



# Village Clusters Housing Allocations Plan

## Updated Site Assessments

### Non-allocated sites

January 2023

ADDENDUM – SITES SN4048SL (HAPTON) & SN1024  
(PULHAM MARKET)

# Contents

SN4048SL - Land to the north of The Street, Hapton .....	10
SN1024 - Ladbrookes, Tattlepot Lane, Pulham Market.....	20

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

### Part 1 - Site Details

Detail	Comments
Site Reference	SN4048SL
Site address	Land to the north of The Street, Hapton
Current planning status (including previous planning policy status)	Unallocated
Planning History	N/A
Site size, hectares (as promoted)	0.48 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site for residential development of up to 25 dwellings (mix of private and affordable)  SL Extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	12dph
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	No existing access; access would be required via The Street to the south.  Footpath runs from the south west corner of the site and continues along The Street to the School.  <b>NCC HIGHWAYS</b> OK in highways terms- immediately adjacent to the primary school	Amber
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	Primary school – 250meters from site Limited employment opportunities: vehicle service centre	Amber

<b>Constraint</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
<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>			Red
Utilities Capacity	Amber	No known constraints.	Amber
Utilities Infrastructure	Amber	Promoter advises that other than all other key services are readily available. Query raised over gas connection. AW advise sewers crossing the site.	Amber
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues.	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk.	Green

<b>Impact</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
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>		B1- Tas Tributary Farmland ALC – Grade 3	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Impact on landscape could be mitigated through design and landscape treatment.  <b>SNC LANDSCAPE OFFICER</b> - There is a change of levels across the site and new hedgerow planting associated with Redwings. Planting across the site relates to the restoration of historic field patterns (1998/1022)	Amber
Townscape	Amber	Potential impact of the character could be mitigated through careful design.  <b>SNC HERITAGE OFFICER</b> – Amber Townscape – no real issue except numbers and density proposed. Appears a sensible and straightforward site for linear development – however 25 dwellings too ambitious.	Amber
Biodiversity & Geodiversity	Amber	Site is well maintained. Potential impact on the presence of any protected species, however these could be reasonably mitigated.	Amber
Historic Environment	Amber	5 grade II Listed Buildings within 300 meters of the site (to the west).  <b>SNC HERITAGE OFFICER</b> - Green Heritage Assets are some distance away and their setting not affected.	Green
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Amber	Potential access on local network.	Amber
Neighbouring Land Uses	Green	To the north and east is further agricultural land (grazing) Located to the south is an existing substation. Located to the west is residential development.	Green

**Part 4 - Site Visit**

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed buildings within the village to the west. These are clusters together within existing residential development.	N/A
Is safe access achievable into the site? Any additional highways observations?	No existing access via The Street- new access would be required. Good visibility Existing verge to the south of the site Existing footpath to the south west – this links the village to the school.  There is a footpath that runs to the western boundary – this links the village to the redwings sanctuary.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Maintained grass/meadow land	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	N/A
What is the topography of the site? (e.g. any significant changes in levels)	The site is set higher than The Street. There is an embankment on the southern side The site itself is relatively flat	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is bounded by wooden fencing Footpath runs to the west which runs to the Redwings sanctuary.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Open views into the countryside to the north No visible pounds Site is well maintained	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)	Telegraph poles located to the southern boundary – the lines run to the eastern section of the 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 to the north are relatively open. The site is situated within a residential area where the impact of the landscape could be mitigated against. The most prominent views will be to the north and this view is towards the open countryside.	N/A
<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)	Minimal site constraints. A new access will be required via The Street there this is subject to highway approval. The site is well connected to the existing village and has the potential to offer a safe walking route to the school.	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 (NPA)		N/A
B1- Tas Tributary Farmland		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 and sole owner.	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?	Within 5 years	Green
Comments:	The landowner (Redwings Horse Sanctuary) owns the land to the north and west of the site.	Green

<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)	The promoter has confirmed that the site is deliverable. No additional information has been submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Potential highways improvements to create access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has submitted allocation to include a mix of affordable and open market housing. No viability information has been submitted to date.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Affordable housing provision.	

## **Part 7 - Conclusion**

### **Suitability**

The site has been promoted for a high-density form of development that would be an appropriate scale in the locality. It has therefore been assessed as a potential settlement limit extension, subject to a reduction in number of dwellings. The site is well related to the existing settlement of Hapton and adjacent to the south and west to existing residential dwellings. It has been noted that there is a significant change of levels across the site which may impact on creating a new access.

### **Site Visit Observations**

The site has no existing visible access; however, access could be achieved via The Street to the south. The site is well maintained, previously used for agricultural. No significant visible site constraints.

### **Local Plan Designations**

Within open Countryside and adjacent to development boundary of Hapton.

### **Availability**

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

### **Achievability**

No further issues have been identified.

### **OVERALL CONCLUSION:**

The site was originally proposed as a Settlement Limit Extension. However, it is only under the 0.5ha threshold and therefore considered suitable for a small allocation. The allocation of the site will require the creation of a new Settlement Limit for Hapton. The site is reasonably well connected and related to the main settlement, including the primary school where there is an existing footpath from the site to the school. The site is considered as an appropriate location for linear development, subject to creating a safe access which addresses the significant change of level from the site to the highway. Whilst heritage assets (listed buildings) have been identified, it has been acknowledged that they are at a distance where their setting would not be affected by development. There are few constraints.

