

Barnham Broom, Kimberley, Carleton
Forehoe, Runhall & Brandon Parva
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	SN4051
Site address	Land on the corner of Bell Road and Norwich Road, Barnham Broom
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	No relevant planning history
Site size, hectares (as promoted)	1.44 hectares
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation – 45-50 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 35 dwellings/ha as promoted.
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>Constraints on providing access</p> <p>NCC Highways - Green - Bell Rd/Mill Rd/Norwich Rd junction visibility is a constraint and would require realignment of Bell Rd to satisfactorily resolve. Bus stop relocation also required.</p> <p>NCC Highways Meeting – This site offers the opportunity to realign Bell Road and improve the current junction arrangement.</p> <p>NCC Highways Meeting - Realign Bell Road through the site to improve the visibility on all routes into the junction (existing junction has substandard visibility), particularly forward visibility to the west when exiting Bell Road, and provide a stagger to the junction. There would be significant costs associated with this work which would justify increased numbers on the site however the policy should be clear about the works required to</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		avoid a developer paying increased land costs.	
<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 Barnham Broom Primary School 500 metres with footway</p> <p>Bus stops on Norwich Road adjacent to site</p> <p>Shop / post office adjacent to site on opposite side of Bell Road</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 Barnham Broom sports pavilion and recreation area 520 metres</p> <p>The Bell Inn public house adjacent to site on opposite side of Bell Road</p>	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Amber	Promoter states that mains water, sewerage and electricity are all available	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	<p>No known contamination or ground stability issues</p> <p>SNV Env Services: Land Quality - Having regard to the</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		history of the site along with its size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application.	
Flood Risk	Amber	Some identified surface water flood risk on site LLFA - Mitigation required for heavy constraints.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Tributary Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B6 Yare Tributary Farmland	
Overall Landscape Assessment	Green	Some potential coalescence of individual parts of Barnham Broom. Potential loss of high grade agricultural land. Landscape meeting - Poor site in landscape terms as the site has significant landscape character issues. There would also be a loss of significant hedgerows.	Amber
Townscape	Amber	Limited existing development on eastern side of Bell Road SNC Heritage – Amber, in terms of urban design, the village lacks a recognisable ‘heart’. This development site creates the opportunity to achieve that with well-designed public space. This would be near the post office and	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		the bus stop – so could provide a useful village amenity. If we can achieve some positive outcomes like provision of village green etc that may be of some benefit and help towards created an enhanced sense of place.	
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC Ecology – Green, but SSSI IRZ, potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Amber	Non-designated heritage assets on opposite side of Bell Road SNC Heritage – Amber, it will affect to some degree the setting of the farm buildings to the east, which are however not listed, but can be considered non-designated heritage assets. It will also erode the gap in the settlement which divides the part of the village to the west from the eastern parts. Retaining hedgerow and landscape planting to the east could help mitigate these impacts. HES - Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	Roads are of a reasonable standard and have footways NCC Highways - Amber - Bell Rd/Mill Rd/Norwich Rd junction visibility is a constraint and would require realignment of Bell Rd to satisfactorily resolve. Bus stop relocation also required. NCC Highways Meeting – This site offers the opportunity to realign Bell Road and improve the current junction arrangement.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	<p>Agricultural and residential</p> <p>SNC Env Services: Amenity - The site in question is close to The Bell Inn, Bell Road, Barnham Broom, Norfolk, NR9 4AA. Consideration should be given to the potential impact of the Public House on future residents along with the impact on the future viability of the Public House of introducing noise sensitive receptors close to it.</p>	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Currently no estate development east of Bell Road, however would help created nucleated centre to village. Would have some impact on setting of non-designated heritage assets to east and west, particularly by detracting from rural setting of Manor Farm to east and also from erosion of gap between different parts of settlement.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access should be achievable from either Bell Road or Norwich Road, however either would require loss of hedgerow	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land with no potential 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 to east and west, along with public house and shop on opposite side of road to west. It is not considered that this relationship would result in any compatibility issues. Agricultural field to south.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge with trees along all boundaries.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Cluster of trees within site, plus habitat in trees and hedges on boundaries. Pond in land to east	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 on site	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into site from both Norwich Road and Bell Road are possible, particularly from Bell Road where the field access is towards the south 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)	An allocation of 25 dwellings could be considered on the northern portion of the site as it is a location which could strengthen the nucleated core of the village, albeit by extending estate development east of Bell Road with erosion of gap between different parts of settlement. This is subject to an access being achievable with no loss of important trees and minimising any loss of hedgerow and surface water flood risk issues being addressed	

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?	Site is in 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? (Tick as appropriate)	Immediately/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	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

Site could be suitable for allocation for 25 dwellings if reduced in size. The site is centrally located within the village and is in a location which would allow for highway improvements to the Bell Road/Mill Road/Norwich Road junction. However, such realignment would lead to the loss of hedging on one or both road frontages. Surface water flood risk issues would need to be mitigated.

Site Visit Observations

Development could be considered on the northern portion of the site as it is a location which could strengthen the nucleated core of the village, albeit by extending estate development east of Bell Road. Boundaries are defined by hedgerows and a number of trees, however some of these could be lost to create the necessary highways improvements.

