



Village Clusters Housing Allocations Plan

Consultation on Alternative Sites & Focused Changes

December 2023 – February 2024

**Site Assessments for Sites Submitted at
Reg. 19 Publication Stage
(Not for Consultation)**

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN5017REVA
Site address	Land north of East Hill Lane, Bramerton
Current planning status (including previous planning policy status)	Outside development boundary – previously part of submitted site SN5017.
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.72ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Settlement limit extension for 4 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx 5dph
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:

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>Promoter proposing use of existing access from East Hill Lane that would need upgrading. East Hill Lane is a narrow country lane with no footpaths. A new footpath is being constructed along Surlingham Road to bus stop on Kirby Road.</p> <p><i>NCC Highways comments – Amber:</i> Visibility appears achievable but all frontage vegetation would require removal. Carriageway widening would be required at frontage to achieve access.</p>	Amber

<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 	<p>Amber</p>	<p>Distance to school and shop in Surlingham 2500m along mainly rural roads often with very poor provision for pedestrians.</p> <p>Distance to No.85 frequent bus service 550 metres with no footways.</p> <p>NCC Education comments – Amber: Catchment school could include this development on its own, but not all sites in this school catchment area. The distance from the school would require good walking or cycling routes and this appears not to be the case with this site.</p> <p>Norfolk and Waveney Integrated Care System (NHS) ‘RAG’ rating – Red: Further than 1200m walking distance to nearest GP practices (Heathgate Medical Practice, Poringland, Heathgate Medical Practice Branch, Rockland St Mary & Old Mill and Millgates, Framingham earl)</p>	
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Distance to Water’s Edge public house 1200m.</p> <p>Distance to the Ferry House and Coldham Hall public houses in Surlingham are both over 3000m away.</p> <p>Sunbeams Pre-School located opposite site.</p> <p>Village Hall and recreation area is adjacent to site.</p>	<p>Green</p>

Utilities Capacity	Amber	<p>Promoter advises; Water supply is available on the north boundary from Bramerton Lodge to the neighbouring single dwelling. An incoming electric supply from the south is above ground. At the site's southern boundary, the electric supply is underground along the east boundary and the Electric substation.</p> <p>Anglian Water comments – Green: Capacity at Whitlingham Trowse WRC</p>	Amber
Utilities Infrastructure	Green	None known or identified.	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology.	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	<p>No known contamination or ground stability issues.</p> <p>Community Protection and Environment Comments - No known contamination issues.</p>	Green
Flood Risk	Amber	<p>Flood Zone 1. Some low to medium surface water risk within the site to the east and west along the adjacent access driveway.</p> <p>NCC LLFA comments – Green: Minor flood risk from surface runoff (1% and 0.1% AEP Events). No internal or anecdotal flooding on or close to site. No watercourses on or close to site. No surface runoff sewers. Source Protection Zone 3. Deposits of Diamicton. Infiltration potential requires geotechnical survey, infiltration should be used where possible.</p>	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants)		Rural River Valley	
		Tributary Farmland	Yes

2001)		Tributary Farmland with Parkland		
		Settled Plateau Farmland		
		Plateau Farmland		
		Valley Urban Fringe		
		Fringe Farmland		
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		<p>B3 Rockland Tributary Farmland</p> <p>Small villages, particularly linear villages along the edge of the Yare floodplain including Surlingham and Claxton, with small nucleated settlements inland including Rockland St Mary, Bramerton & Thurton.</p> <p>Vernacular character of older buildings with several brick houses having predominantly Dutch gables due to high number of brickworks located in this area in the 18th and 19th centuries along with newer post-war buildings including some residential development by Tayler & Green Architects.</p> <p>Eighteenth century parkland attributed to Capability Brown at Langley Park, listed Grade II on the English Heritage register is a significant feature of the area.</p> <p>Presence of numerous isolated 'Saxon' churches which are important</p> <p>Important views towards Norwich Cathedral and The Broads which provide a sense of place.</p> <p>Agricultural Land Value 2-3</p>		
Overall Landscape Assessment	Green	The landscape character of this area tends to focus on small, nucleated settlements, in this case the village hall. A small amount of development on this site, at least on the eastern half as proposed, would conform to this pattern of development. The site appears to be slightly exposed on the western and north-western edges, however this area is proposed for landscaping.		Amber

