

Tharston, Hapton & Flordon  
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	SN5043
Site address	Land south of Station Road (and St Michael's View), Flordon
Current planning status (including previous planning policy status)	Largely outside development boundary
Planning History	1979/2313/O and 1980/3590/D for 1 dwelling approved, not built.
Site size, hectares (as promoted)	0.77
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 on part inside development boundary & 11 on rest of site due to sewer easement.
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	Existing access onto Station Road. Needs assessing by Highway Authority as it is single track and lies at an acute angle to frontage. No footpath along Station Rd.  <b>NCC Highways</b> – Red. Not clear access to the highway is achievable in an acceptable form. Catchment school remote from site with no footway, no sustainable link to village.	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	Hapton Primary school – 3,000m from site  Nearest supermarket: Co-op, Mulbarton – 3,500 metres from site  Limited Employment opportunities within Flordon: mushroom factory, agricultural, horse sanctuary  Limited bus services: 2 times daily to Norwich. Nearest bus stop located to the south east at an approximate distance of 80 metres east along Station Road.	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>In close proximity to Tasburgh.</p> <p>HELAA: Lack of services within an accessible distance from Flordon and the bus service is the only core service within an accessible distance to the site.</p>	
<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>Community Hall – 880 metres from site</p> <p>Small children’s play area/field- 770 metres from site</p>	Amber
Utilities Capacity	Amber	Capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises that an Anglian Water foul sewer runs along the entirety of the western boundary of the site and through the access. This would restrict any new homes or other buildings being placed within 3m of the sewer.	Amber
Better Broadband for Norfolk	N/A	Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route	N/A	The site is not within an area affected by the ORSTED cable route	Green
Contamination & ground stability	Green	<p>No evidence of contamination, unlikely given grassland use of site.</p> <p><b>NCC Minerals &amp; Waste</b> - site under 1ha underlain or partially underlain by safeguarded sand and gravel resources. If this site were to go forward as an allocation then</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		information that - future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan if the site area was amended to over 1ha, should be included within any allocation policy.	
Flood Risk	Green	<p>Site is within Flood Zone 1 with no identified surface water flood risk.</p> <p><b>LLFA</b> – Green. Few or no constraints. Standard information required at planning stage. The site is within proximity of a known record of anecdotal internal flooding on Low Road. We advise this is considered in the site assessment.</p> <p><b>Environment Agency:</b> Green</p>	Green

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	B1 Tas Tributary Farmland; small area to north and the southern section is covered by;  A1-Tas Rural River Valley landscape character area.	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland  Rural River Valley  Agricultural Land Classification Grade 3	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	The site encroaches into the wider landscape and would impact on the river valley.	Red
Townscape	Red	The front of the site is in the development boundary and an application could be submitted to determine if it could accommodate a dwelling. This would be in keeping with the existing form and character with larger detached properties and landscaped areas but a larger number of dwellings to the south would not reflect the existing built-form.	Red
Biodiversity & Geodiversity	Amber	Some habitat present in hedges and trees that would need investigating.  <b>NCC Ecologist:</b> Amber. Residential development of 100 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas requires consultation with Natural England. No priority habitat onsite (identified on MAGIC). Site within GI corridor and amber risk zone for great crested newts. No PROW nearby.	Amber
Historic Environment	Green	No designated heritage assets; no negative impact.  <b>HES</b> – Amber. Site of former windmill.	Amber
Open Space	Green	No	Green
Transport and Roads	Amber	Potential impact on local rural network.  Await Highway Officer consult.  <b>NCC Highways</b> – Red. Not clear access to the highway is achievable in an acceptable form. Catchment school remote from site with no footway, no sustainable link to	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		village.	
Neighbouring Land Uses	Green	Residential along frontage of Station Road to north. Cricket ground to east and agricultural to south and west.	Green



#### Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on any listed building or other heritage asset. Does not relate well to existing development with large plots set back but generally fronting Station Road. It encroaches beyond the line of development to the south into the river valley landscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access set back from frontage at narrowest part of site – would need to be assessed by Highway Authority.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused grassland, with small building.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential, agricultural and cricket ground – all compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Sloping	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows & trees.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees to north near access and mature hedge/trees on 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)	National Grid Overhead lines with towers and buffer running to east outside of site. Would need checking.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	No views into the site from the road frontage.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	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>This is a significant change from the existing pattern of development and would have an impact on the townscape as well as the wider 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)
Norwich Policy Area		N/A
Rural River Valley		N/A
		N/A
<b>Conclusion</b>	Would have an impact on The Tas River Valley.	Amber

## 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/within 5 years	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)	No. The promoter states that an application is being pursued on the part of the site within the development boundary, no Enquiry received.	Amber
Are on-site/off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Possible access improvements.	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 considered a suitable size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings located off Station Road, however the development of the site would appear as unsuitable back land development.

### **Site Visit Observations**

This is a significant change from the existing pattern of development and would have an impact on the townscape as well as the wider landscape.

### **Local Plan Designations**

The most northern part of the site falls within the settlement boundary, the rest is located outside it. The site is also located in the Tas River Valley.

### **Availability**

The site is promoted by Agent on behalf of Landowner and appears available within 5 years, based on the information provided.

### **Achievability**

No further constraints identified.

