

# Spooner Row & Sutton 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	SN5030
Site address	Land at Holme Farm, Sutton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.9 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 10-12 dwellings  (22 dwellings at 25dph)
Greenfield/ Brownfield	Greenfield

### Part 2 - Absolute Constraints

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

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

### Part 3 - Suitability Assessment

#### HELAA Score:

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

#### Site Score:

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

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

#### SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Existing access is to Holme Farm and house which runs through the centre dividing the site east-west. It is restricted onto the road by mature trees. However there are opportunities to take alternative accesses along the frontage of Sutton Road, visibility is good and there is no hedge to remove.</p> <p><b>NCC Highways</b> – Green. Access achievable subject to frontage widening and footways. Network concerns re road widths and junction visibility back to London Road along with access to local facilities, particularly walking route to school.</p>	Green

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"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Distance to Spooner Row Primary School 1,900m, with very few footways and crossing the A11</p> <p>Local employment 190 metres</p> <p>Bus stop 400m</p>	N/A
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>	N/A	<p>Hummingbirds Pre-school; 550m</p> <p>Distance to Spooner Row village hall 2km</p> <p>Distance to Three Boars public house 2.4km</p>	Amber
Utilities Capacity	Amber	<p>Local sewerage networks may require upgrades; overall utility capacity to be confirmed</p> <p><b>Environment Agency:</b> Green (Foul Water Capacity)</p>	Amber
Utilities Infrastructure	Green	Promoter advises; Water, Electric, Telephone available in Highway. Foul drainage likely by individual or shared private package treatment, no mains in vicinity according to records search.	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green

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	<p>Flood Zone 1 Very small areas of low and very low risk of surface water flooding to perimeters which can be investigated and avoided.</p> <p>LLFA – Green. Few or no constraints. On-site flood risk is localised flooding around existing on-site road. Standard information required at planning stage.</p> <p>Environment Agency: Green (Flood Risk)</p>	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 3	N/A
Overall Landscape Assessment	Green	The landscape is very flat and open but it is relatively well contained in the medium distance with limited longer views. This is due to it being very linear with intermittent residential development and large trees around the perimeter.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Although development will be visible, some amount may be able to be accommodated without a significant impact on the wider landscape.	
Townscape	Green	Suton is a small hamlet with a grid form of roads shaping the linear development. Whilst it is sporadic there is a uniformity, with single-depth detached larger plots, and some linear frontage development could be assimilated into this pattern without a detrimental impact. Estate scale development or cul-de-sacs would not be in keeping. There are no heritage assets affected.	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity and limited immediate habitat.  <b>NCC Ecologist:</b> 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	No heritage assets nearby.  <b>HES</b> - Amber	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Well located in terms of wider road access to Wymondham and Norwich with train links. Local highway network is constrained, and lacking footpath connections to services, would need the Highway Authority advice.  <b>NCC Highways</b> – Red. Access achievable subject to frontage	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		widening and footways. Network concerns re road widths and junction visibility back to London Road along with access to local facilities, particularly walking route to school.	
Neighbouring Land Uses	Green	Agricultural and residential	Green



#### Part 4 - Site Visit

Site Visit Observations	Comments <b>Site Visit 09/02/22</b>	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment and a relatively limited impact on the townscape providing it is not a large amount of development and is restricted to frontage only. This would reflect the form of development opposite. The landscape is relatively sparse.	N/A
Is safe access achievable into the site? Any additional highways observations?	It appears that individual/shared accesses could be achieved as it is a long straight section of road making visibility good in both directions.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture, no buildings.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural and residential, compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Very flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open, very few hedges, mature trees at existing access.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Appears limited, although it is grassland and undeveloped and it does link areas of trees.	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	There are views across the site but no long views in the landscape as these are truncated by a backdrop of trees and some buildings. Views out are also limited because of the proximity of the A11.	N/A

Site Visit Observations	Comments <b>Site Visit 09/02/22</b>	Site Score (R/ A/ G)
<p><b>Initial site visit conclusion</b> (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>If development was limited to the frontage, it would reflect the established linear pattern of the settlement with very little impact on the wider area. However, the site is relatively remote from services with no footpaths to safely link to Spooner Row, and it does feel remote although it benefits from proximity to Wymondham and the A11 to Norwich with higher level facilities.</p>	<p>Amber</p>

## Part 5 - Local Plan Designations

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

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

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No – but enquiries received.	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

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Indicated it is but no evidence submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Additional access points from Sutton Street.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

## Part 7 - Conclusion

**Suitability** The site is of a suitable size for allocation and is opposite existing residential development in Sutton. Linear development would be the most appropriate pattern of development in this location however overall the hamlet of Sutton is remote from existing facilities and services and disconnected from Spooner Row. The landscape and visual impact of development in this location would be limited by existing development, established vegetation and the A11. Acceptable vehicular access into the site is likely to be achievable however the wider road network has been identified as a constraint to development in this location, in particular the poor pedestrian connectivity to services and facilities, including the local primary school.