Townscape	Amber/Red	There is a small group of dwellings around the junction with Surlingham Road however these are sporadic. The smaller scale development proposed would be more suitable when compared to the existing development in the area. However, the existing development still has a mix of footprints and orientations, and a general road fronting development still look out of place.	Amber
Biodiversity & Geodiversity	Green	No designations. There is potential for habitats within established trees and hedgerows which would require further investigation.	Amber
Historic Environment	Amber	<p>Adjacent to the conservation area, which shares eastern boundary. Development would have an impact on the setting of the conservation area to the east.</p> <p>NCC Historic Environment comments – Amber.</p> <p>Historic England Comments - Whilst there are no designated heritage assets within the site boundary, the site lies immediately adjacent to the Bramerton Conservation Area.</p> <p>A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the Conservation Area, determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform if the site is suitable for allocation and the policy criterion including any mitigation and enhancement.</p>	Amber

Open Space	Green	No loss of public open space.	Green
Transport and Roads	Amber	<p>Easthill lane is a single carriageway with no passing places and the connecting road network is very constrained. Additional traffic would have a negative impact on the functioning of the highway.</p> <p>NCC Highways comments – Red: Site remote without off carriageway facilities to walk to local community, local highway network narrow and not of a suitable standard to support development.</p>	Red
Neighbouring Land Uses	Green	Agricultural and recreation primarily. Some residential to the south.	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	The site has no issues relating to the historic environment. The site is very isolated and does not appear to relate to the existing development.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	Easthill Lane is very narrow with no footpaths. The lane is straight however hedgerow removal may be necessary for visibility.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	The site is an unmaintained field.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	The site is surrounded by mostly open countryside. The village hall sites to the east and the pre-school to the north. Single residential dwelling to the north west.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	The site is flat, no issues.	
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>	The site boundaries are made up of well established trees and hedgerows.	
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>	The site is very overgrown grassland. With the established trees and hedgerows on the boundaries the site may be a valuable habitat for local wildlife. No other habitats were identified.	
<i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i>	None.	
<i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i>	Views onto the from the site are heavily screened by the established vegetation on the boundaries. Some views into the open countryside in the north west corner.	

<p>Initial site visit conclusion <i>(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)</i></p>	<p>The site is well contained and very isolated, with no real relation to the rest of the village. Access would be challenging due to the rural nature of Easthill Lane. The site may be of high biodiversity value due to established vegetation. No issues identified relating to the historic environment.</p>	<p>Amber</p>
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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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Norwich Policy Area		
Adjacent to the conservation area		
Conclusion	Some conflict with the conservation area designation	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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: Information provided to support original SN5017 submission.	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	A supporting representation was submitted to support the revised site submission. The representation outlined responses to issues raised during the assessment of the original SN5017 site, namely Access, flood risk and landscape impact. No other evidence was provided	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None specifically identified by highways improvements may be necessary.	
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter stated as part of the original SN5017 submission that affordable housing will be provided but did not provide any evidence.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is relatively well contained within the landscape. Existing development is made up of a mix of different sized and orientation housing. Access to the site could be challenging due to the rural nature of the local road network. There are some local services located nearby, however others are some distance from the site and again rely on very rural routes. The site does border a conservation area and any development on this site would likely have a significant impact on this area. There are no serious issues identified relating to the natural environment.

Site Visit Observations

The site is very isolated with no real relation to the rest of the village. Access would be challenging due to the rural nature of Easthill Lane and footpath access would be unlikely. The site may be of high biodiversity value due to established vegetation.

Local Plan Designations

The site could potentially be in conflict with the conservation area. Site is within the Norwich Policy Area.

Availability

The promoter has stated that the site would be availability immediately. This information was provided as part of the original submission of the SN5017 site. No evidence has been provided to suggest this has changed.

Achievability

The supporting representation provided responses to some of the issues identified during the assessment of the original SN5017 site. No other evidence has been provided to further support the achievability of the site.

