

Winfarthing & Shelfanger
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	SN4050
Site address	Land to the west of Hall Road, Winfarthing
Current planning status (including previous planning policy status)	Greenfield/ unallocated
Planning History	No planning history
Site size, hectares (as promoted)	3.7ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	8dph (Up to 30 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	Amber	<p>Access to the site would be via Hall Road – possible ransom strip along Chapel Close. Local footpath network to be checked on site visit.</p> <p>NCC HIGHWAYS – Green. Subject to acceptable visibility & c/w widening to 5.5m minimum at site frontage. Footway improvement required to 2.0m from village hall to school.</p> <p>NCC Highways meeting - TRO would be required along the site frontage and would need to be included in the policy text.</p>	Green
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services	Green	Winfarthing services: Primary school – c. 750m Local employment	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<ul style="list-style-type: none"> ○ Local employment opportunities ○ Peak-time public transport 			
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Village Hall. – c. 240m</p> <p>Public House – c. 525m</p>	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed with utility providers	Amber
Utilities Infrastructure	Green	<p>No known infrastructure constraints on the site – site is adjacent to existing development at Chapel Close</p> <p>AW advise sewers crossing the site</p>	Amber
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an area identified as being with the ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	<p>The western section of the site is shown to be an area at risk of flooding and therefore this would preclude development in this part of the site</p> <p>LLFA - Amber. Mitigation is required for heavy constraints on the site with significant information required. The site is affected by and adjacent to significant flooding (flowpath). A large percentage of the site is unaffected by surface water flooding. The east of the site</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		is not affected by flooding.	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC- Grade 3	
Overall Landscape Assessment	Amber	The site is prominent within the open landscape and is in an area with small scale development at the edge of the settlement. Development of the whole site could therefore have an adverse impact on the landscape. SNC LANDSCAPE OFFICER – Development here could enhance the gateway into the settlement however care would need to be taken regarding the scale of the site allocated for development.	Amber
Townscape	Amber	The site is located adjacent to existing residential development however this is of a smaller scale. Development of the site at the proposed scale would impact on the transition between rural surroundings and settlement. A smaller scheme to the north of the proposed site, adjacent to the road, would perhaps be more acceptable SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. In design terms only the front part of the site should be developed as it is unbalancing the historic grain of the village – being a very linear village and this being a site very much on the northern edge of the settlement.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Green	No known issues LLFA – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Green	No impact on the historic environment SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No heritage impact. HES – Amber	Green
Open Space	Green	No impact on open space	Green
Transport and Roads	Amber	Highways to advise about the local road network capacity NCC HIGHWAYS – Amber. Subject to acceptable visibility & c/w widening to 5.5m minimum at site frontage. Footway improvement required to 2.0m from village hall to school.	Amber
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>No impact on the historic environment. Development of the whole site would adversely impact on the townscape as it would erode the transition between rural and settlement. A road frontage linear development of a smaller scale would be more in keeping with the existing grain of development in the village.</p> <p>Chapel Close is a mix of well-spaced 1x and 2x storey dwellings that are set back from the highway. Crescent/ horseshoe pattern of development.</p>	N/A
Is safe access achievable into the site? Any additional highways observations?	<p>Good visibility along Hall Road – new access would be required. Possible access onto Chapel Road? No existing footpath along the road frontage although there would be an option to create this.</p>	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 residential – design of development would need to ensure no adverse impact on the residential amenities existing Chapel Close properties but through good design this would be possible.	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)	Low hedgerow along the road frontage but otherwise an open agricultural field with minimal boundaries and/or features.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No obvious issues identified	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No obvious issues identified	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is open and clearly visibly with the landscape. The site is marks a transition between the village and the countryside however the village hall and some sporadic development is to the north of the site.	N/A
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is open and clearly visibly with the landscape. Development of the scale proposed would have a detrimental impact but a reduced number in a linear formation would be acceptable in townscape terms. Sporadic development to the north of the site also reduces the visual impact of development on this site. No significant highways or ecological issues identified.	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)
Surface Water Flooding (ALL)	Western section of the site affected	N/A
		N/A
		N/A
Conclusion	Development would not be suitable in the affected area of the site	Amber

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)	Unknown	N/A
When might the site be available for development?	5-10 years	Amber
Comments:		Amber

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 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)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes	Green
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 for development, excluding the identified areas of flooding in the western areas of the site. The proposed scale of the site is too large however - although the flood risk would preclude development on part of it – and a reduced site boundary (along the road frontage) would be the most appropriate solution. There are no identified highway, landscape or townscape constraints identified for this site and development of the site could provide an opportunity to enhance the entrance to Winfarthing.

Site Visit Observations

At a reduced scale, and following the road frontage, the site would be an acceptable option in terms of townscape impact. A linear form of development would likely be the most appropriate design solution in this location, taking care to avoid adversely impacting on the residential amenities of the existing residents at Chapel Close. No significant access issues have been identified.

Local Plan Designations

No conflicting LP designations (flood risk noted).

Availability

The site is confirmed as being available within the LP period.

Achievability

The site is considered to be achievable.

OVERALL CONCLUSION:

The site is considered to be reasonable subject to a smaller site boundary that excludes the areas of flooding and reduces the number of dwellings to c. 15. A linear form of development along the road frontage would be the preferred development form. Through good design development of this site could enhance the entrance to the settlement, and would not result in harmful landscape or townscape impacts. Access to the site would be achievable.

