

Mulbarton, Bracon Ash, Swardeston & East Carleton 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	SN2038
Site address	South of Rectory Lane, Mulbarton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	No relevant planning history
Site size, hectares (as promoted)	14.635 hectares
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation of market housing, affordable housing, recreation and leisure, community use and public open space
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Max 40dph
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>Constrained roads passing site</p> <p>NCC HIGHWAYS – Red. The site has adequate highway frontage to form an access but the highway is unsuitable for development traffic. Not acceptable. Unspecified Residential 14.67ha. Challenges at Long La/The Rosery junction. The Rosery not able to accommodate 5.5m c/w plus therefore cannot support access. Bluebell Road not of a suitable standard to accommodate development over and above existing. Access to Rectory Road is not able to provide required visibility, sufficient c/w width, or footway.</p> <p>NCC HIGHWAYS MEETING – Access via The Rosery or Rectory Lane still not possible as both are narrow with no/limited footways, and already used by traffic cutting across between the A140 and Mulbarton. The Rosery/Long Lane junction is also still a concern. However, if the site is capped at approximately 25</p>	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>dwellings, access via Bluebell Road should be possible.</p> <p>Confirmation after a later meeting that the land owner is happy for Hopkins Homes to promote the site 35 dwelling as an alternative to the 200 promoted during the Reg 18 consultation.</p>	
<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>Distance to Mulbarton school and surgery 530 metres (from Rectory Lane end of site) or 880 metres (from The Rosery end of site)</p> <p>Distance to bus service 475 metres (from Rectory Lane) or 500 metres (from The Rosery)</p> <p>Distance to shops in Mulbarton – Budgens / post office 800 metres from Rectory Lane; Co-op 500 metres from The Rosery</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 		<p>Distance to Mulbarton village hall and sports facilities 620 metres (from Rectory Lane end of site) or 930 metres (from The Rosery end of site)</p> <p>Distance to Worlds End public house 1.1km (from Rectory Lane) or 1.4km (from The Rosery)</p>	Green
Utilities Capacity	Amber	Capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage, gas and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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	Parts of northern section of site at risk of surface water flooding LLFA – Few or no constraints. Standard information required.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Settled Plateau Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		D1 Wymondham Settled Plateau Farmland	
Overall Landscape Assessment	Green	Contiguous with estate development in Mulbarton in landscape. No loss of high grade agricultural land LANDSCAPE MEETING – Pollarded Oaks on the southern boundary would need further investigation.	Green
Townscape	Green	Adjacent to estate development which development on this site could integrate into SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No objection.	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC Ecology – Green. Orange DLL habitat risk zone for great crested newts. SSSI IRZ.	Green
Historic Environment	Amber	Listed buildings to north east and north west	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No objection.</p> <p>NCC HES - Amber</p>	
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Rectory Lane and The Rosery are rural roads with no footways, possible link through Bluebell Road</p> <p>NCC HIGHWAYS – Red. The site has adequate highway frontage to form an access but the highway is unsuitable for development traffic. Not acceptable. Unspecified Residential 14.67ha. Challenges at Long La/The Rosary junction. The Rosary not able to accommodate 5.5m c/w plus therefore cannot support access. Bluebell Road not of a suitable standard to accommodate development over and above existing. Access to Rectory Road is not able to provide required visibility, sufficient c/w width, or footway.</p> <p>NCC HIGHWAYS MEETING – Access via The Rosery or Rectory Lane still not possible as both are narrow with no/limited footways, and already used by traffic cutting across between the A140 and Mulbarton. The Rosery/Long Lane junction is also still a concern. However, if the site is capped at approximately 25 dwellings, access via Bluebell Road should be possible.</p>	Red
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 site could be integrated into adjoining estate with connectivity possible. Given built development on southern side of The Rosery (and along Rectory Lane), development would not be entirely breaking into open countryside, although this would be further east than any other estate development	N/A
Is safe access achievable into the site? Any additional highways observations?	Access from either Rectory Lane or The Rosery would be off a rural road with no footways and would require loss of part or all of the hedgerow along The Rosery and use of an access track in between dwellings on to Rectory Lane. Possible access from Bluebell Road, however this would need to be confirmed with NCC Highways. Bluebell Road already provides a single point of access to a large number of dwellings.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land, 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)	Residential estate to west of site. Residential properties on opposite side of The Rosery to the south and dwellings along northern boundary. Agricultural fields to east. No compatibility issues	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge with trees on southern highway boundary. Hedge on boundary with neighbouring fields to east.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in hedgerows and trees	N/A