### **UPDATED CONCLUSION POST-REGUALTION 18:**

The site has been re-evaluated as part of a consistency check across all of the Preferred sites. Whilst the site continues to fall within the bounds of the site assessment criteria for suitability, it is considered that the access to local services and facilities is at the very margin of that of the criteria. Moreover, given the nature of the cluster the site would have limited benefit in terms of supporting other rural services and facilities within the cluster itself, instead being very reliant on services and facilities in Long Stratton, which is already receiving strategic-scale growth. Consequently, it is considered that the site falls short of what is required for an allocation and therefore the site has been redefined as a Shortlisted Reasonable Alternative.

**Preferred Site:**

**Reasonable Alternative:** Yes

**Rejected:**

Date Completed: 11<sup>th</sup> November 2020

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

### Part 1 - Site Details

Detail	Comments
Site Reference	SN1024
Site address	Ladbrookes, Tattlepot Lane, Pulham Market
Current planning status (including previous planning policy status)	Unallocated
Planning History	1975/2761 5 bungalows APPROVED Adjoins PUL 1 – 10 dwellings (2018/0598)
Site size, hectares (as promoted)	1.3 ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	19.2 dph  (approximately 25 dwellings)
Greenfield/ Brownfield	Greenfield

### Part 2 - Absolute Constraints

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

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

### Part 3 - Suitability Assessment

#### HELAA Score:

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

#### Site Score:

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

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

#### SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Green	There are potential access constraints - NCC to confirm adequate visibility achievable without detriment to significant oak on front boundary  <b>Highways score</b> – Amber. Access subject to satisfactory visibility. Subject to providing a continuous frontage footway linking with facility to tie in with provision at PUL1. Subject to highway conditions in planning application.	Amber
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>	Green	Primary school. 750m safe walking route.  GP surgery  Limited retail in settlement but includes builder's merchants. Farm shop & garden centre nearby but remote from settlement.  Employment opportunities within settlement  2 bus operators run daytime services daily between settlement and Norwich ( including peak time)	

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"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		Village hall  2 public houses within settlement 2 cafes in farm/garden centres which are remote from settlement  Pre-school in village hall  Recreation ground in settlement	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Utilities infrastructure present on the site that could affect development potential. Promoter advises water, electricity and foul drainage to site	Amber
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues	Green
Flood Risk	Green	Flood zone 1 but small area of identified flood risk in SE quadrant which will constrain layout	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		E4: Great Moulton Plateau  ALC Grade TBC	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Impact on landscape character could be mitigated through design, landscaped treatment of southern site boundary and tree protection	Amber
Townscape	Amber	Development of site would respect existing form and character of settlement. Site prominent within street but impact on townscape could be mitigated through design.  <b>Senior Heritage &amp; Design Officer</b> – Green. Could be similar sort of development to the existing site to the east recently developed. This site fit in better with existing development already having taken place on the north side of the road.	Green
Biodiversity & Geodiversity	Green	Potential impact on protected species ( bats?) but it is expected that this can be mitigated. No assessment submitted to date.	Amber
Historic Environment	Green	Development could impact on setting of LB to east but could be mitigated through design  <b>Senior Heritage &amp; Design Officer</b> – Green  <b>HES score</b> – Amber	Green
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Green	Potential impact on local road network (but it is expected that this can be mitigated). No assessments submitted to date.  <b>Highways score</b> - Access subject to satisfactory visibility. Subject to providing a continuous frontage footway linking with facility to tie in with provision at PUL1. Subject to highway conditions in planning application.	Amber
Neighbouring Land Uses	Green	Site adjacent to residential dev site and small-scale commercial. Potential impact on amenity can be mitigated through design.	Green



**Part 4 - Site Visit**

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Impact on the townscape and historic environment could be mitigated	N/A
Is safe access achievable into the site? Any additional highways observations?	Access to existing dwelling. NCC to confirm if visibility achievable without impacting on oak on front boundary. No verge available to extend footpath link approved as part of PUL 1	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Compatible – residential/small scale commercial	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat. Gradual fall in G/L from south to north across site	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Established hedgerow along N and W boundaries. Not enclosed on S side, part of larger parcel	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Significant trees along N and W boundaries. Also established hedgerow. Requires TPO assessment if the site progresses	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)	Telegraph poles north-south inside E boundary. No other evidence	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Prominent in views from both directions along Tattlepot Road. Open views towards site from Guildhall Lane to south	N/A

Site Visit Observations	Comments	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>Prominent site which would allow extension of approved development while respecting existing pattern of settlement, subject to mitigation of constraints</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
<b>Conclusion</b>	Does not conflict with 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)	Unknown	N/A
When might the site be available for development?	Immediately	Green
Comments:		

<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)	In form of comments from promoter. No significant constraints identified	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Limited off-site highway improvements may be required. NCC to confirm	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has advised that affordable housing contribution could be met but no evidence submitted	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

## **Part 7 - Conclusion**

### **Suitability**

The site is considered to be suitable as identified constraints could be mitigated. The site relates well to the settlement and the adjacent allocation.

### **Site Visit Observations**

Well related to existing settlement and within easy reach of services. Prominent site but landscape impacts could be mitigated. Overall, limited constraints and site likely to be acceptable, subject to clarifications as listed.

### **Local Plan Designations**

Within open countryside and adjacent to development boundary; no conflicting LP designations.

### **Availability**

Promoter has advised availability within plan period. No significant constraints to delivery identified.

### **Achievability**

Adjacent to existing development site where construction underway.

### **OVERALL CONCLUSION:**

The site is considered suitable for allocation. The site relates well to the existing settlement and services and facilities within it. The site is prominent within the landscape but impacts could be mitigated with appropriate landscaping. A continuous frontage footway linking to tie in with provision at PUL1 would be required.

### **UPDATED CONCLUSION POST-REGULATION 18:**

Following the Regulation 18 consultation the site was withdrawn by the owner and is therefore no longer considered deliverable and has been reclassified as Rejected.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 03 June 2020