### **OVERALL CONCLUSION:**

The site is considered to be **UNREASONABLE** option for allocation. Development of the site would represent a type of backland development that would have a poor relationship with existing development and appear at odds with the built form. The Highway Authority have also raised concerns with the access proposal onto Station Road as this is a single track which lies at an acute angle to the site frontage. The site is also remote from the school with no footpath link to the village.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 12 May 2022

## SN Village Clusters Housing Allocations Document – Site Assessment Form

### Part 1 - Site Details

Detail	Comments
Site Reference	SN5044
Site address	Land east of St Michael's View, Flordon
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1974/1265/F for 1 dwelling refused 10/12/1974.
Site size, hectares (as promoted)	0.81
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	20-24
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	The promoter advises that the site benefits from a right of access from the cul-de-sac at the bottom of St. Michaels view, heading east to a gated access into the site. This would need to be confirmed and would require up-grading.  <b>NCC Highways</b> – Red. Remote from highway. Remote from services & no walking route to school.	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	Hapton Primary School – 3,000m  Nearest supermarket: Co-op, Mulbarton – 3,500 metres from site  Very limited employment opportunities within Flordon; mushroom factory, agricultural, horse sanctuary  Limited bus services: 2 times daily to Norwich. Bus stop located to the east along Station Road  HELAA: Lack of services within an accessible distance from Flordon and	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		the bus service is the only core service within an accessible distance to the site.	
<i>Part 2:</i> Part 1 facilities, plus <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	Community Hall – 450 metres from site  Small children’s play area/field- 500 metres from site	Amber
Utilities Capacity	Amber	To be confirmed. No known constraints.	Amber
Utilities Infrastructure	Amber	Promoter does not consider there to be infrastructure constraints.	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	Development of the site does not conflict with any existing or proposed land use designations.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues, unlikely given existing use as scrubland.	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk except a very small area at very low risk at top north-east corner and eastern boundary.  <b>LLFA</b> – Green. Few or no constraints, on-site flood risk is very minor on the site boundary. Standard information required at planning	Amber



Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		stage.  Environment Agency: Green	

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	B1 Tas Tributary Farmland  Agricultural Land Classification Grade 3	N/A
Overall Landscape Assessment	Green	Site is contained by strongly delineated boundaries and any detrimental impact on landscape character could be mitigated through design and landscape treatment.	Amber
Townscape	Amber	The design of the dwellings would need to be sensitive to the character of the village.	Amber
Biodiversity & Geodiversity	Amber	No designations. Potential impact on reptiles and potential presence of protected species on land to south but this could be mitigated. Would need further investigation.  NCC Ecologist: Amber. Residential development of 100 units or more, or any residential development of 50 or more houses outside existing settlements/urban	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>areas requires consultation with Natural England. No priority habitat onsite (identified on MAGIC). Site within GI corridor and amber risk zone for great crested newts.</p> <p><b>Norfolk Wildlife Trust:</b> Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.</p>	
Historic Environment	Amber	<p>Site lies in proximity to Flordon's medieval parish church (Grade II LB) – potential that heritage assets with archaeological interest could be present, would need investigation.</p> <p><b>HES</b> - Amber</p>	Amber
Open Space	Green	No.	Green
Transport and Roads	Red	<p>Likely negative impact on local rural network which is constrained with no footpaths or street lights along Long Lane.</p> <p><b>NCC Highways</b> – Red. Remote from highway. Remote from services &amp; no walking route to school.</p>	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	St Michaels Church is located to the west.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access from existing residential road, would pass all properties on St Michaels View.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused scrubland, appears as if some informal use taking place? If developed would be preferable to provide open/play space if appropriate.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to west. Would need care to northern end as it's adjacent to bungalows. Closest to south is a pair of semi-detached houses which would need to be mirrored.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Unknown	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature hedges. Fences to west with existing residential properties.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedges on boundaries are significant with potential habitat particularly when considering the mature trees to the south on the site. Would need further investigation.	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, no buildings on site.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views from existing properties to north-west over the site. Some views out of site with fields to north-east and south-east. Woodland to south-west.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009)	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>Adjacent to existing housing with no on-site constraints evident. However, concern about the remoteness from services with Hapton Primary School being over 3k and only a community hall and small play area being within walking distance. The local road network is narrow with no continual paths and no safe walking routes to the school.</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)
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)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highway improvements to access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it will 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 an appropriate size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings. Development of the site will impact on the adjacent listed building and potential highways concerns have been identified.

### **Site Visit Observations**

Adjacent to existing housing with no on-site constraints evident. However, concern about the remoteness from services with Hapton Primary School being over 3k and only a community hall and small play area being within walking distance. The local road network is narrow with no continual paths and no safe walking routes to the school.

### **Local Plan Designations**

Within open Countryside and adjacent to development boundary of Flordon.

### **Availability**

The site is promoted by the landowner and appears available based on the information provided

### **Achievability**

The site is considered to be achievable, subject to overcoming highways concerns.

### **OVERALL CONCLUSION:**

The site is considered to be the **UNREASONABLE** for allocation. Flordon has limited services and accessibility to services elsewhere is very limited. The Highway Authority have raised concerns with the surrounding road network and access to the site; the local road network is narrow with no continual paths and no safe walking routes to the school. Access to the site is via an existing cul-de-sac which would not be suitable for additional traffic.. There are also landscape and heritage concerns; St Michaels Church (Grade I LB) to the south west corner of the site.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected: Yes**

Date Completed: 29/04/2022