Site Visit Observations	Comments	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 existing infrastructure or contamination on site	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Some views across site in gaps in hedgerow from The Rosery. Public right of way bisects site.	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)	Development of either northern or southern part of site to provide 25 dwellings could be acceptable. However confirmation needed that Highway Authority considers access acceptable. Access could be either through The Rosery and Bluebell Road to south or Rectory Lane to north. Development of the northern part would need to take into account surface water flood risk on part of the site but this doesn't appear to be extensive enough to prevent development.	Green

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		N/A
		N/A
		N/A
Conclusion	Does not conflict with 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?	Site under single 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?	5-10 years	Amber
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)	Off-site highway improvements may be required to either The Rosery or Rectory Lane, depending on highways comments	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	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Potential for community enhancements including open space and areas for recreation	

Part 7 - Conclusion

Suitability

Reduced site could be suitable for allocation for 25 dwellings. The majority of the site is relatively unconstrained and would be seen in the context of the estate scale development that already exists in this location. The site is well located for access to the services and facilities in Mulbarton. The main limitation will be highways considerations, which would mean a development at the southern end of the site, accessed from Bluebell Road.

Site Visit Observations

Site adjacent to existing estate development with potential connectivity. Some landscape impact but would be ready against existing estate development and also development protruding east along The Rosery and Rectory Lane which reduces its impact.

Local Plan Designations

Outside but adjacent to existing development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

The site is well located in terms of access to services and facilities. There are few constraints on the site. Whilst it would extend into the countryside, the site would be read largely against the backdrop of existing housing. Highways considerations mean that 25 dwellings at the southern end of the site, accessed from Bluebell Road is the only appropriate option.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 6 August 2020

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN2087REVA
Site address	Land south of Cuckoofield Lane, Bracon Ash
Current planning status (including previous planning policy status)	Outside Development Boundary. One of the accesses is in the development boundary.
Planning History	2019/0014/O for 14 dwellings, withdrawn 15/10/2019.
Site size, hectares (as promoted)	2.40Ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Density at 25 dwelling/ha over 50 units, although the shape of the site would significantly limit this in practice.
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 shown to the east of Park Nook is the same as the withdrawn application and the Highway Authority considered the revised plans acceptable in terms of safety.</p> <p>Second access shown appears too constrained and unacceptable.</p> <p>NCC Highways – Green. No objection subject to detail.</p>	Green
<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>Distance to Mulbarton school and surgery 1.3km with footway</p> <p>Bus service available from adjacent to site access</p> <p>Distance to Co-op in Mulbarton 650 metres with footway</p>	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	Distance to Mulbarton village hall and sports facilities 1.6km with footways Distance to Worlds End public house 1.43km, largely with footways	Green
Utilities Capacity	Amber	No known constraints.	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk	N/A	Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Amber	Some identified surface water flood risk but should not prevent development on site LLFA - Few or no constraints. Standard information required at a planning stage.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Settled Plateau Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	D1 Wymondham Settled Plateau Farmland No loss of high grade agricultural land	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Erodes landscape gap between settlements. It would be very visible in the landscape, particularly when approaching from the east. The inclusion of the additional land for the access accentuates this concern. A number of the trees on site were made subject of TPOs in response to the withdrawn application.	Red
Townscape	Amber	Backland development contrary to general form and character of settlement.	Amber
Biodiversity & Geodiversity	Green	Close to Street Plantation and Bracon Ash Common CWSs. NCC Ecologist: Amber. SSSI IRZ - residential and water discharge does not require NE consultation. In amber risk zone for GCN (ponds within 250m) and adjacent to priority habitat. No PROW. Norfolk Wildlife Trust: Any application to review any potential indirect disturbance impacts on the CWS, policy wording should be added to highlight the need for this to be included in any application ecological assessment.	Amber
Historic Environment	Green	Listed Bracon Lodge to east, although impact is not likely to be significant. HES - Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	Cuckoofield Lane has reasonable capacity with roundabout access onto B1113. It also has good footways. NCC Highways – Amber. Subject to minor accommodation/footway works to the satisfaction of the	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Highway Authority, along with provision of Real Time Passenger Information equipment to bus shelters at both sides of Cuckoofield Lane.	
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments (from previous SA)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site does not relate well to the existing settlement due to the lack of integration and connectivity	N/A
Is safe access achievable into the site? Any additional highways observations?	Access has been amended to reflect the planning application which the Highway Authority did not object to.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Greenfield site 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)	Agricultural to east, residential to west. No compatibility issues.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level, but levels drop to east of site	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows and some trees. Trees along the access boundary to the west have TPOs.	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 hedges	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 or adjacent to site	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views are limited from public viewpoints to west due to backland nature of site, however are views into site over agricultural landscape from Bracon Lodge to east and from public vantage point on Cukoofield Lane.	N/A

