

Little Melton & Great Melton
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	SN4052
Site address	Land south of School Lane and east of Manor Farm Barns, Little Melton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	No planning history
Site size, hectares (as promoted)	1 hectare
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation – 25 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	
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>Possibility of creating a suitable access is constrained.</p> <p>NCC HIGHWAYS – Amber. Subject to acceptable visibility at access. School La appears narrow with no f/w poor vis at junction with Green Lane.</p>	Amber
<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 	Amber	<p>Distance to Little Melton Primary School 650 metres, mainly with footways but no footway along section of School Lane east of junction with Green Lane</p> <p>Distance to bus service 180 metres</p> <p>Distance to shop 350 metres</p> <p>Local employment 1.8km</p>	

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 		Distance to Little Melton village hall and recreation ground 1.6km Distance to The Village Inn public house 600 metres	Green
Utilities Capacity	Amber	Sewerage infrastructure will need to be upgraded AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Amber	Surface water flood risk along highway	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>		C1 Yare Tributary Farmland with Parkland	
Overall Landscape Assessment	Amber	In Norwich Southern Bypass Landscape Protection Zone. No loss of high grade agricultural land.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>SNC LANDSCAPE OFFICER- Within the Southern Bypass Landscape Protection Zone which has a policy requirement to retain openness. Well screened. SN4052 is more open within the landscape but does not have any significant arboricultural issues.</p>	
Townscape	Amber	Other than barn complex to west there is no existing development on the southern side of this section of School Lane	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	<p>Manor Farm Barns to west can be considered a non-designated heritage asset.</p> <p>NCC HES - Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Local road network is constrained</p> <p>NCC HIGHWAYS - Red</p>	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development of the site would introduce new development on to the southern side of School Lane and potentially have an adverse impact on heritage assets to the west	N/A
Is safe access achievable into the site? Any additional highways observations?	No Highways comments, however likely to be similar to SN0488 where access may be achievable, but would need footway provision along School Lane. NCC Highways also state that carriageway realignment may be requirement	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land with no redevelopment or demolition issues	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Manor Farm Barns to west has been converted to residential use and there are residential properties on the other side of School Lane to the north. Otherwise agricultural land. No compatibility issues	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Land rises to the south	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Some hedging along highway boundary with a couple of large trees. Other boundaries are undefined as part of larger field.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in trees and hedging on boundary	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 existing infrastructure or contamination	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 across site from School Lane	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)	Possible site for development, depending on access being achievable and subject to the views of the Senior Heritage and Design Officer	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)
Norwich Policy Area		
Norwich Southern Bypass Landscape Protection Zone	Site is entirely within the zone	
Conclusion	Development of the site would conflict with the aspirations of the policy protecting the Bypass Landscape Protection Zone	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?	Site is in private ownership	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)		N/A
When might the site be available for development?	Immediately/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 form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Footway provision along School Lane and possible carriageway realignment	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?	Additional land available to be given to the parish council or other local body for community use as open space / recreation / woodland / orchard / allotments	

Part 7 - Conclusion

Suitability

The site is of a suitable size to be allocated, subject to achieving satisfactory access. Highway and heritage constraints have been identified. The site is also located within the Southern Bypass Landscape Protection Zone which seeks to protect openness.

Site Visit Observations

School Lane is a constrained road that has been severed by the A47 and does not have the benefit of footways. Development consists of limited frontage development in a linear pattern along the north side of the road. Development of this would therefore introduce development on to an undeveloped side of the road. It would be adjacent to a converted barn complex to the west, but this may have setting of heritage asset implications.

Local Plan Designations

Site is outside but adjacent to the development boundary. The site is entirely within the Norwich Southern Bypass Landscape Protection Zone.

Availability

Promoter states the site is available.

Achievability

No further constraints identified.

OVERALL CONCLUSION:

The site is considered a **REASONABLE** option for allocation.

The site is located to the south of School Lane where there are reasonable verges but no footways, the road would need to be widened and include footpaths. It would also need to be demonstrated that sufficient visibility splays can be achieved, prior to accepting development is acceptable. Whilst the site is located within a residential context, located to the west is Manor Farm Barns which is considered a non-designated heritage asset, the impact of the setting would need to be considered. In landscape terms, the site is relatively open where the Southern Bypass Landscape Protection Zone seeks to protect openness. The site does not have any significant arboricultural issues.