**Site Visit Observations** Development of the site should be restricted to the site frontage to avoid harm to the existing characteristics of the settlement which is predominantly comprised of linear development. The visual impact of the site would be limited due to a number of landscape features (noted above) however Sutton does feel disconnected from Spooner Row and connectivity between the two settlements is poor.

### Local Plan Designations Norwich Policy Area

**Availability** The site is considered to be available for development

**Achievability** Development of the site is considered to be achievable subject to highway mitigation measures which may impact on viability.

**OVERALL CONCLUSION:** The site is considered to be an UNREASONABLE option for development. It relates well to the existing development in Sutton and a linear form of frontage development on the site would replicate the established pattern of development in evidence. However both the site and the settlement are poorly connected to existing facilities and services with connectivity via pedestrian footways and a poor road network around the site identified as particular constraints to development in this location. The site is relatively well screened within the landscape and therefore the visual impact of SN5030 would be limited.

**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	SN5032
Site address	Land between Hill Road and Bunwell Road, Spooner Row
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	2020/2108/CUQ for COU from barn to dwelling approved 29/01/21. Extant and unimplemented.
Site size, hectares (as promoted)	0.53ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 3 dwellings (inclusive of 1 extant permission) and flood mitigation (13 dwellings at 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	Two existing accesses, proposing using one from Hill Road, rather than from Bunwell Road.  <b>NCC Highways</b> – Red. Access does not appear achievable within frontage. No footway connection to local facilities.	Red
Accessibility to local services and facilities  <i>Part 1:</i> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	Distance to Spooner Row Primary School 1,100m  Distance to railway station 900m  No footway and/or continuous footway to the village school or station.	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>	N/A	<p>Distance to Spooner Row village hall 950 metres</p> <p>Distance to Three Boars public house 600 metres</p>	Green
Utilities Capacity	Amber	<p>Utility capacity to be confirmed</p> <p><b>Environment Agency:</b> Green (Foul Water Capacity)</p>	Amber
Utilities Infrastructure	Green	Promoter advises; all required services are available (gas not required).	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Amber	<p>Flood Zone 1. Some identified surface water flood risk in previous planning application. Additional areas on larger site due to ponds and drain; risk from very low to medium and needs to be investigated as could restrict development.</p> <p><b>LLFA</b> – Amber. Significant mitigation required.</p> <p>The on-site flood risk develops from ponding in the 3.33% and 1.0% AEP events to form a minor to moderate flow path in the 0.1% AEP event, cutting the site southwest-northeast. Flow lines indicate this flood water flows northeast off the site.</p>	Amber



Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>Access to the site may be affected by flood risk depending on where it's placed but development has the potential to mitigate the on-site flood risk issues through appropriate engineering and improve flood risk downstream.</p> <p>The site is within proximity of known records of internal flooding on Bunwell Road. We advise this is considered in the site assessment.</p> <p><b>Environment Agency:</b> Green (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	Tributary Farmland	N/A
<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>	N/A	<p>B2 Tiffey Tributary Farmland</p> <p>Agricultural Land Classification Grade 3</p>	N/A
Overall Landscape Assessment	Green	The site is relatively contained by defined boundaries relating to existing development and does not encroach into the open countryside. However, the site is an attractive landscape break characteristic of the edge of the settlement. Potential removal of hedge along Bunwell Road for	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		access would not be acceptable.	
Townscape	Green	The site does not relate well to the main areas of the settlement. It is adjacent to an existing site currently subject to development as well as a small area of sporadic development which marks the transition to the countryside. Further development to the south of 2016/2424 would consolidate this and impact on the transition into the village.	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity. Habitat potential on site, old barn, trees and a pond – would require survey.  <b>NCC Ecologist:</b> Amber. SSSI IRZ residential and discharge of water are not identified by NE as requiring their consultation. Pond onsite and in amber risk zone for great crested newts. Not in GI corridor.	Amber
Historic Environment	Green	No heritage assets affected, need to consider farmhouse and barn, which could be viewed as undesignated heritage assets, and The Orchard Grade II listed building to the northeast. The barn is proposed for demolition and advice from the Senior Heritage and Design Officer should be sought if this site is to progress further.  <b>HES - Amber</b>	Amber
Open Space	Green	No	Green
Transport and Roads	Amber	Local road network is constrained.  <b>NCC Highways</b> – Red. Access does not appear achievable within frontage. No footway connection to local facilities.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Agricultural and residential.	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated March & August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Would create a more intense group of dwellings in an area which historically would not have consolidated development as it has grown out of sporadic farmsteads.	N/A
Is safe access achievable into the site? Any additional highways observations?	Appears to be a pedestrian access to Hill Road, there is an existing access onto Bunwell Road and may be potential to create a new access if visibility can be achieved, but removal of hedge along Bunwell Road for access unlikely to be acceptable.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Small area of unused grassland with a barn to be converted to the south within the site.	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. No compatibility issues.	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)	Significant hedges with mature trees surrounding the site and between the farmhouse.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential for habitat with existing brick barn – particularly bats. Also trees and hedges and pond present on north-east boundary. Would require a species survey.	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)	Would need investigation as the barn will have been used for agricultural storage. Unlikely to prevent development.	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 from Hill Road as it is on the corner and is well treed. Some views along Bunwell Road of the site when	N/A

Site Visit Observations	Comments (Based on Google Street View images dated March & August 2021)	Site Score (R/ A/ G)
	travelling in either direction. No wider views in the landscape. Limited views out of the site.	
<b>Initial site visit conclusion</b> (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)	Would create a more intense group of dwellings in an area which only has sporadic development south of the junction of Bunwell Road and Hill Road. Resulting in a loss of rural character. Potential removal of hedge along Bunwell Road for access would not be acceptable. Surface water flooding needs to be investigated as does potential for species.	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)
Norwich Policy Area		N/A
		N/A
		N/A
<b>Conclusion</b>	Development of the site does not conflict with any existing or proposed land use designations.	Green

**Part 6 - Availability and Achievability**

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private – owned by a developer.	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No – owned by a developer.	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

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Indicated it would be deliverable but no evidence submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Access improvement.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No. Stated private benefits; provision of attenuated drainage to alleviate flooding, including digging of a large attenuation pond and improvement of existing swale.	N/A

## Part 7 - Conclusion

**Suitability** The site is of a suitable size for allocation but is promoted for fewer dwellings (which would also include an extant permission for 1 residential unit on the site). The site is in proximity to the existing settlement limit but has the strongest relationship with the sporadic development that has occurred at the Bunwell Road / Hill Road junction. Hill Road is of narrow width and is constrained whilst access via the Bunwell Road site frontage would result in an unacceptable visual impact due to the loss of the established boundary hedgerow. Potential non-designated heritage assets may also constrain development of this site.

**Site Visit Observations** The site contributes to the character of the area, reinforcing the historic pattern of development that marks the transition between the rural edge of the settlement and the more developed areas of the settlement slightly further to the north of the site. Development of the settlement would erode this character and have a harmful visual impact. Loss of the hedgerow along Bunwell Road would not be supported due to the landscape harm that would arise in the immediate environs of the site.

**Local Plan Designations** Norwich Policy Area

**Availability** The site is considered to be available for development

**Achievability** The site may be achievable however highway constraints have been identified that may impact on the viability of the site. Additional drainage works have also been proposed as part of the development of this site which would also impact on the delivery costs of the site. Viability evidence may be required to support the delivery of this site.

**OVERALL CONCLUSION:** The site is considered to be UNREASONABLE for development. The site is of a suitable scale for allocation but has been promoted for a lower number of dwellings more suitable for a settlement limit extension. However, in both scenarios development on this site is considered to be inappropriate and would result in a harmful visual impact on the landscape due to the consolidation of the built form that would result. This would adversely impact on the transition between the rural surroundings and the approach into Spooner Row, particularly along Bunwell Road. Loss of the hedgerow along Bunwell Road would also not be acceptable and access via Hill Road is severely constrained by the single width carriageway. The presence of potential non-designated heritage assets on the site is also considered to be a development constraint.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 3 May 2022