Site Visit Observations	Comments (from previous SA)	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>Poorly related to existing settlement, being to the rear of properties fronting The Street in Bracon Ash with no direct connectivity, and would significantly erode the landscape gap between Bracon Ash and Mulbarton. The inclusion of additional land to create an acceptable access in highways terms accentuates this by breaking through a hedgerow onto agricultural land, creating a more urbanising effect. There are a number of mature trees on site covered by TPOs.</p>	<p>Red</p>

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		N/A
		N/A
		N/A
Conclusion	Does not conflict with 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?	Site is in single private ownership	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	Within 5 years	Green
Comments:		N/A

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	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)	Some footway improvements may be required to link to existing footway provision	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	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	N/A

Part 7 - Conclusion

Suitability

Site is of suitable size to be allocated and is well located in terms of distance to services. However, the site sits within the relatively small gap on Cuckoofield Lane between Bracon Ash and Mulbarton and would be a concern in landscape and townscape terms. The access arrangements in the withdrawn planning application involve taking a road through the boundary hedge into the agricultural field to the east of Park Nook, which would have a further urbanising effect on this part of Bracon Ash and a negative impact on the landscape. A number of the trees on the site were made the subject of TPOs as a result of the previous withdrawn planning application.

Site Visit Observations

Poorly related to existing settlement, being to the rear of properties fronting The Street in Bracon Ash with no direct connectivity, and would significantly erode the landscape gap between Bracon Ash and Mulbarton. The inclusion of additional land to create an acceptable access in highways terms accentuates this by breaking through a hedgerow onto agricultural land, creating a more urbanising effect. There are a number of mature trees on site covered by TPOs.

Local Plan Designations

Developable area is in the Open Countryside, but otherwise no conflicts with the Local Plan; however, there are potentially conflicts with the Mulbarton Neighbourhood Plan.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being deliverable, so work was undertaken to support the withdrawn planning application.

