

Tacolneston & Forncett End
Village Cluster
Site Assessment Forms

New, Revised & Amended Sites

December 2022

Contents

SN0016SLREVB.....	3
SN2031.....	15

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0016SLREVB
Site address	Land north of 116 and 122 Norwich Road, Tacolneston
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	2020/0048/F for 1 dwelling refused 22/10/2020. 2016/0776/F for 1 dwelling refused, appeal dismissed 18/05/2017. 2014/1959/F for 2 dwellings withdrawn 06/11/2014.
Site size, hectares (as promoted)	0.06 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 1 dwelling (1-2dwellings 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

Is the site located in, or does the site include:	Response
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>The site has a frontage onto Norwich Road however previous NCC Highways comments for linked site SN0016REV raised concerns about the ability to create a satisfactory visibility splay for access into the site. The amendments to the promoted site have reduced the extent of the road frontage associated with the site – this would likely further impact on the creation of a safe access to the site.</p> <p>Good pedestrian connectivity to the village although previous NCC Highways comments also noted a need to improve the existing footway between the site and the school. PROWs east and south of the site.</p> <p>NCC Highways – Red. Limited frontage, unlikely to achieve satisfactory visibility due to road alignment.</p>	Red

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 – site is located less than 100m from the primary school.</p> <p>Public transport provision with a service to Norwich</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>Village hall c. 925m</p> <p>Recreation ground c. 925m</p> <p>1 public house (The Jolly Farmers) c.1.4km</p>	Green
Utilities Capacity	Amber	<p>Utilities capacity to be confirmed but note reference to discussions with AW about connectivity to their infrastructure for this site and adjacent dwellings.</p> <p>Environment Agency: Green (Foul Water Capacity)</p>	Amber
Utilities Infrastructure	Green	<p>Promoter has previously confirmed that there is mains water and electricity available to the site but this would need to be confirmed. Site is adjacent to existing development so at least some utility infrastructure is likely to be available in proximity of the site.</p> <p>Promoter has advised that agreement has been reached in principle with AW and third parties for waste water drainage connection</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		for this site and the adjacent listed buildings therefore this would result in a limited improvement to the local infrastructure. Redacted correspondence submitted as evidence.	
Better Broadband for Norfolk	N/A	Site already in an area served by fibre technology	Green
Identified ORSTED Cable Route	N/A	Site is unaffected by the identified ORSTED cable route or the substation location	Green
Contamination & ground stability	Green	There are no known ground stability issues. Site promoter notes presence of asbestos roofed building on site, a septic waste water tank and chicken sheds but it is unclear of the scale of the latter.	Amber
Flood Risk	Green	Site located in FZ1. Some surface water flooding noted to the east and west of the site but not extending into the site (0.1% AEP event) LLFA – Green. Few or no constraints. Standard information required at planning stage. Flood risk is very minor localised flooding to the site boundary. Environment Agency: Green (Flood Risk)	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	E1 Ashwellthorpe Plateau	N/A
Overall Landscape Assessment	Amber	Site is surrounded by existing trees and hedgerow which limit wider views into the site. The existing vegetation contributes to the rural and verdant character of the area.	Amber
Townscape	Amber	The site is within the Tacolneston Conservation Area and is adjacent to listed buildings. Development of this site would have the effect of eroding the space between the existing groups of buildings, altering the streetscene to a degree which would be harmful in a sensitive setting. Due to the amended site boundaries it is possible that any new structure would be set further back within the site which could address some of these concerns.	Amber
Biodiversity & Geodiversity	Amber	Opportunities for biodiversity enhancement have been promoted by the site promoter however as a settlement limit extension it would not be possible to secure these benefits as part of the VCHAP process. Existing established vegetation along the site boundaries may provide biodiversity habitat.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>NCC Ecologist: Amber.</p> <p>SSSI risk zone. - Housing and water discharge not identified requiring Natural England consultation. Amber risk zone for GCN and ponds in the area. No priority habitats onsite. PROW Tacolneston FP5 along track which will give access to the site. Ponds within 250m.</p>	
Historic Environment	Amber	<p>Development on this site has previously been refused planning permission due to the adverse impact on the significance of the setting of the adjacent listed buildings. The site submission refers to development of the site taking place in a sensitive manner to address this constraint. Detailed design would be secured at the planning application stage however the earlier concerns of the DM officers, Senior Conservation & Design Officer and the Planning Inspector remain valid and the traditional views of the listed building will be impacted and altered.</p> <p>If the site is considered suitable to progress further as part of the VCHAP process</p> <p>HES - Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	<p>Surrounding road network is suitable</p> <p>NCC Highways – Green. Limited frontage, unlikely to achieve satisfactory visibility due to road alignment.</p>	Green
Neighbouring Land Uses	Green	Residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments Google Street View – image date: August 2021 and previous planning applications site visit assessments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site forms part of the setting of the listed buildings to the south. Development is considered to result in harm to the setting and their significance through separation of the plot and erosion of the spacing between the row of terraced cottages to the north and 122 and 116 Norwich Road to the south.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access would be possible from Norwich Road although visibility may be a constraint and result in the loss of some/ all of the existing boundary hedgerow	N/A
Existing land use? (including potential redevelopment/demolition issues)	Residential – existing outbuildings on site would need to be removed	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Boundary treatments comprise a hedge to the front/west and a c. 2m high hedge and close boarded wooden fence of approximately the same height on the northern boundary.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Existing established trees and hedgerows on the site and along the eastern 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 issues identified – utility apparatus present in proximity to the site	N/A