OVERALL CONCLUSION:

The site is well contained within the landscape but does not appear to have much relationship with the established development. Access to the site would be challenging. The site has very well established vegetation covering it meaning the site could be of high biodiversity value.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN6003SL
Site address	Land south of Harvey Lane, Dickleburgh
Current planning status <i>(including previous planning policy status)</i>	Outside development boundary
Planning History	No relevant planning history
Site size, hectares <i>(as promoted)</i>	0.14ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Settlement Limit Extension
Promoted Site Density <i>(if known – otherwise assume 25 dwellings/ha)</i>	Unknown – assume 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:

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 from Harvey Lane. Footpaths located on other side of the road close to existing development, but some distance away and site does not stretch to this area.</p> <p>NCC Highways comments – Red: Does not appear possible to achieve acceptable visibility</p>	Amber
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>Distance to Convenience Store 800m</p> <p>Distance to Dickleburgh Primary School 400m</p> <p>Distance to Bus Stop 1200m</p> <p>NCC Education comments – Green: School locally has capacity for additional pupils but the route to school from this location would not be safe, based on narrow lane development is proposed to lead off, there are no linked pavements or cycle ways.</p> <p>Norfolk and Waveney Integrated Care System (NHS) 'RAG' rating – Red: Further than 1200m walking distance to nearest GP practices (Churchill Surgery, Pulham Market, Lawns Medical Practice, Diss & Parish Fields Practice, Diss)</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Village Centre 300m Distance to Village Centre equipped play area and playing field 300m Distance to The Crown Public House 600m	Green
Utilities Capacity	Green	No known specific issues. Anglian Water comments – Green: Dickleburgh Rectory Rd WRC has capacity. However site is beyond the current built envelope of the settlement.	Green
Utilities Infrastructure	Green	No known specific issues.	Green
Better Broadband for Norfolk		Available in IP21 area.	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues. Community Protection and Environment Comments - No known contamination issues.	Green
Flood Risk	Green	No known issues. NCC LLFA comments – Red: Major flooding risk from surface runoff. No internal or anecdotal flooding on site, some anecdotal within 500m. No watercourse within or close to site. No surface water sewers within or close to site. Source Protection Zone 3. Deposits of Diamicton. Infiltration potential requires geotechnical survey, infiltration should be used where possible.	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	Yes
		Tributary Farmland with Parkland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Settled Plateau Farmland		
		Plateau Farmland		
		Valley Urban Fringe		
		Fringe Farmland		
		Waveney Tributary Farmland: Large scale open landscape on higher ground with some distant views. Round tower and isolated churches are distinctive landmarks and often significant in rural views. Moats and earthworks are a feature usually associated with old halls and farms. Historic parkland and associated halls and mansions occur throughout the area. Distinctive, regular, historic field pattern around Dickleburgh & other villages. Settlement occurs throughout the character area with villages frequently linear along roads and some villages being more compact and set around village greens as at Pulham Market and Burston. Less concentrated settlement to the east and west of the area. Large farm and processing units present in the wider landscape are often visually dominant. Older farm buildings characteristically red brick and pantiled. Building styles include a mix of traditional to the more suburban edges. Agricultural Land Value 3		

Overall Landscape Assessment	Amber/Red	New development should maintain the rural character of development of small villages in the agricultural landscape. Development should be focussed around greens and loosely follow roads. This site sits outside and does not relate well to the existing built area of Dickleburgh. It would also result in development on the opposite side to the road than what is already established.	Amber/Red
Townscape	Amber/Red	As above, the site does not relate to the townscape of Dickleburgh. It is not enclosed by existing development and does not follow the settlement pattern.	Amber/Red
Biodiversity & Geodiversity	Green	The site is bordered by established trees and hedgerows. The field does not present any clear habitats for species. An ecological assessment would be needed to be established if it is frequented by species.	Green
Historic Environment	Amber	Ivanhoe, Hall Road (Grade II) located to the east. Will need to be confirmed if development on the site will affect the setting on this building. NCC Historic Environment comments – Amber. Historic England Comments - There are no designated heritage assets nearby. No comments. Site somewhat disconnected from village.	Green