OVERALL CONCLUSION:

Rejected - The site is relatively well located in terms of the distance to local services and facilities. However, the site would diminish the small gap separating the settlements of Bracon Ash and Mulbarton. The irregular shape of the site, and the presence of TPO trees would constrain development and the backland nature of the site means it would have no relationship with Bracon Ash village. The access is the same as was proposed via the withdrawn application; however, this would involve taking a road through the boundary hedge into the agricultural field to the east of Park Nook, which would have a further urbanising effect and a negative impact on the landscape.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 02/05/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5000SL
Site address	Land to the north of Eversley, Rectory Road, East Carleton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.05
Promoted Site Use, including (e) Allocated site (f) SL extension	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 bungalow 1 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	Green	Along Rectory Loke, a private road with access in from the east. NCC Highways – Amber. Subject to satisfactory access.	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 	Amber	Distance to Mulbarton school and surgery 2km, large parts without footways. Distance to bus service 1.6km, largely without footways Distance to Budgens and post office in Mulbarton 2km, large parts without footways	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	<p>Distance to Mulbarton village hall and sports facilities 2.3km, large parts without footways</p> <p>Distance to Worlds End public house 1.5km, large parts without footways.</p>	Green
Utilities Capacity	Amber	<p>Unknown</p> <p>Environment Agency: Green</p>	Amber
Utilities Infrastructure	Amber	<p>Intermediate Pressure Pipeline running along the track to the east boundary. This has a 3m buffer and other restrictions apply to work.</p> <p>Mains electricity and water nearby. No gas in the village.</p>	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 the identified route.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues, unlikely as currently garden land.	Green
Flood Risk	Green	<p>No flood risk identified.</p> <p>LLFA – Green. No surface water flooding. Standard information required at planning stage.</p> <p>Environment Agency: Green</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Settled Plateau Farmland	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	D1 Wymondham Settled Plateau Farmland Agricultural Land Classification Grade 3	N/A
Overall Landscape Assessment	Green	The site is tucked away to the rear of residential properties along a private road. It is contained and does not encroach into the landscape.	Green
Townscape	Green	The site is to the rear of residential properties accessed along a private drive. There are already properties off this drive and the site would reflect this form of development with minimal impact.	Green
Biodiversity & Geodiversity	Green	Limited as currently residential garden but are trees so is potential for habitat. NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. Amber risk zone for GCN and ponds onsite and within 250m. No priority habitats and not in GI corridor. No PROW. Environment Agency: Green	Amber
Historic Environment	Amber	St Mary's Church – LB to east, potential impact on setting to be assessed. HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	East Carleton FP4 to east. Rectory Road is not overly constrained but has no footpath. NCC Highways – Amber. Subject to satisfactory access.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Dwelling to south and east, garden to west. Church further to east and agriculture to north.	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated April 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed Church to the east but there is a dwelling in between therefore impact is limited. The site is to the rear of a dwelling but would mirror a similar situation opposite, it is visible from the footpath but not from the adopted road and will not have a detrimental impact on the townscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	It is only for one dwelling therefore the increase in traffic would be minimal. There is a footpath along Rectory Loke on east.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Garden, no issues.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	It is compatible with the surrounding residential uses.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Domestic boundaries to existing garden.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Unknown – trees and hedges on boundaries.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence to suggest contamination, garden so unlikely. There is a high pressure gas pipeline along Rectory Loke.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Very limited and localised.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated April 2021)	Site Score (R/ A/ G)
<p>Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</p>	<p>The site is tucked away surrounded by residential development and would mirror the dwelling opposite in terms of built form. It is well contained and would not encroach into the open countryside.</p> <p>The presence of the gas pipeline needs to be investigated.</p>	<p>Amber</p>

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		N/A
		N/A
		N/A
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately – for the owners.	Green
Comments:	The landowners wish to build a single storey property for their own use; therefore it would not be available to a developer.	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, but unnecessary as the dwelling would be for the owners.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No, just an adequate access point.	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No	N/A
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site proposes a Settlement Limit extension at a location where no Limit exists and there are currently no plans to designate one. The site is also remote from services and facilities, other than local employment, and these are accessed via routes which are unlit, with no footways and including sections under the national speed limit. Amber concern re Great Crested Newts.

Site Visit Observations

The site is tucked away surrounded by residential development and would mirror the dwelling opposite in terms of built form. It is well contained and would not encroach into the open countryside.