Site Visit Observations	Comments Google Street View – image date: August 2021 and previous planning applications site visit assessments	Site Score (R/ A/ G)
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site are reduced by the existing hedgerow at the front of the 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 the site would impact on both the Conservation Area and the setting of the listed building. It would reduce the spacings between the existing groupings of buildings. The site promoter has sought to promote betterment on the site via site design, biodiversity and ecological enhancements etc however earlier concerns about the impact of development on the heritage assets and the overall townscape remain valid.	Red

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conservation Area		N/A
Article 4 Direction		N/A
		N/A
Conclusion		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	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)	The site promoter has confirmed that the site is deliverable and that planning permission on this site would enable works to listed building to be undertaken. Additional supporting evidence has been submitted (previously submitted in support of planning application).	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Widening of the site frontage footway up to the adjacent school would be required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	N/A	N/A
Are there any associated public benefits proposed as part of delivery of the site?	Ltd improvements resulting from connection of adjacent properties to AW infrastructure for discharge of waste water.	N/A

Part 7 - Conclusion

Suitability

The site has been reduced in area and resubmitted for consideration as an extension to the existing settlement limit. The site is close to the existing settlement limit but does not share a significant boundary with it. The site is within the Conservation Area and adjacent to Listed Buildings (located to the south of the site), an Article 4 Direction is also in place. Townscape, landscape and heritage concerns have all been identified. The proposed access has been amended slightly to reflect the change in promoted boundaries however NCC Highways maintain their concerns about the provision of an adequate access into the site.

Site Visit Observations

The site, including the existing frontage vegetation, forms an important role within the Conservation Area and in the setting of the adjacent listed buildings to the south of the site. The site is currently an attractive and important gap between the existing groupings of historical buildings. The frontage hedgerow also reinforces the rural character of the area.

Local Plan Designations

The site is in the Conservation Area and has an Article 4 Direction.

Availability

Promoter has confirmed that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is an UNREASONABLE site for both allocation and extension to the settlement limit. The fundamental issues remain as highlighted in the previous Regulation 18 Site Assessment SN0016REV, the most recently refused planning application for one dwelling (October 2020) and the dismissed Appeal (May 2017). The reduced site area does not change the previous conclusion. Development would have an unacceptable impact on the setting and significance of the Listed Buildings and Conservation Area. The traditional verdant setting of the group of dwellings at number 116 and 122 Norwich Road will not be preserved and development of this site would erode the character of the conservation area. Concerns have also been maintained about the provision of a suitable vehicular access into the site and the provision of acceptable visibility splays.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 10 May 2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN2031
Site address	Land east of Norwich Road, Tacolneston
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/1346 – One self-build dwelling - Withdrawn
Site size, hectares (as promoted)	1.25ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25dph (31 dwellings)
Greenfield/ Brownfield	Greenfield