Open Space	Green	No loss of public open space.	Green
Transport and Roads	Amber	<p>Site is accessed by narrow country road with no direct footpath access. Bus services are limited and not particularly close to the site.</p> <p>NCC Highways comments – Red: Local highway network narrow without footways, not suitable to support further development.</p>	Amber
Neighbouring Land Uses	Amber/red	Site is surrounded by open countryside and agricultural fields. Existing development is located close by to the north west.	Amber/red

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	A WWII Pillbox resides to the north west of the site on the opposite side of the road. It is exposed to the wider landscape however development on the site would be unlikely to have any direct effect. The site is not well related to the existing development due to the wide spaces between the site and the existing development.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	Access would require the removal of hedgerows. The road is narrow but straight. Discussions should be had with Highways to ensure suitable access can be created.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	No issues, agricultural use.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	The site is surrounded by open countryside with little landscaping blocking views. Some relatively new residential development has been built to the north west, however this does not immediately border the site. Any development on this site would not be enclosed or well related to the existing village.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	Flat, no issues.	
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>	All boundaries are exposed to the open countryside with the exception of the northern boundary facing the road, which is made up of hedgerows and trees.	
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>	The site does not include any clear habitats and appears to be mostly maintained grassland. The only likely habitats will be those found within the trees and hedgerows along the northern border.	

<p><i>Utilities and Contaminated Land</i>– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</p>	<p>No clear issues.</p>	
<p><i>Description of the views</i> (a) into the site and (b) out of the site and including impact on the landscape</p>	<p>East, south and western views all face out into open countryside. Northern view includes some development in the distance, but again is mostly open countryside. Views into site made up of mostly open countryside.</p>	
<p>Initial site visit conclusion <i>(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)</i></p>	<p>The site is exposed to the open countryside and does not relate well to the existing village. Access may be possible. No clear issues relating to the impact on historic environment or loss of habitats.</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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X
	Within 5 years	X
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: No evidence provided	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No evidence provided	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Unknown but highways improvements may be required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No evidence provided	Red
Are there any associated public benefits proposed as part of delivery of the site?	None provided	

Part 7 Conclusion

CONCLUSION

Suitability

The site is located outside of Dickleburgh and is exposed to the open countryside on all sides. The site does not relate well to the existing development. The site is flat and does not appear to have any serious issues relating to the historic and natural environment. Access may be an issue as the site will need to be accessed from a narrow country lane.

Site Visit Observations

The site is very isolated and does not relate well to Dickleburgh. The site is very exposed to views in all directions. No clear issues with the natural and historic environment.

Local Plan Designations

The site will not conflict with any Local Plan designations.

Availability

No evidence has been provided to support the availability of the site.

Achievability

No evidence has been provided to support the achievability of the site.

OVERALL CONCLUSION:

The site is exposed to the open countryside and does not relate to the existing village. Access to the site may be challenging and pedestrian access may not be possible. Development on this site would likely be detrimental to the landscape character.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN6002
Site address	11 High Road, Needham, IP20 9LB
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	Permission previously granted for, and site occupied by, large detached residential dwelling with various outbuildings.
Site size, hectares (as promoted)	0.9ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocated site for up to 12 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	13 dph
Greenfield/ Brownfield	Greenfield with existing residential development

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:

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 existing residential dwelling on site. Footpath on opposite side of road. Unknown if this could be extended.</p> <p>NCC Highways comments – Amber: Not clear acceptable visibility is achievable within land under site owner's control, would require 90m splays in both directions, removal of frontage bank along with hedging and trees would be required. Frontage f/w required.</p>	Amber

