

Newton Flotman & Swainsthorpe
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	SN0594
Site address	Lowlands, Ipswich Road, Newton Flotman
Current planning status (including previous planning policy status)	Unallocated
Planning History	2017/0349 outline, 2018/0087 RM 2018/0095 RM – Approval 2 self-build dwelling – Dwellings are located across the site frontage
Site size, hectares (as promoted)	1.35ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation for up to 25 residential development
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph
Greenfield/ Brownfield	Part greenfield, part brownfield

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 to the site is from the A140</p> <p>NCC HIGHWAYS – Red. Access to A140 not acceptable. Consent on plot for single dwelling but not suitable for larger development on opposite side of A140 to main settlement. A140 is Corridor of Movement & stopping/turning movements would be unacceptable, formal crossing facility would also be required to enable safe pedestrian movements to village inc. school.</p> <p>NCC Highways meeting - Any solution would need to look at the long term junction enhancements (rationalising the junctions and turning lanes), which would have implications for the viability of this site. The site access conflicts with the existing junctions and would require the closure of the Flordon Road/A140 junction, but it has not been shown how this would be possible whilst retaining access to Seastar and ARTS. Also not clear how</p>	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		this works in terms of bus stops/bus circulation. Site would still be segregated form the rest of the village by the A140. Corridor of Movement policy would need to be addressed, demonstrating any wider benefits in terms of junction rationalisation etc.	
<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>The majority of services and facilities are located to the west of the A140, whilst this site is located to the east. Access would therefore require crossing the A140.</p> <p>Primary School – 300m from site</p> <p>Doctors Surgery – 100m from site</p> <p>Employment Opportunities within the settlement</p> <p>Good public transport access from the A140. Buses to and from Norwich, Diss, Harleston and Long Stratton</p> <p>Limited retail within the settlement.</p>	Green
<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>Pre-school located in the village hall</p> <p>Public House</p> <p>Village Hall -located 750m from site.</p> <p>Recreation ground in settlement</p>	Amber – whilst the site has access to a good range of services and facilities, to access them does require crossing the A140.
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter has advised that water, electricity, foul drainage and gas are readily available.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	There are no known ground contamination or stability issues. NCC M&W – The site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	Green
Flood Risk	Red	Part of the site is within flood zone 3b. Due to the size of the site and location of the flood risk, this area can be avoided. LLFA – Green. Few or no constraints. There is a flow path along the western boundary of the site on this site for the 1:1000 year event as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. There are watercourses adjacent to the site. Located in Source Protection Zone 3.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)	N/A	Rural River Valley	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Tas River Valley	
Overall Landscape Assessment	Amber	Site is located within the Tas river valley, development may impact upon the river valley characteristics, however this could be mitigated through design. Grade 4 agricultural land	Amber
Townscape	Green	Development of the site would extend further to the east than the existing development pattern. This could harm the townscape. This may however be mitigated through appropriate design.	Amber
Biodiversity & Geodiversity	Amber	Any impacts of development could be reasonably mitigated.	Amber
Historic Environment	Amber	Development of the site is not considered to harm the historic environment. NCC HES – Amber	Green
Open Space	Green	Site would not result in the loss of open space.	Green
Transport and Roads	Amber	Access is from the A140. NCC HIGHWAYS – Red. Access to A140 not acceptable. Consent on plot for single dwelling but not suitable for larger development on opposite side of A140 to main settlement. A140 is Corridor of Movement & stopping/turning movements would be unacceptable, formal crossing facility would also be required to enable safe pedestrian movements to village inc. school.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Residential and open countryside.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site slopes down towards the river valley	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is from the A140	N/A
Existing land use? (including potential redevelopment/demolition issues)	Residential curtilage	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	A140 located to the west. Residential/Arable	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes down towards the river valley	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees are located on the site boundaries. Residential properties located to the north and south	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees are located to the site 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	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views are constrained by the existing tree cover	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)	A140 acts as a barrier to the site (from the west) which constrains access to services and facilities within the village.	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)
River Valley		
RAF Old Buckenham Safeguard Zone		
Flood zones 2, 3a and 3b	Area to the south east of the site. Could be avoided	
Surface water flooding	Area to the south east of the site and along the south western boundary. Could be avoided	
Conclusion	Does not conflict with existing or proposed land use designations.	Amber

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private and part owner of the site.	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is owned by a developer	N/A
When might the site be available for development?	Within 5 years	Green
Comments:		Green

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)	Promoter has advised that the site is deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has advised that the site is viable, and all contribution can be met.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is considered an appropriate size to be allocated. However, highway constraints have been identified; the site is located on the opposite side of the A140 from the main village and services and facilities within Newton Flotman.

