

Morley & Deopham
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	SN5001
Site address	Lot 3, Church Road, Deopham
Current planning status (including previous planning policy status)	Outside Development Boundary
Planning History	None
Site size, hectares (as promoted)	0.75
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site for one retirement dwelling (19 dwellings at 25dph)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 retirement bungalow for the owners
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

Is the site located in, or does the site include:	Response
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	Would require a new access from frontage with Church Road. NCC Highways – Red. The alignment of Church Road, frontage vegetation on adjacent land and limited frontage are likely to negate the ability to provide acceptable visibility splays.	Red
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 	Red	Distance to Morley Primary School 2.3km with no footways Bus service over 1.8km distance	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 sports pavilion and playing field 470 metres	Amber
Utilities Capacity	Amber	Utility capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Amber	Promoter states mains water, electricity and broadband are available in the road. There is no mains sewerage or gas nearby.	Amber
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	Green	Flood Zone 1 Small areas of low surface water	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>flood risk off site from ponds to the south and to west along Church Road.</p> <p>LLFA – Green. Few or no constraints. Standard information required at planning stage.</p> <p>On-site flood risk is localised ponding in the 0.1% AEP event.</p> <p>Access to the site may be affected by flood risk but development has potential to mitigate the on-site flood risk issues through appropriate engineering.</p> <p>We advise that the site is within proximity to known records of internal and anecdotal/external flooding associated with London Road. We advise this is considered in the site assessment.</p> <p>Environment Agency: Green (Fluvial Flood Risk)</p>	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>SN Landscape Type <i>(Land Use Consultants 2001)</i></p> <p>Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland</p>	N/A	<p>Site is in: Tributary Farmland</p> <p>Plateau Farmland lies to the south</p>	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	Site is in: B2 – Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland lies to the south Agricultural Land Classification; Grade 3	N/A
Overall Landscape Assessment	Green	Site is contained by strong boundaries and a frontage hedgeline although this is likely to need part removing for access. Development would extend into the rural landscape.	Amber
Townscape	Amber	Development is sporadic along Church Road and the site does not relate to existing concentrated areas of settlement.	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity. Trees and hedging surrounding providing potential habitat. NCC Ecologist: Amber. Located within GI corridor and amber risk zone for great crested newts. No PROW nearby. No priority habitat onsite. SSSI IRZ residential and discharge of water are not identified by NE as requiring their consultation. Pond nearby and in amber risk zone for great crested newts.	Amber
Historic Environment	Green	Grade I Church of St Andrew to south of site but separated by heavily treed area therefore no significant impact. HES – Amber. Earthworks present, will need recording.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Local road network is severely constrained due to narrow road widths and lack of footways. NCC Highways – Red. The local highway network is poor with restricted forward visibility. No off-carriageway walking route to local facilities including catchment primary school (Morley) and bus routes.	Red
Neighbouring Land Uses	Green	Agricultural land to north, east and west, dwelling to south	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed church to south but views across are limited so no detrimental impact on the setting of the LB	N/A
Is safe access achievable into the site? Any additional highways observations?	Currently no access with hedge which would need to be altered if access gained from Church Road. This is a narrow rural road with few passing places and severe bends which limit visibility. In addition there are no paths or street lighting making walking hazardous.	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)	Agricultural and equine, residential.	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)	Hedges with some trees.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	See above	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)	None evident	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 both into and out of the site as it has boundaries with vegetation.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	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>Whilst the site is contained and a single dwelling would not have a significant visual impact the undeveloped site is very much part of the rural landscape and is remote from services and facilities. The local road network is constrained and there are no footpaths.</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)
None		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	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 but the owner lives to the south and is proposing a retirement home for themselves so would be deliverable on this basis.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated yes however only one dwelling is proposed.	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability The site has been promoted for single private dwelling but at 0.75ha is of a suitable size for allocation. It could however be reduced in size to below 0.5ha. However, the site is not located in proximity to any existing settlement limits and therefore could not be an extension to the existing settlement limit. The site is in a relatively isolated location, in a rural environment with established vegetation along the boundary. The existing road access has been identified as a constraint to development of this site.

Site Visit Observations The site is close to a LB but is unlikely to have a significant impact on this building due to existing screening between the sites. The road network is poor with narrow roads and few passing places. Existing boundary vegetation is and the undeveloped site is a characteristic of the rural context of the site. A single dwelling on the site would not have a significant visual impact on the wider landscape.

Local Plan Designations None

Availability The site is available for development

Achievability The site may be achievable subject to agreement of highway improvements which may impact on the viability of the site.

