be considered in the site assessment.</p>	

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	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	B4 Waveney Tributary Farmland No loss of agricultural land	N/A
Overall Landscape Assessment	Green	The site forms part of the setting of the listed building to the south and has previously been excluded from the settlement limit. There are mature trees along the frontage and this site adds to the verdant appearance along this part of the street which would be reduced if	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		developed and it may not be possible to mitigate this impact.	
Townscape	Green	Topcroft Street is characterised by linear development of mainly detached properties on large plots, generally set back from the frontage. Linear development would be in keeping with the general character of the village providing it was low density and could be set well back from the frontage similar to the properties adjacent to the site – the depth of the plot may mean that this could not be achieved satisfactorily.	Amber
Biodiversity & Geodiversity	Amber	There are large mature trees and ponds present which have good potential for habitat. Would need further investigation. Concern that development is likely to put the TPOs at risk. NCC Ecologist: Amber. SSSI IRZ but residential and water discharge does not trigger NE consultation. two ponds on site and in amber risk zone for great crested newts. Also in GI corridor. No PROW.	Amber
Historic Environment	Amber	Grade II listed building immediately to south, development would have an impact on its setting. Area of Archaeological Interest to east of site, may require investigation. Technical views of the Senior Conservation and Design Officer would be required if this site is considered to be suitable to progress. HES – Amber. adj. to site of medieval chapel - possible human burials.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	No	Green
Transport and Roads	Amber	<p>Site remote from local services and catchment primary school. No continuous footway to catchment school. The local road network is considered to be unsuitable by reason of its road width and lack of footways. NCC to confirm if impact on local network could be mitigated.</p> <p>NCC Highways – Amber. The Street appears to narrow in front of the site, localised widening may be required at the frontage to address this and provide safe access.</p>	Amber
Neighbouring Land Uses	Green	Residential – no compatibility issues	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated June 2011 & planning application records)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Would be an impact on the adjacent listed building 'Gardeners Cottage', of which this land would historically been part of the garden. This is an attractive site with large, mature trees which adds significantly to the character of the village.	N/A
Is safe access achievable into the site? Any additional highways observations?	There is an existing access to the site separate from the access to Gardeners Cottage. Highway Authority would need to confirm if safe access is achievable.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Garden	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential which is compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level and flat.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge and TPO trees to road frontage, hedge to south. Outbuilding and vegetation to north.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Significant mature trees along frontage, on adjacent site and hedging on boundaries. Ponds present.	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 utilities evident and reason to suspect 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 and out of the site due to the substantial trees and other planting. The site itself is prominent in the street scene and adds greatly to the character of this narrow, rural street.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated June 2011 & planning application records)	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>The site is in a line of dwellings however it is remote from services, including the school which is around 3km and in any case it is not possible to walk safely as there are no paths or street-lights. It is therefore not a sustainable location as the majority of journeys would have to be by vehicle.</p> <p>The site has historically been excluded from the settlement limit and makes a substantial contribution to the character of the street, particularly with its trees, as well as being part of the setting for the attractive listed building adjacent. Any further development would put the TPOs at risk.</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)
		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)	Unknown	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	Unknown	Amber
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?	Settlement limit extension therefore not relevant	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 – Conclusion

Suitability The site is located adjacent to the existing settlement boundary for Topcroft and is of a suitable size for a SL extension. However, the site is constrained with high surface water flooding, as raised by the LLFA in their technical response. The site is within the setting of a listed building and development of the site would have a significant impact on the setting of this heritage asset. The trees along the site frontage are subject to TPOS and alongside the listed building make a significant contribution to the character of the area. In terms of highways matters, site access would require the removal of these trees and pedestrian connectivity of the site has also been identified as a constraint.

Site Visit Observations The site is in a line of dwellings however it is remote from services, including the school which is around 3km and in any case it is not possible to walk safely as there are no paths or street-lights. This site makes a substantial contribution to the character of the street, particularly with its trees, as well as being part of the setting for the attractive listed building adjacent. Linear development would be in character however development on this site may not be set back within its plot in line with the dwellings adjacent to the plot.

Local Plan Designations None

Availability The site is available

Achievability The site is noted as being achievable however it is unclear how access to the site would be achieved without impacting on the TPO trees.

OVERALL CONCLUSION: The site is UNREASONABLE as a settlement limit extension. Whilst the site is located adjacent to the existing settlement boundary for Topcroft it has historically been excluded from the settlement limit as it makes a substantial contribution to the character of the street, particularly with its protected trees along its frontage, as well as being part of the setting for the attractive adjacent listed building. In addition, the LLFA have raised surface flood issues on the site which would require significant mitigation. Though the actual site appears to only partially be affected by flood risk, the flow path has potential to impact the site or, subsequently, development of the site impact the flow path. The benefits of including this site within the settlement limit (self-build opportunity, single dwelling) are outweighed by the disadvantages and as such the site is considered unsuitable for development.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 27/04/2022