<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>Distance to Bus Stop 120m</p> <p>Distance to Scott Pallets (employment) 300m</p> <p>Distance to Harleston Sancroft Academy Secondary School 1600m</p> <p>Distance to Harleston Primary School 2600m</p> <p>NCC Education comments – Amber: Harleston CP/secondary would have capacity to accommodate development, the route to school is not ideal being opposite ends of the main town area, there would be no direct walking route to use.</p> <p>Norfolk and Waveney Integrated Care System (NHS) ‘RAG’ rating – Red: Further than 1200m walking distance to nearest GP practice (Harleston Medical Practice)</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Distance to Village Hall 150m</p> <p>Distance to Red Lion Public House 900m</p>	Green
Utilities Capacity	Green	<p>Utilities currently provided on site for existing residential dwelling.</p> <p>Anglian Water comments – Amber: Not within the WRC catchment for Harleston WRC. Unlikely to be viable to connect to public sewer network. Adjacent to water main.</p>	Amber
Utilities Infrastructure	Green	Utilities currently provided on site for existing residential dwelling.	Green
Better Broadband for Norfolk		Available in IP20 9LB area.	Green

Identified ORSTED Cable Route		Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	No known issues on site but should be investigated. A historic landfill site is located outside of the site to the north. Community Protection and Environment Comments - The site is located adjacent to a former sand and gravel quarry. As such there is the potential this has been backfilled with waste. Therefore, a site investigation would be required.	Amber
Flood Risk	Green	Site is outside of flood zones. Flood zones 2 and 3 located outside of the site to the north. NCC LLFA comments – Green: No evidence of surface runoff flooding. No on-site internal or anecdotal flooding, some anecdotal within 500m. No watercourses on or close to site. No surface water sewer systems on or close to site. Deposits of sand and gravel. Geotechnical survey needed for infiltration, which should be used where possible.	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	Yes
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>		<p>Waveney River Valley:</p> <p>A relatively large-scale open valley landscape with some long views within the valley.</p> <p>Number of attractive fords and small bridges along the river course.</p> <p>Scole Roman Settlement – Scheduled Ancient Monument.</p> <p>Strong market town character at Diss and Harleston.</p> <p>Settlements occur on the northern slopes of the valley side, predominantly clustered, with the exception of Needham and Wortwell, which are distinctly linear, stretching along the valley floor.</p> <p>Open grassy commons of many of the village centres are a reminder of the historic landscape.</p> <p>Water mills, windmills and churches, including round tower churches, form distinctive landmark features within the valley.</p> <p>Red brick and coloured render are distinctive building materials, contributing to the attractive vernacular character of the area.</p> <p>Listed post-war residential development by Tayler & Green Architects at Ditchingham</p> <p>Agricultural Land Value 3</p>	
<p>Overall Landscape Assessment</p>	<p>Amber</p>	<p>New development should respond to the scale and form of existing development and should maintain the rural lane network. This site is not enclosed by existing development and would not follow the linear pattern of development. 12 new dwellings could potentially have an impact on the rural road network that serves the site.</p>	<p>Amber</p>

Townscape	Amber	Site is not enclosed by development and does not relate well with the existing village. Development would also contradict the linear development.	Amber
Biodiversity & Geodiversity	Green	The site is not within any designated areas, however a Country Wildlife Site is located to the west of site. A number of established trees are located on the site. Ecological assessment should be undertaken to ensure there are no established species. Environmentally Sensitive Areas located to the east and south.	Green
Historic Environment	Amber	<p>The site is located close to three listed buildings: Boundary wall to churchyard South of Church of St Peter (Grade II), Church of St Peter (Grade I) and Ivy Farmhouse (Grade II). Some Areas of Archaeological interest also sit near church and north. The area to the north does cross over slightly into the site.</p> <p>NCC Historic Environment comments – Amber: partially intersects Roman settlement and pottery kilns record.</p> <p>Historic England Comments - Whilst there are no designated heritage assets within the site boundary, the grade I listed St Peters Church and grade II listed Ivy Farmhouse and churchyard wall lie to the south west of the site.</p> <p>A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development, determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform if the site is suitable for allocation and the policy criterion including any mitigation and enhancement.</p>	Amber

Open Space	Green	No loss of public open space.	Green
Transport and Roads	Amber	<p>Site is accessed by narrow country lane. Access to bus stops is limited and services are also limited.</p> <p>NCC Highways comments – Amber: Frontage footway required along with simple pedestrian crossing to north side of High Road and improvement to pedestrian route to across A143 roundabout.</p>	Amber
Neighbouring Land Uses	Amber	Site is surrounded by open countryside and some established development to the south. A farm and commercial area reside to the north.	Amber