OVERALL CONCLUSION: The site is considered to be an UNREASONABLE option for development. The site has been promoted for allocation but also for a single private dwelling. SN5001 is not located in proximity to any existing settlement limits and it is not considered appropriate to introduce a new settlement limit in this location due to the remoteness of the site. The road network is not considered to be appropriate for new residential development and the existing vegetation along the site boundaries is characteristic of the rural context of the site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 3 May 2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5047
Site address	Land between Hall Lane and Golf Links Road, Morley St Botolph
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.77ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 10-12 dwellings (17-18dwellings 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

Is the site located in, or does the site include:	Response
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	Existing gated field access onto Hall Lane, this is a narrow lane and it is close to the junction. Alternative would be onto Golf Links Road, wider but also a rural road with limited visibility due to bends and hedges. NCC Highways – Amber. Subject to satisfactory visibility, would require hedge removal and possibly carriageway widening. No feasibility of safe walking route to school, Golf Links Road has limited width.	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 Morley Primary School 1,930m, only a small portion of which has footways and the section along Deopham Road is not pedestrian friendly.</p> <p>Wymondham College (day and boarding), which will include a primary school, is 930m to the south, 1,200m to its nursery.</p> <p>Buses serve Wymondham College, but regular bus services are 1,730m away and village is not served by regular service.</p> <p>Limited local employment.</p>	N/A
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	<p>Distance to village hall and recreation ground 970m</p> <p>Distance to playing field (within main part of village) 570m</p> <p>Distance to The Buck public house 640m</p>	Amber
Utilities Capacity	Amber	<p>Promoter indicates sewerage infrastructure, including the water recycling centre, may need upgrading. – this would need to be confirmed</p> <p>Environment Agency: Green (Foul Water Capacity)</p>	Amber
Utilities Infrastructure	Green	Promoter has confirmed that mains water, sewerage and electricity are all available.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Identified ORSTED Cable Route	N/A	Not in an area identified as being within the ORSTED cable route	Green
Contamination & ground stability	Green	Unknown but unlikely as no buildings and use is grassland.	Green
Flood Risk	Amber	Flood Zone 1 Surface water flood low risk to north-east along Hall Lane boundary and to south-east corner from pond on site, may reduce developable area. Adjacent along Golf Link Road Surface water flood low risk.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i> Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland	N/A	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	B2 Tiffey Tributary Farmland Agricultural Land Classification; Grade 2-3 Good to moderate	N/A
Overall Landscape Assessment	Green	Site is close to rural built-up area which is to the north. It would have some limited views when approaching from the south but these would be softened by the high	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>hedges on the roadside and the established southern boundary of the site. It would not encroach into the open countryside. The broken views you would get would be balanced by similar views on the opposite side of the road and would read against existing development on the north side of Hall Lane.</p>	
Townscape	Green	<p>This site marks the start of the development which is centred along Chapel Road. Although there is no current development on the south side it would sit in a cluster around this junction, with roads on two sides and would be an area of natural extension which would not encroach into the open countryside. It would be balanced by the development on the opposite side of the road and would read against existing development on the north side of Hall Lane.</p>	Green
Biodiversity & Geodiversity	Amber	<p>No protected sites in close proximity, 4K from nearest SSSI.</p> <p>Grassed area contained by trees and hedging, some habitat value. Would need checking.</p> <p>NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. Amber risk zone for Great Crested Newts and ponds onsite and within 250m. No priority habitats and not in GI corridor. No PROW.</p> <p>Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.	
Historic Environment	Green	No heritage assets. Not within the woodland setting of the Grade II listed Morley Hall, 600m to the southeast. HES – Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	Local road network is constrained due to narrow road widths and lack of footways, Hall Lane to the north boundary is a narrow dead-end. There is a small section of footpath on opposite side of Golf Links Road. NCC Highways – Red. Subject to satisfactory visibility, would require hedge removal and possibly carriageway widening. No feasibility of safe walking route to school, Golf Links Road has limited width.	Red
Neighbouring Land Uses	Green	Residential to north/north-east facing Hall Lane, large, scattered houses to west and agricultural to south. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No adverse effect on any heritage assets. The site is close to the existing dwellings and adjacent to the development boundary.	N/A
Is safe access achievable into the site? Any additional highways observations?	Possibly, there is a field access but this is onto a narrow side road so development would probably need to be accessed from Golf Links Road – await Highway Authority advice.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassed area. No buildings.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agriculture which are compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slight slope	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges with trees on all sides of this triangular piece of land, should be retained.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes; hedges, trees and a pond.	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)	Contamination unlikely as is an undeveloped site. 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	Limited due to substantial hedges which contain the site. If developed the south boundary must be kept to delineate the edge of the settlement with the open countryside.	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 contained but it does extend beyond Hall Lane which is the southern reach of the village. Although it is adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car.</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)
None		N/A
		N/A
		N/A
Conclusion		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	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)	Promoter indicated 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)	Access improvements, possible footpath provision, upgrade to foul water network.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter indicated that this will be provided, no evidence on viability.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Off-site footpath	N/A

Part 7 - Conclusion

Suitability The site is of suitable size for allocation and is adjacent to an existing settlement limit. The site relates reasonably well to the existing built form but would represent a breakout into the open countryside to the south of the existing settlement. The road network has been identified as being constrained and the site is remote from existing services and facilities. Some areas of limited flood risk have been identified but would not prevent development of the site.

Site Visit Observations Narrow roads and limited connectivity to existing facilities and services. The site extends beyond Hall Lane and would extend the settlement into the rural surroundings. Established vegetation along the site boundaries.

Local Plan Designations None

Availability The site is considered to be available for development

Achievability The site is likely to be achievable subject to highway mitigation works which impact on the viability of the site.

OVERALL CONCLUSION: The site is considered to be UNREASONABLE option for allocation. Whilst adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car. An off-site footpath has been promoted alongside the allocation of SN5047 although no further evidence has been submitted at this stage. Development would mean the loss of some frontage hedging for access. Part of southern corner is at risk of surface water flooding however this is not considered to be a constraint to development of the site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 3 May 2022