Part 2 - Absolute Constraints

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

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

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Green	<p>Access is available from Norwich Road.</p> <p>NCC Highways - Amber Subject to widening the frontage footway to 2m. Like to require removal of frontage hedge.</p> <p>NCC Highways meeting - Issues with substantial tree and hedge removal and together with SN1057 these form a significant green break between two parts of the village. Forward visibility issues to the south along bend. Junction visibility will be key.</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 	Amber	<p>Primary school – 350m from the site</p> <p>Public transport provision with a service to Norwich</p>	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<ul style="list-style-type: none"> ○ Local employment opportunities ○ Peak-time public transport 			
<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 		Village hall Recreation ground 2 public houses and a takeaway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Amber	The promoter has confirmed that there is mains water, sewerage and electricity available to the site	Green
Better Broadband for Norfolk		Site already in an area served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or the substation location	Green
Contamination & ground stability	Green	There are no known ground stability or contamination issues	Green
Flood Risk	Green	Site is in flood zone 1. A surface water flow path runs along the south of the site. The 1 in 1000 year event extends into the centre of the site significantly reducing the developable area.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	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>)		E1: Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	<p>Grade 3 agricultural land. PROW Tacolneston FP9 runs to the south of the site and across the south-eastern corner, connecting to a wider footpath network.</p> <p>There is an existing hedgerow along the front of the site.</p> <p>SNC Landscape Officer - lots of roadside vegetation, including some significant oaks and ash trees; the hedgerow along the roadside has been neglected in recent years; the vegetation provides a green lung between the two groups of development, reinforcing the rural character.</p>	Red
Townscape	Green	Site is well related to other residential development	Green
Biodiversity & Geodiversity	Green	<p>Any impacts of development can be reasonably mitigated.</p> <p>NCC Ecology - SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.</p>	Amber
Historic Environment	Amber	<p>A listed building is located to the south of the site. This is set within a reasonable sized plot. Subject to an appropriate design, it is considered that the impact could be mitigated.</p> <p>HES - Amber</p>	Amber
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Access is from the B1113. There is an existing footpath along the site frontage.	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>NCC Highways – Green. Subject to widening the frontage footway to 2m. Like to require removal of frontage hedge.</p> <p>NCC Highways - Issues with substantial tree and hedge removal and together with SN1057 these form a significant green break between two parts of the village. Forward visibility issues to the south along bend.</p>	
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is relatively contained. Listed buildings are located to the south of the site however the impact of the development could be reduced through suitable design solutions.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access would be from Norwich Road however would require the removal of trees and hedgerow	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)	The site is generally flat but it slopes towards the southwestern corner.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is bounded by hedgerows Public footpath is located to the south of the site	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are oak trees at the front of the site which support the verdant rural characteristic of this part of Talconeston	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)	A sewerage pumping station is located in the south-eastern corner of the site. This would reduce the developable area of the site. Electricity power lines cross the site	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site are restricted by the existing boundary treatments	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>Development of the site would require the loss of significant trees along the western boundary of the site to provide access and suitable visibility splays, this would impact on the landscape.</p>	<p>Red</p>

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
Conclusion	No conflicting LP 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?	Immediately	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 confirmed 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)	Improvements to achieve access visibility.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that the site is viable but not provided additional supporting evidence at this time	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site exceeds the objectives of the VCHAP however identified flood risk to the south of the site would reduce the developable area. The site is adjacent to existing built form and relatively well contained. Development of the site would require the loss of significant trees along the western boundary of the site to provide access and suitable visibility splays and this would significantly impact on the landscape.

Site Visit Observations

There is an existing footpath along the front of the site however, to achieve a suitable access a number of trees at the front of the site would need to be removed. This would impact on the character and appearance of the area.

Local Plan Designations

No conflicting LP designations.

Availability

Promoter has advised that the site is available

Achievability

The promoter has advised that the site is achievable however constraints to the size of the site by virtue of the areas of surface water flood risk, the presence of the sewerage pumping station and the overhead electricity power lines have been identified.

OVERALL CONCLUSION:

The site is UNREASONABLE for allocation. Whilst it is well located adjacent to the development boundary access it would have a negative impact on the landscape. It would require the loss of significant trees and hedgerow which create the rural character of this part of Tacolneston and form a significant green break between two parts of the village. There are forward visibility issues to the south along the bend and a surface water flow path runs along the south of the site. These constraints significantly reduce the developable site area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 25 November 2021

Officer: Kate Fisher