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	The existing development in the area is made up of mostly sporadic country style cottages with mostly large open spaces between them. This site at present feels to be part of that aesthetic as it currently resides. A church is located slightly further down the road away from the main village, however this is well hidden from view and difficult to see from the site.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	Access would need to be provided from a narrow country road. Discussions would need to be had with Highways as the road does curve slightly towards the main village to the north, meaning visibility splays may be an issue.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	Site currently has a residential dwellings on it, however this is hidden from view by established vegetation, which dominates the site.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	The site is bordered by residential development to the south and a farm to the north. Open countryside borders the site to the east. Road access would come from the west with the opposite side of the road being residential and open countryside. No issues with compatibility.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	The site appears to be mostly flat. There may be some slope downwards away from the road, but this was not clear.	

<p><i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i></p>	<p>Established trees and hedgerows border the western edge facing the road, which may have to be removed to provide access. The north and south borders are also made up of established vegetation. The site is exposed to the open countryside to the east.</p>	
<p><i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i></p>	<p>The site is home to very well established trees and hedges, differentiating it from the mostly open countryside seen elsewhere. The site does not appear to be maintained, therefore it may be home to some species which would need to be investigated.</p>	
<p><i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i></p>	<p>None appeared to be present. The site includes an established residential dwelling showing that utilities must already be present.</p>	
<p><i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i></p>	<p>The site is made up of dense woodland and hedges, making it difficult to see inside the site. Views from the site look over mostly residential and farm development. Views to the east look over open countryside.</p>	
<p>Initial site visit conclusion <i>(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)</i></p>	<p>The site contains well established vegetation which could contain valuable habitats. Access may prove difficult with road curvature and width. The site is contained on most sides by existing development and established vegetation. The existing development is mostly spaced out cottages and larger dwellings, meaning a relatively dense development on the site would not be congruent with the existing townscape.</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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Development Boundary		
Waveney River Valley		
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	Green

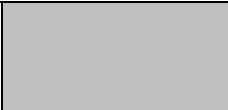
Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Single private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately		
	Within 5 years	X	
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments: Evidence provided through self-completed site assessment		

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Aboricultural and visual appraisals of the site have been provided to support the site, as well as a self-completed site assessment. Some considerations have been raised as part of these assessments however nothing that would prevent development.	
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Self-completed site assessment identified need to cross the A143 bypass at the roundabout to access Harleston, the site could provide for enhancement, such as a central refuge.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter acknowledges that affordable housing may be required but has not provided any evidence of viability.	Amber

Are there any associated public benefits proposed as part of delivery of the site?

None identified.



Part 7 Conclusion

CONCLUSION

Suitability

The site is not well related to the existing village and would contradict the established development pattern. Access already exists on the site and a footpath already exists on the opposite side of the road. Local services are located nearby. There are potential issues related to the historic and natural environment which should be investigated.

Site Visit Observations

The site contributes to the rural nature of the area with sporadic large country cottages forming the bulk of development. A church is partially visible from the site. The road does curve slightly that could be an issue for visibility splays.

Local Plan Designations

Development of the site does not conflict with any existing or proposed land use designations. Waveney River Valley designation covers the site.

Availability

The site is stated as being immediately available through self-completed site assessment by promoter.

Achievability

Some supporting evidence and self-completed site assessment have been provided with the submission to show the achievability of the site. No evidence has been provided to suggest viability for affordable housing.