POST REGULATION 18 UPDATE: Technical consultee comments submitted by the Lead Local Flood Authority in response to the Regulation 18 consultation highlighted potential issues with areas of flood risk located within the site access, which is not considered to be suitable. In addition, through the Regulation 18 consultation 2 new sites were submitted within Little Melton and these were considered to be preferable options due to their central location and fewer constraints. As such, the site has now been shortlisted as a reason alternative.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 30 November 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	SN5040
Site address	Land at School Lane, Little Melton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	<p>Elm farmhouse with current C1 use for 9 serviced apartments. 2021/1797/F approved conversion from 9 to 3 units Oct 2021. 2019/1756 Adjacent barn converted to two bungalows. Approval for repairs to listed barn.</p> <p>Adjacent approval for 30 dwellings: 2017/2843 Outline granted on Appeal, Reserved Matters granted 2019/2485 and conditions being dealt with. Development commenced.</p>
Site size, hectares (as promoted)	2.84
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 24 dwellings with community uses 60 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

Is the site located in, or does the site include:	Response
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 substantial gated access and driveway off School Road which serves the 9 apartments (pp reduced to 3) and the 2 units. Could be shared.</p> <p>Promoter also states access possible to south-east from Braymeadow Lane. Could this be used as a secondary access?</p> <p>Could have a new access from School Road frontage, although this would result in the loss of hedgerow.</p> <p>Await Highway Authority consult and advice on best access.</p> <p>NCC Highways – Amber. Access from School Lane only. Subject to satisfactory access, frontage footway connecting with existing.</p> <p>NCC Highways meeting – Promoter has discussed the site with Graham W. NCC would maintain the position that there should be no access from</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Burnthouse Lane (even if restricted to vehicles only, not for pedestrians/cyclists), as it is too narrow with no footways and would encourage the use of less suitable roads towards Colney. School Lane access for the combined sites looks suitable.	
<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>Little Melton Primary School opposite</p> <p>Distance to bus service 200 metres</p> <p>Distance to shop 350 metres</p> <p>Some local employment</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 Little Melton village hall and recreation ground & pre-school 840m</p> <p>The Village Inn public house and restaurant opposite</p>	Green
Utilities Capacity	Amber	In an area already served with new development adjacent.	Amber
Utilities Infrastructure	Green	None identified by developer/landowner	Amber
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 (Hornsea 3 Windfarm Cable Route lies 200m to the west)	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	No known contamination or ground stability issues but unlikely given that it is undeveloped agricultural land. Would require investigation.	Green
Flood Risk	Amber	<p>Flood Zone 1</p> <p>2 small areas of surface water flooding risk one near the buildings, one to south boundary and one within trees. Has been a pond on site. Mitigation on adjacent site, similar attenuation pond could be used here; would reduce developable area.</p> <p>LLFA – Green. Few or no constraints. On-site flood risk is localised ponding. 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)
<p>SN Landscape Type (<i>Land Use Consultants 2001</i>)</p> <p>Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland</p>	N/A	<p>Majority of site: D1 Wyomondham Settled Plateau Farmland</p> <p>north-east & south-east corners: C1 Yare Tributary Farmland with Parkland</p>	N/A
<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>	N/A	<p>Tributary Farmland with Parkland</p> <p>Settled Plateau Farmland</p> <p>Agricultural Land Classification: Grade 3 – good to moderate.</p>	N/A
Overall Landscape Assessment	Green	The site is well contained within the village landscape and does not encroach into any open area of countryside. There is a substantial	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>tree/hedge boundary to the south which would prevent encroachment.</p> <p>It has been a green area, albeit private, within the village along with the site to the west (now being developed) and significant landscaping should be included if it is taken forward, including the retention of groups of trees on site.</p>	
Townscape	Green	<p>As a result of the approval on the adjacent land this site represents a piece of land between residential development. Both are adjacent to the development boundary and given nearby culs-de-sac to the east, and north-west a similar type of development here would not be out of character.</p> <p>SNC Heritage Officer - An elongated access will make SN5041 feel very cut off from the rest of the settlement - a long cul de sac passing through an open area with no development.</p>	Green
Biodiversity & Geodiversity	Amber	<p>Trees and pond within the site with potential for habitat, could be enhancement opportunity if water attenuation is required. Nearby barn as well as the trees could have potential for bat roosts.</p> <p>NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. Amber zone for great crested newts and ponds within 250m. Not in GI corridor, and no priority habitats onsite. - adjacent to route for Orsted cable. No PROW.</p> <p>Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		forward this requires further investigation. Recommend ecological surveys for this site.	
Historic Environment	Amber	<p>Listed building: barn at Elm Farm. Some renovation has taken place.</p> <p>Archaeological investigation undertaken for approved site to west because it had high potential for heritage assets of later prehistoric, Roman or medieval times.</p> <p>HES – Amber</p> <p>SNC Heritage Officer - Retaining an element of the openness and a rural connection would be important factors for preserving the setting of the barn; access to SN5041 if not via Burnthouse Lane would be an issue if not via a simple informal track; if the community use of the barn results in a large parking area and access that would have harmful impacts.</p>	Amber
Open Space	Green	No	Green
Transport and Roads	Green	<p>Located on the main street of the village, surrounded by development and linked by footpath. Well related to services and facilities and benefits from being close to Norwich.</p> <p>NCC Highways – Green. Access from School Lane only. Subject to satisfactory access, frontage footway connecting with existing.</p>	Green
Neighbouring Land Uses	Green	Residential, school opposite. Listed barn, agricultural, all compatible.	Green