UPDATED CONCLUSION POST REGULATION-18 CONSULTATION:

Following consultation the site remains a REASONABLE option for development. A review of the site and surrounding development has concluded that it could accommodate an increased number of dwellings (circa 20 dwellings) and remain in character with the existing development to the south of the site at Chapel Close whilst still forming a gateway into the settlement.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 13 October 2020

Date Updated: 5 May 2022

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN4055
Site address	Land off The Street, Winfarthing
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	1 ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	24dph – (c. 24 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	<p>Site has road frontage and appears to front a section of road with good visibility. Footpath provision to be checked on site</p> <p>NCC HIGHWAYS – Green. Subject to provision of frontage footway, formal crossing facility and part time 20mph speed limit at school.</p> <p>NCC Highways meeting - No issues with access for linear development along an extended site frontage (Mill Road); extending development along the road frontage so that it is mirrored on both sides would accord with policy for 30mph areas and encourage slower speeds.</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"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Winfarthing services:</p> <p>Primary school – c. 80m</p> <p>Local employment</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Public house – c. 340m</p> <p>Village Hall – c. 1km</p>	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed with providers – the site is adjacent to existing development but promoter notes no gas or mains sewerage available	Amber
Utilities Infrastructure	Green	No known infrastructure constraints	Green
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues on the site	Green
Flood Risk	Amber	There is an area of surface water flooding in the north east corner of the site, adjacent to the neighbouring dwelling – this would impact on the	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>design of the site.</p> <p>LLFA – Green. Mitigation required for heavy constraints. Standard information required. The site is partially affected by and adjacent to significant flowpath flooding. A large percentage of the site is unaffected by surface water flooding.</p>	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		<p>B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments</p> <p>ALC – Grade 3</p>	
Overall Landscape Assessment	Green	<p>The site sits comfortably within the wider landscape</p> <p>SNC LANDSCAPE OFFICER – Development of this site would provide an opportunity to enhance the gateway to the settlement.</p>	Green
Townscape	Amber	<p>The site is at the edge of the built form of the settlement although there is a linear row of dwellings on the opposite side of the road. The site would not accord with the linear grain of development in Winfarthing, however this would not have a significantly harmful impact on the overall townscape, particularly with careful landscape mitigation measures being agreed</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. This should be limited to frontage linear development only to retain character of the village and fit in with existing</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		local character along the street.	
Biodiversity & Geodiversity	Green	No known issues – potential issues could be overcome LLFA – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Green	No impact SNC SENIOR HERITAGE & DESIGN OFFICER – Green. HES – Amber	Green
Open Space	Green	No loss of open space	Green
Transport and Roads	Amber	Highways to advise re. the capacity of the local road network NCC HIGHWAYS – Amber. Subject to provision of frontage footway, formal crossing facility and part time 20mph speed limit at school.	Amber
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment. Development of the scale proposed would not be linear and would therefore be at odds with the existing townscape however with appropriate design and landscaping to the southern boundary of the site this would not have a detrimental impact on the overall townscape	N/A
Is safe access achievable into the site? Any additional highways observations?	Access to the site from Mill Road – footpath on opposite site of the road connecting to the rest of the village to the north	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)	Residential and agricultural – dwellings adjacent to the site are single storey in large plots	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)	Minimal	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Tree belt along western boundary of the field (beyond the area promoted) – this provides some screening of the site on the approach along Mill Road– the site is adjacent to existing development	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 issues identified	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	The site is open within the landscape and there are clear views into and across the site. A tree belt to the west provides some screening in longer views from the south.	N/A
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Development of this site would not follow the existing linear form of development however the site is compact and would have a lesser impact on the surrounding landscape than other sites that have been promoted, and the impact of development on this site could be mitigated by both design and landscaping.	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)
		N/A
		N/A
		N/A
Conclusion	No conflicting LP 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 – multiple	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:		

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)	The promoter has confirmed deliverability but no supporting evidence has been submitted at this time	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes – some off-site highways works would be required, including a crossing	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes – although no supporting evidence submitted at this stage	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 for development. It is well connected and relates well to the main settlement. No significant highways issues have been identified at this stage. An area of surface water flooding to the north of the site has been identified which would impact on the layout/ design of development on this site.

Site Visit Observations

The site is prominent within the wider landscape however an existing treebelt to the south provides some screening when approaching from that direction, reducing the impact of development in this location. Fewer numbers would be achievable if a linear approach is considered to be more appropriate. Development of the site would provide an opportunity to enhance the entrance to the village.

Local Plan Designations

No conflicting LP designations.

Availability

The site is considered to be available within the LP period.

Achievability

The site is considered to be achievable.

OVERALL CONCLUSION:

The site is considered to be a reasonable option for development. It benefits from good connectivity and relates well to the existing built form of the settlement. Through good design development of this site could provide an opportunity to create an attractive entrance to the village. Off-site highway works have been identified however these are considered to be achievable.

UPDATE POST REGULATION-18 CONSULTATION:

Further to the Regulation 18 consultation a further review of this site has taken place and the site remains a REASONABLE option for development. However, in order to better reflect the existing form of development it is considered that a linear pattern of development would be appropriate on this site, extending the site further to the south than previously shown. This design approach would also enable development to avoid constraints identified on the site and has the support of NCC Highways as it is considered that it would improve the current highway safety along The Street adjacent to the site.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 13 October 2020

Date Updated: 10 May 2022

Officer: Kate Fisher