Local Plan Designations

Outside but adjacent to the 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:

Reasonable - The site is centrally located within the village, with good access to the local services and facilities. However potential allocation of the site balances a number of issues; whilst there is the ability to realign Bell Road to create a better junction arrangement with Mill Road/Norwich Road, and also to create a focal point for the settlement, close to the post office stores and pub, these are offset against the loss of trees and hedgerows around the site, the erosion of the gap which separates the eastern and western parts of the village and the setting of a non-designated heritage asset.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 15 October 2020

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5057
Site address	Land south of Bankside Way, Barnham Broom
Current planning status (including previous planning policy status)	Outside Development Boundary
Planning History	None
Site size, hectares (as promoted)	0.58Ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	10
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>A new access would have to be created from Bell Road, unless it is brought forward with the land to the west. Google Earth/Street View shows that the building compound access for the construction of Bankside Way was further south.</p> <p>NCC Highways – Red. The highway fronting the site and to the south is limited to a steep narrow bank. Visibility splays of at least 2.4m x 90m would be required and this may not be achievable given the limited frontage and limited width of verge.</p> <p>NCC Highways meeting - Would need to extend the footway from the Bankside Way development along the frontage of this site. Looks like significant earthworks might be required to create an access. Site could only come forward after/alongside the junction improvements needed for the preferred site.</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>Distance to Barnham Broom Primary School 1km with footways</p> <p>Distance to bus service 480 metres</p> <p>Distance to shop / post office 480 metres</p>	N/A
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	<p>Distance to Barnham Broom sports pavilion and recreation area 1.2km</p> <p>Distance to The Bell Inn public house 410 metres & the Painted Barn Café/Shop 1.0km</p>	Green
Utilities Capacity	Green	<p>No issues identified.</p> <p>EA - The WRC is at 87% capacity, though there is treatment capacity for this small proposed development. However, this WRC discharges to the Yare upstream of the Yare Broads & Marshes SAC and is included within the Broads Nutrient Neutrality area.</p>	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

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk 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	Tributary Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B6 Yare Tributary Farmland Potential loss of high grade agricultural land	N/A
Overall Landscape Assessment	Green	Potential impact on views across valley. SNC Landscape Officer - No significant issue in landscape terms, immediate vicinity of the site is relatively devoid of hedges - would be seen in the context of the recent Bankside Way development, would require good boundary treatment to the south of the site- would need careful policy allocation wording to secure; but could improve existing situation.	Amber
Townscape	Amber	Development did not relate well to existing settlement prior to development of allocation. Now it needs to be seen in the context of the recently constructed development and the other potential sites. SNC Heritage Officer - Concern about incremental development to the south of Barnham Broom.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Green	No protected sites in close proximity. Very little habitat potential on site.	Green
Historic Environment	Amber	Grade II listed Mill House to the north-west. May have a limited impact on the setting but this can be mitigated as it is over 400m away. SNC Heritage Officer - Farm building opposite the site could be considered as a non-designated heritage asset.	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Red	Bell Road is narrow with no footpath at this point. The Highway Authority has advised no further development off Bell Road until junction with Mill Road/ Norwich Road is upgraded due to substandard visibility, which will need third party land to resolve. NCC Highways – Red. Would require footway for the full extent of the site frontage, linking with the facility at the site to the north. Notwithstanding, the junction of Bell Road / Mill Road / Honingham Road / Norwich Road, north of the site has restricted visibility to the west, with little/no scope for improvement within the existing highway and is a highway safety concern - the Highway Authority would not wish to support further development at Bell Road until this is resolved.	Red
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated April 2019)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Limited if any impact on the listed building. This parcel of land would read as a continuation of the recent linear development, BARN1, along Bell Road.	N/A
Is safe access achievable into the site? Any additional highways observations?	May be possible from Bell Road or in association with sites put forward to the west. Highway Authority would need to advise further and sites considered together.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural use, no potential 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 west, residential to north and east. No compatibility issues.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slopes to south and west.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)		N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Very little potential for habitat	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 contamination. Overhead power line on eastern boundary	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views of site from Bell Road, although the road is at a lower level when approaching from the north.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated April 2019)	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>Adjacent to Allocation BARN1. Could be acceptable if highway constraints at junction of Mill Road can be overcome to HA satisfaction. Would be seen as a continuation of the recent development.</p> <p>Would be relatively well related to services if footpath is achieved along the frontage.</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)
		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?		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? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years		
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)		
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)		
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?		
Are there any associated public benefits proposed as part of delivery of the site?		N/A

Part 7 - Conclusion

Suitability

The site has few on-site constraints and would be seen in the context of the recently completed Bankside Way development. There is some concern in terms of the form of development being another parallel cul-de-sac off Bell Road. The most significant issues relate to highways, in terms of the access to the site being across a steep verge, which will need to be levelled to facilitate the footway linking to the adjoining facility provided by Bankside Way, and the required visibility splays. In addition the highway authority would not want to see the site go forward until junction improvements at Bell Road/Norwich Road/Mill Road/Honningham Road crossroads have been implemented.

Site Visit Observations

Adjacent to Allocation BARN1. Could be acceptable if highway constraints at junction of Mill Road can be overcome to HA satisfaction. Would be seen as a continuation of the recent development.

Would be relatively well related to services if footpath is achieved along the frontage.

Local Plan Designations

Open Countryside, otherwise no conflicts with Policy.

Availability

Site promoter has not given any indication of timescales of possible interest in the site etc.

Achievability

The site promoter has indicated that affordable housing would be provided, but as not given any evidence as to the deliverability of the site in the context of any of the other requirements.

OVERALL CONCLUSION:

The site has few constraints, and with a good landscaping scheme, could enhance the approach to the village along Bell Road. The principal concerns with the site relate to highways, in terms of achieving a suitable access off Bell Road (given the steep bank, required visibility splays and need for an extension of the foot way from the north) and also in terms of the need to improve the Bell Road/Norwich Road/Mill Road/Honningham Road crossroads, which requires and in third party ownership.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 29/04/2022