Site Visit Observations

Access to the site is directly from the A140 which would not provide a safe or suitable access point. The site slopes down towards the river valley where development is considered to impact upon the landscape.

Local Plan Designations

Parts of the site are at risk of flooding and include land within Flood Zone 3b. This area could be avoided but the site area would need to be adjusted accordingly.

Availability

Promoter states that the site is available for development.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE** as an allocated site. Access to the site is gained via the A140 where accessing services and facilities would require crossing the road, which is considered to be unsuitable and unsafe. The A140 is a Corridor of Movement where stopping/turning movements would be unacceptable. Furthermore, development of the site is also considered to have a landscape impact as it slopes down towards the River Valley. It is considered that these issues cannot be mitigated against.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 20 August 2020

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN4024
Site address	Land off Alan Avenue, Newton Flotman
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	1.1ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph
Greenfield/ Brownfield	Greenfield

Part 2 - Absolute Constraints

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

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

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access via Alan Avenue. This may need to be in conjunction with allocation NEW 1 – NCC to clarify</p> <p>NCC HIGHWAYS – Red. No access.</p> <p>NCC Highways meeting - the preferable approach would be to continue the priority road into the site and for the remainder of Alan Avenue to become a secondary road; developer should be agreeing the preliminary junction design with the HA to determine the extent of third-party land required (would likely need to also speak to #65 and #67 as well) although the current suggestion is acceptable in principle. Needs to ensure there is no overall loss of off-street parking for existing dwellings. SM to raise junction concerns with FW Properties.</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 	Amber	<p>Primary School – 900m from site</p> <p>Doctors Surgery – 700m from site</p> <p>Employment Opportunities within the settlement</p> <p>Good public transport access from the A140. Buses to and from Norwich, Diss, Harleston and Long Stratton</p> <p>Limited retail within the settlement.</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>Pre-school located within the village hall – which is 200m from the site</p> <p>Public House (Duke of Delhi) – 1200m from site</p> <p>Village Hall (including recreation ground) – 250m from site</p>	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter has advised that there is water, sewerage and electricity available.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	No known ground contamination or stability issues	Green
Flood Risk	Green	<p>Site is within flood zone 1</p> <p>LLFA – Green. Few or no constraints. Standard planning information required.</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	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		B1: Tas Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Green	Site is relative contained from the wider landscape. SNC LANDSCAPE OFFICER - Retention of the existing boundary within NEW1 and a 'rounding off' of the field boundary to soften both the proposed and the existing allocations.	Amber
Townscape	Green	Site is relatively contained. Development is not considered to impact upon the townscape. SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues.	Green
Biodiversity & Geodiversity	Green	Any impacts of development could be mitigated. NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.	Green
Historic Environment	Green	Development of the site would not impact the historic environment. SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues. NCC HES – Amber	Green
Open Space	Green	Development would not result in loss of open space	Green
Transport and Roads	Amber	NCC to advise about the Transport and Roads	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		NCC HIGHWAYS – Green.	
Neighbouring Land Uses	Green	Land to the north is agricultural, however is allocated land - NEW 1. Residential development to the south and east.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is adjacent to the allocated site and adjacent to residential. Development would be contained having regard to the existing and proposed built form.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is from Alan Avenue. Clarification needed from applicant regarding how the site is to be accessed and whether it is intended as a single point from Alan Avenue serving the site	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes down from north to south	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge along the north-western boundary which separates the site from the allocation. Properties located to the north-east.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedge along the north-western boundary which separates the site from the allocation.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into the site due to the screening from fencing on Alan Avenue	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
<p>Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</p>	<p>The site is well related to services and facilities. Clarification is needed in regard to the access.</p>	

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
Conclusion	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?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is under option to a developer	N/A
When might the site be available for development?	Immediately	
Comments:		Green

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

Part 7 - Conclusion

Suitability

The site is considered a suitable option for residential development, subject to achieving satisfactory access. The site relates well to existing services and existing development in the settlement. Comments relating to landscape have been noted.

Site Visit Observations

Further information is required in regard to the suitability of the access. There is a gentle slope within the site which slopes down from north to south. There is an existing hedge along the north-western boundary which separates the site from the allocation.

Local Plan Designations

No conflicting LP designations.

Availability

Promoter has advised availability and is under option to developer. No significant constraints to delivery identified.

Achievability

No additional constraints identified

OVERALL CONCLUSION:

The site is considered to be a **REASONABLE** site for allocation, subject to achieving safe and suitable access. The site is well related to services and facilities within Newton Flotman. The site is directly adjacent to the existing allocation (NEW1), where the layout will need to take into account appropriate boundary treatments in order to protect the landscape.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 20 August 2020

Officer: Kate Fisher