Part 4 - Site Visit

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>The listed barn is proposed to remain and be brought into use as a community hub which would help ensure its future. It is currently only used for limited storage. It forms a group with the other original buildings which are outside the site area and shown to be retained, this will protect its setting.</p> <p>With the recent approval on the adjacent land this central area of the village, close to the school, is being developed. It would not be out of character but would certainly benefit from retaining and enhancing the 'green' elements here, hedging or green space along the frontage for example.</p>	N/A
Is safe access achievable into the site? Any additional highways observations?	<p>There is a set-back existing access which appears adequate and preferable to creating a new access through the hedge.</p> <p>The secondary access from Braymeadow Lane is overgrown and not currently used. However, it is on the outside of the bend with good visibility both directions and appears to be wide enough into the site.</p> <p>There is a footpath on the opposite side of the road back to the village, so good access to services.</p>	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural meadow and Grade II listed barn used for storage.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	<p>Residential, including apartments and a converted stable, not part of the proposed development area but part of the same ownership. 30 dwellings approved to west. Access in and development commenced.</p> <p>Detached property (the Hollies,</p>	N/A

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
	No.32) facing the site access from Braymeadow Lane needs to be considered if access were proposed here. Also agricultural barns to south on boundary.	
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 to frontage and to rear. Rear gardens to east. New development to west – substantial close boarded fence recently erected along this boundary. Area of conifers on corner between.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees and pond within the site with potential for habitat. The owner confirmed presence of species and the surveys on the adjacent site also identified species present there. Barn and large trees could have potential for bat roosts. All would need 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)	No evidence of utilities. Given adjacent large old barn and various storage uses would need to check for contamination.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into and out of the site are limited. There are not wide views of the site in the landscape as it is within the village, there are views from the main road. Views to the south towards open countryside are contained from Braymeadow Lane by a substantial tree/hedge boundary which would need to be retained and enhanced.	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)	If allocated it should include wider community benefits as proposed in this central location. It could act as a focus for the village as it is next to the school – the community meadow idea could be developed further as a village green which	Green

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
	would also soften the appearance of the proposed school parking if this were taken forward.	

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
Viewing Cone		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)	The site is being promoted by Sequence (UK) Ltd, part of WHBrown.	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)	Indicative site plan submitted and suggestions of possible community benefits but no evidence of need for these or viability. This should be investigated further.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes – access improvements, open space, other mitigation.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has indicated that affordable housing would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Promoter states a wish to work with Parish Council to provide benefits, e.g. community hub, parking for the school, community meadow, footpath, cycle links, SUDs. The need and viability would need to be considered further.	N/A

Part 7 - Conclusion

Suitability

The site is suitable for development, subject to achieving a suitable access via School Lane. Site constraints are limited and where impacts arise these are considered to be reasonably mitigated.

Site Visit Observations

There is a listed building located on site which forms a group with the other original buildings which are outside the site area. There is a set-back existing access which appears adequate and preferable to creating a new access through the hedge. The secondary access from Braymeadow Lane is overgrown and not currently used. Hedge to frontage and to rear. Rear gardens to east. New development to west – substantial close boarded fence recently erected along this boundary. Area of conifers on corner between. Views into and out of the site are limited.

Local Plan Designations

Site is outside but adjacent to the development boundary. Development of the site does not conflict with any other existing or proposed land use designations.

Availability

The landowner/promoter has identified the site to be available.

Achievability

No further constraints identified.