The presence of the gas pipeline needs to be investigated.

Local Plan Designations

Open countryside, otherwise no constraints identified.

Availability

The site is available to the owner/promoter.

Achievability

The site promoter has not provided evidence of commercial deliverability; however, the site is proposed for the promoter's personal use.

OVERALL CONCLUSION: UNREASONABLE – whilst the site has few immediate impacts, it proposes a Settlement Limit extension at a location where no Limit exists and there are currently no plans to designate one. The site is also at the upper end of distances to services, which are accessed along unlit rural roads with very limited footways and large sections at the national speed limit. Investigation would also be required re the intermediate pressure pipeline along Rectory Loke and the potential for Great Crested Newts.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 02/05/2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5005
Site address	Land north of East Carleton Road, Mulbarton
Current planning status (including previous planning policy status)	Largely outside development boundary (very small area to east within)
Planning History	2017/0822/O for 4 dwellings refused, appeal dismissed 19/12/2018. Previous application 2016/1775/O for 6 dwellings withdrawn.
Site size, hectares (as promoted)	1.02
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	6 detached 25 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	Yes
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 gated access on East Carelton Road within 30mph. Would need up-grading and, given that it would be frontage development there would need to be more than one access. There are significant mature trees along the frontage which would need to be removed.</p> <p>The verge to the front is Highway land which would need to be crossed for access.</p> <p>NCC Highways – Amber. Access subject to providing acceptable vis, would require removal of frontage trees. Network - subject to demonstrating feasibility of and providing East Carleton Road widening, footway provision between site & Forge Orchards and link to bus stop, including acceptable crossing of Norwich Road and demonstrating / providing acceptable visibility at E Carlton Road / Norwich Road junction.</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>All within 1,200m and walking distance</p> <p>Mulbarton School – 675m</p> <p>Doctor’s surgery – 700m</p> <p>Budgens/Post Office – 700m</p> <p>Co-Op – 1km</p> <p>Boot Pharmacy – 900m</p> <p>Various local businesses within 3km</p> <p>Regular bus service – various stops in Mulbarton within 1,800m</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>Mulbarton village hall and sports facilities 1.1km</p> <p>Nursery 740m</p> <p>World’s End public house 900m</p>	Green
Utilities Capacity	Amber	No known constraints.	Amber
Utilities Infrastructure	Amber	Promoter states that mains water is available.	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.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Red	<p>Flood Zones 2 & 3 through central area and to rear of site.</p> <p>Surface Water Flooding; Medium through large central area and High</p>	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>risk from tributary to north & north-west and along East Carleton Road.</p> <p>LLFA – Red. Surface water flooding would prevent development. The site is affected by minor localised ponding in the 3.33% AEP event. The site is affected by a moderate flow path in the 1.0% AEP event and a major flow path in the 0.1% AEP event. The 0.1% AEP event flow path covers most of the site. Flow lines indicate this flood water flows northwest through the site. This needs to be considered in the site assessment.</p> <p>Access to the site may be heavily affected by the on-site and off-site flood risk in the 1.0% and 0.1% AEP events.</p> <p>We would advise that inclusion of this site in the plan is reassessed and potentially removed.</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 proposal should follow the sequential approach for site layout, and any possible mitigation required for areas other than Flood Zone 1. There is an adjacent watercourse that may also require consideration to Flood Risk Activity Environmental Permitting.</p> <p><i>(taken info from Appeal)</i></p>	