OVERALL CONCLUSION:

The site does not relate well to the existing development and any development at the proposed density would contradict the existing built form. Access may be difficult to achieve due the curvature and required visibility splays. The site may have issues relating to the historic and natural environment which would need to be investigated in development was to take place.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN6001SL
Site address	Land between Altersea and Norton Lodge, Norton Subcourse
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	Erection of a new dwelling on land west of Croft Road, Norton Subcourse, Norfolk. (Approved March 2019) Erection of 30 self-build dwellings on land off Hepworth Road, Woodville, DE11 7DW (Approved by Appeal June 2019)
Site size, hectares (as promoted)	0.3ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Settlement limit extension for 2 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx 7dph
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:

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	Access to come from Croft Road/The Street, which is a narrow country lane. Currently no footpaths leading to the site. NCC Highways comments – Red: Does not appear acceptable visibility can be achieved, particularly considering frontage footway and c/w widening would be required.	Amber

<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 	<p>Amber</p>	<p>Distance to bus stop 200m. Bus service 4 times a day</p> <p>Distance to Thurlton Primary School 550m</p> <p>Distance to Convenience store 200m</p> <p>NCC Education comments – Green: School would have capacity to meet this development demand, it would not be an ideal walk for children to get to the school based on the development location and lack of local footpaths.</p> <p>Norfolk and Waveney Integrated Care System (NHS) ‘RAG’ rating – Red: Further than 1200m walking distance to nearest GP practices (Chet Valley, Loddon & Reedham Surgery)</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Distance to Thurlton Pre-school 200m</p> <p>Distance to Public House 200m</p> <p>Football pitch not open to public</p>	<p>Green</p>
<p>Utilities Capacity</p>	<p>Green</p>	<p>No known specific constraints.</p> <p>Anglian Water comments – Green: Current capacity at Norton Subcourse WRC with existing proposed allocations VC THU1 and VC THU2.</p>	<p>Green</p>
<p>Utilities Infrastructure</p>	<p>Green</p>	<p>None known or identified</p>	<p>Green</p>
<p>Better Broadband for Norfolk</p>		<p>Available in NR14 6RS area</p>	<p>Green</p>
<p>Identified ORSTED Cable Route</p>		<p>Not within identified cable route or substation location.</p>	<p>Green</p>

Contamination & ground stability	Green	No known contamination or ground stability issues. Community Protection and Environment Comments - No known contamination issues but given the stream on site I would anticipate that flooding may be an issue as will a very high water table.	Green
Flood Risk	Amber	Site located within Flood Zone 2 and 3 NCC LLFA comments – Red: At risk of major flooding from surface runoff. Within 500m of internal and anecdotal flooding. Ordinary watercourse on site with high potential for flooding. No surface water sewers on site or nearby. No source protection zone. Superficial deposits of Peat. Geotechnical investigation needed for infiltration which should be used where possible.	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	Yes
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>		<p>Thurlton Tributary farmland with parkland</p> <p>Land rises gently from the low lying Waveney valley with areas of flatter plateau cut by narrow tributaries (Becks).</p> <p>Presence of large estates with their associated 18th and 19th century halls and distinctive historic parkland landscapes including Ditchingham, Raveningham, Hedenham, Ellingham, Geldeston & Gillingham.</p> <p>Relatively sparsely settled with the larger villages of Haddiscoe and Thurlton (associated with the Becks) and Gillingham. Villages mainly residential with absence of centre/core, but Toft Monks set around a village green.</p> <p>Isolated and round tower churches are key features and prominent in views. Red brick barns occur as landmark features.</p> <p>Open views across the marshes of The Broads.</p> <p>Modern development plus traditional vernacular of red brick, Dutch and stepped gable ends. Several post-war residential developments by Tayler and Green Architects including the listed group at Gillingham.</p> <p>Agricultural land value 3</p>	
<p>Overall Landscape Assessment</p>	<p>Green</p>	<p>Development of two dwellings on this small site is unlikely to have an impact on the wider landscape character area. Site is surrounded by existing development and woodland. Potentially could have an impact on the rural character of the roads, however again because of the small dwelling numbers this appears unlikely.</p>	<p>Green</p>