OVERALL CONCLUSION:

The site is well located in relation to existing services and facilities within Little Melton. The site benefits from being located adjacent to a previously approved scheme of 20 dwellings. The Highway Authority have raised no issues, subject to access being from School Lane only and the provision of a frontage footway connecting the site to the existing built form. The site is well contained within the village landscape and does not encroach into any open area of countryside. There is a substantial tree/hedge boundary to the south which would prevent encroachment. Whilst there is a listed building located on site, it is considered that any impact on the barn can be mitigated through careful design.

With an appropriate low-key access road passing in front of the listed building SN5040 could facilitate access to the adjacent site SN5041, providing an opportunity for improved connectivity between the sites and delivery of associated infrastructure benefits.

Whilst indicative, submitted plans show how the barn will be retained and be brought into use as a community hub (currently used for limited storage) which would help ensure its future.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 27/04/22

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5041
Site address	Land east of Burnthouse Lane, Little Melton (Jubilee Field)
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.9
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	10 dwellings 23 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	<p>Existing field access with gate to south corner of site off Burnthouse Lane. Indicative plan shows a new access further north, closer to junction with Little Melton Road.</p> <p>NCC Highways – Red. No access via Burnthouse Lane, site acceptable if accessed via 5040 only.</p> <p>NCC Highways meeting – Promoter has discussed the site with Graham W. NCC would maintain the position that there should be no access from Burnthouse Lane (even if restricted to vehicles only, not for pedestrians/cyclists), as it is too narrow with no footways and would encourage the use of less suitable roads towards Colney. School Lane access for the combined sites looks suitable.</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>Little Melton Primary School 470m</p> <p>Distance to bus service 210 metres</p> <p>Distance to shop 790 metres</p> <p>Some local employment</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 Little Melton village hall and recreation ground & pre-school 800m</p> <p>The Village Inn public house and restaurant 510m</p>	Green
Utilities Capacity		In an area already served with new development adjacent.	Amber
Utilities Infrastructure	Green	In an area already served with new development adjacent.	Amber
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. (Hornsea 3 Windfarm Cable Route lies >200m to the west)	Green
Contamination & ground stability	Amber	No known contamination or ground stability issues but unlikely given that it is undeveloped agricultural land.	Amber
Flood Risk	Amber	Flood Zone 1 One area of surface water flooding risk from pond on the southern	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>boundary. Mitigation on adjacent site, similar attenuation pond could be used here; may reduce developable area.</p> <p>LLFA – Green. Few or no constraints. On-site flood risk is localised ponding concentrated to a pond feature on the site boundary. Standard information required at planning stage.</p> <p>Environment Agency: Green</p>	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>SN Landscape Type (<i>Land Use Consultants 2001</i>)</p> <p>Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland</p>	N/A	D1 Wymondham Settled Plateau Farmland	N/A
<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>	N/A	<p>Settled Plateau Farmland</p> <p>Agricultural Land Classification: Grade 3 – good to moderate.</p>	N/A
<p>Overall Landscape Assessment</p>	Green	<p>The frontage along Burnthouse Lane is rural with an open flat field opposite and is the transition from the countryside to the village. It is a little more exposed than the recently approved site to the north and would have some impact on the village edge and landscape. In the Appeal decision for the site to the north the Inspector addressed this issue concluding that there was; ‘not significant harm to the</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>landscape' (para 6) and that it did not 'appreciably reduce the open gap between the settlements'. Similarly, because of the boundary hedgeline to the current site its impact is contained and there would only be limited views when approaching from the south.</p> <p>Landscape Officer: Concerns about vehicular access into the site from Burnthouse Lane (urbanising effect)</p>	
Townscape	Red	<p>It would be adjacent to the recently approved development to the north and could be part of the proposed site adjacent to the east if this were taken forward. It is contained to the south by a significant hedge boundary which the site to the north did not have and this creates a strong village edge. If connections were made through the adjacent site back to School Lane, it could relate well to the centre of the village, particularly if the idea of community uses was included.</p> <p>SNC Heritage Officer - An elongated access will make SN5041 feel very cut off from the rest of the settlement - a long cul de sac passing through an open area with no development.</p>	Amber
Biodiversity & Geodiversity	Green	<p>No Designations. There is habitat around the site in the hedges and mature trees, and the nearby barn as well as the trees could have potential for bat roosts. Await Ecologist consult, would need surveying and mitigation.</p> <p>NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. Amber zone for great crested newts and ponds within 250m (need to maintain connectivity with ponds. Not in GI</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		corridor, and no priority habitats onsite. - adjacent to route for Orsted cable. No PROW.	
Historic Environment	Amber	<p>Site of Archaeological Interest to west. Archaeological investigation taken place for approved site to north. Therefore investigation would be required.</p> <p>HES – Amber</p> <p>SNC Heritage Officer - Retaining an element of the openness and a rural connection would be important factors for preserving the setting of the barn; access to SN5041 if not via Burnthouse Lane would be an issue if not via a simple informal track; if the community use of the barn results in a large parking area and access that would have harmful impacts.</p>	Amber
Open Space	Green	No	Green
Transport and Roads	Red	<p>Burnthouse Lane is narrow and not well connected to the network. It does not have a path at this point. The indicative layout shows a pedestrian link through the two sites. If this were secured the site would be well related to services and facilities and benefits from being close to Norwich.</p> <p>NCC Highways – Red. No access via Burnthouse Lane, site acceptable if accessed via 5040 only.</p>	Amber
Neighbouring Land Uses	Green	<p>Approved residential to north. agricultural to south and west. Currently grassland and residential to east.</p> <p>Compatible uses.</p>	Green