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 with Parkland	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	C1 Yare Tributary Farmland with Parkland Agricultural Land Classification Grade 3	N/A
Overall Landscape Assessment	Green	There is a clear distinction between the built form and rural open countryside. Development would significantly harm the special rural characteristics within this Tributary Farmland landscape at this key vantage point as you leave the village. The likely loss of any trees or hedge, particularly along the frontage would exacerbate this impact.	Red
Townscape	Amber	There is a line of dwellings along the northern frontage of the road and linear development would be most appropriate to continue this. It would also lessen the density at this edge of village location.	Amber
Biodiversity & Geodiversity	Amber	No designations. County Wildlife Sites in vicinity but unaffected. The land has been grazed with stabling, there are mature trees and boundary hedges and water close by which means there is potential for habitat and possibly protected species. This would require investigation. NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. No PROW. Not in GI corridor. Partially amber zone for great crested newts. No priority habitat onsite.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Green	No heritage assets. LB to the north-east unaffected. HES – Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	East Carleton Road is a narrow rural road however it is directly off the B1113 and is connected to Mulbarton as well as the wider network, with the A140 to the east and close to Norwich. Would require an adoptable footpath link. NCC Highways – Amber. Access subject to providing acceptable vis, would require removal of frontage trees. Network - subject to demonstrating feasibility of and providing East Carleton Road widening, footway provision between site & Forge Orchards and link to bus stop, including acceptable crossing of Norwich Road and demonstrating / providing acceptable visibility at E Carlton Road / Norwich Road junction.	Amber
Neighbouring Land Uses	Green	Residential to east, fields to north, west and part south, two properties to south-east. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated Sept 2009, also Google Earth 2021 and local knowledge)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on historic environment. It would add a site which would change the way the village is growing by elongating it to the west.	N/A
Is safe access achievable into the site? Any additional highways observations?	Appears achievable but would have a significant impact on the frontage through loss of any trees/hedges.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Paddock/grazing	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Dwellings to east, across the road. Open undeveloped land to north and west.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level with a slope south-north.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges and trees.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes – this would need surveying, various potential habitats.	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 on site. Building which would need to be removed.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are views into the site from the road where it changes from built-up to countryside. This site is an important visual break and	N/A

Site Visit Observations	Comments (Based on Google Street View images dated Sept 2009, also Google Earth 2021 and local knowledge)	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 well located in terms of access to services and facilities. However, there are constraints on the site, the main one being flooding.</p> <p>In addition, it would have a significant negative impact on the landscape and gaining access for frontage development would mean that the majority of the mature trees would be lost.</p>	<p>Red</p>

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		N/A
Neighbourhood Plan: ENV3: Protecting Frontage Hedges ENV4: Flooding		N/A
		N/A
Conclusion		

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately	Green
Comments:		N/A

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Would require an adoptable footpath link along frontage towards the village.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated that will be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is well located in terms of distance to services; however, there are a number of concerns. The site includes Zone 3 flood risk running diagonally across the site (north-west to south-east), making the identification of a suitable parcel for development problematic. In addition, the highway authority would require a number of improvements in the local area to both the carriageways and footways, including a suitable crossing point on the B1113. Access to the site itself would be likely to result in the loss of frontage trees on this rural approach to the village. Part of the site rated amber for the potential for Great Crested Newts.

Site Visit Observations

The site is well located in terms of access to services and facilities. However, there are constraints on the site, the main one being flooding.

In addition, it would have a significant negative impact on the landscape and gaining access for frontage development would mean that the majority of the mature trees would be lost.

Local Plan Designations

Open countryside, otherwise no conflicts with the Local Plan; however, there are potential conflicts with Mulbarton Neighbourhood Plan

Availability

The site promoter indicates the site is available immediately (and previous planning applications have been made).

Achievability

The site promoter indicates the site is deliverable; however, no evidence has been provided to show how the multiple issues with the site (flood risk, highways requirements and impact of vegetation loss) can be addressed/balanced.

OVERALL CONCLUSION:

Rejected - Whilst the site is well located in terms of distance to services, a combination of other issues affect the potential and deliverability of the site. The concerns centre on the Zone 3 flood risk that runs through the site, the multiple highways improvements needed to both the carriageway and the footways, and the negative impact the loss of trees would have on this rural approach to Mulbarton. In addition, part of the site is rated amber in terms of potential for Great Crested Newts.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 02/05/2022