Part 4 - Site Visit

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>No impact on historic environment providing investigation takes place.</p> <p>Would extend the town into the countryside in a way which, in isolation, does not relate well to the existing village. The adjacent development is being built out and this is the next site sequentially. It would need the site to the east to be used for pedestrian access through to services.</p>	N/A
Is safe access achievable into the site? Any additional highways observations?	Current access to south-west unlikely to be adequate, a new access may be onto Burnthouse Lane which is narrow with limited passing places. Can vehicular access be through the adjacent site? Would need Highway Authority advice.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassland	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Currently agricultural, residential with barns, and residential approved to north.	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)	Yes, significant tree boundary to south, some to roadside.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	<p>Trees and pond within the site with potential for habitat. The owner confirmed presence of species and the surveys on the adjacent site also identified species present there.</p> <p>Adjacent barn and large trees could have potential for bat roosts. All would need investigation.</p>	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)	No evidence of utilities or contamination.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	<p>The road is narrow and there is vegetation along the frontage, it would be partly visible when approaching along Burnthouse Lane from the south. There would be views of this site as well as the approved site when approaching it head on along Little Melton Road.</p> <p>Longer views out of the site to the south and west are currently over countryside to the edge of new development at Hethersett as well as the large factory to the west. The view of the adjacent site to the north will be of dwellings when built.</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 acceptability of this site would depend on future development on adjacent sites as without these it would be separate from the existing built form. Development has commenced to the north/north-east but it would also require a link to the east. If that is the case it would be in a sustainable location, linked to the school.</p> <p>It extends further south than the recently commenced site to the north and would have some impact on the village edge and landscape. However, it follows a natural hedgeline which contains the site and would form a definite edge.</p>	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)
Norwich Policy Area		N/A
Viewing Cone		N/A
Adjacent to south-west: Hornsea 3 Windfarm Cable Route		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)	The site is being promoted by Sequence (UK) Ltd, part of WHBrown.	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)	Indicative site plan but no evidence of need for these or viability.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, access, open space etc.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be for 'specialised' housing but no information on 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 considered suitable for development, subject to overcoming highway and heritage concerns,

Site Visit Observations

The frontage along Burnthouse Lane is rural with an open flat field opposite and is the transition from the countryside to the village. The site more exposed than the recently approved (via Appeal) site to the north and would have some impact on the village edge and landscape. In the Appeal decision for the site to the north the Inspector addressed this issue concluding that there was; 'not significant harm to the landscape' (para 6) and that it did not 'appreciably reduce the open gap between the settlements'. Similarly, because of the boundary hedgeline to the current site its impact is contained and there would only be limited views when approaching from the south.

Local Plan Designations

Site is outside but adjacent to the development boundary, located within D1 Wymondham Settled Plateau Farmland. Development of the site does not conflict with any other existing or proposed land use designations.

Availability

The landowner/promoter has identified the site to be available.

Achievability

No further constraints identified.

OVERALL CONCLUSION: The site is considered to be REASONABLE for development if allocated in combination with SN5040. The Highway Authority's main area of concern is for a single access via Burnthouse Lane, which would not be considered to be suitable given the lack of footpath and narrow width of the road. Access is only considered suitable via SN5040 and this would need to be of a suitable design as not to impact on the significance of the setting of the listed building.

The allocation of SN5041 on its own would not be considered suitable. Internal landscape officers have raised some concerns that an elongated access could make SN5041 feel isolated from the rest of the settlement although there is development currently underway immediately to the north of the site and the site would be linked to SN5040.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 27/04/22