Townscape	Green	The site is bordered by development to the north and south. The eastern side of the site faces established woodland with existing development on the other side. Development of two dwellings would follow the established linear pattern on Croft Road and would fill a gap between the main existing development cluster and Norton Lodge.	Green
Biodiversity & Geodiversity	Amber	An existing Tree Protection Order (Norton Subcourse, Land between Street and Beck) covers the south eastern corner of the site. Established trees also reside outside of the site to the east. This area may be frequented by birds and other species but this will need to be investigated. Site is located close to the Broads.	Amber
Historic Environment	Green	<p>No records in the immediate area.</p> <p>NCC Historic Environment comments – Amber.</p> <p>Historic England Comments - Whilst there are no designated heritage assets within the site boundary, the grade II listed Church Farm cottages lie to the west of the site. Further to the west of the site lies the Grade I St Margaret’s Church and grade II listed war memorial.</p> <p>A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development, determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform if the site is suitable for allocation and the policy criterion including any mitigation and enhancement.</p>	Green

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Site is accessed by a narrow country road. There are potential impacts on the capacity of the lane. No footpaths lead to the site.</p> <p>NCC Highways comments – Red: Local roads not of a suitable standard to support development without option for suitable improvement.</p>	Amber
Neighbouring Land Uses	Green	Existing development to the north and south. Established woodland to the east. All would be compatible provided trees are protected.	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	No issues related to the historic environment. The site would follow the established development pattern of development and relates well to the townscape. The site at present could be seen as a gap in development.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	The road is very narrow and curves considerably. However, there is not much blocking views in either direction. Advice will be needed from Highways.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	Unmaintained field.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	Residential to the north and south. Open countryside to the east and west. No issues with compatibility.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	The site is flat however some of the site does slope down below the level of the road.	
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>	Site surrounded by established trees and hedgerows on all sides except the one facing the road, where the boundary is open.	
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>	The site is overgrown and not maintained. A small stream runs through the site from east to west and causes the slope in certain areas. Ecological assessment will be needed to determine the natural value of the site.	
<i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i>	None visible. Site is surrounded by existing residential development therefore some utilities may be present.	
<i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i>	Views onto and out of the site are blocked by the established boundaries, otherwise made up of established grass and stream. Views into open countryside to the west.	

<p>Initial site visit conclusion <i>(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)</i></p>	<p>The site is well related and contained within the landscape. No issues have been identified in relation to the historic environment. The road does curve meaning access will need to be assessed by Highways. An ecological assessment will be needed to establish the value of stream and established vegetation.</p>	<p>Amber</p>
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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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Development of the site does not conflict with any existing or proposed land use designations.	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	X
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: No evidence provided	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	A Planning Statement was provided as part of the submission, outlining that the site constitutes sustainable development. However, no evidence of deliverability was provided.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None identified. Highways improvements may be necessary.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No evidence provided	Red
Are there any associated public benefits proposed as part of delivery of the site?	None identified.	

Part 7 Conclusion

CONCLUSION

Suitability

The site is well contained by existing development and vegetation and would follow the existing pattern of development in the area. There are no issues relating to the historic environment. A Tree Protection Order covers part of the site which would need to be considered as part of any development. The site is also located within flood zones 2 and 3. The site would need to be accessed by a narrow country lane which may require improvements.

Site Visit Observations

The site is well related to the existing development and is well contained within the landscape. There are no issues relating to the historic environment. Croft Road is a narrow country lane which curves considerably around the site, meaning access may be challenging. The site is unmaintained with well-established vegetation and a stream running through the site. The site could potentially have significant benefits for biodiversity.

Local Plan Designations

Development of the site does not conflict with any existing or proposed land use designations.

Availability

No evidence has been provided to support the availability of the site.

Achievability

No evidence has been provided to support the achievability of the site.

OVERALL CONCLUSION:

The site is well contained within the landscape by development and vegetation and does relate well to the existing townscape, following the linear pattern of development down Croft Road. However, the site visit revealed that the site could have a significant biodiversity value with its well established vegetation and stream that runs through the site. While the biodiversity value of the site is not known at present, development on the site may have significant impacts on species and habitats in the local area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0531REVA
Site address	Land west of Lower Road, Rockland
Current planning status (including previous planning policy status)	Outside development boundary – previously part of submitted site SN0531
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.73ha
Promoted Site Use, including (i) Allocated site (j) SL extension	Allocated site for up to 15 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx 20dph
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:	
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 would need to come from Lower Road, which is a narrow country lane with no footpaths to site. Access would be challenging especially for pedestrians.</p> <p>NCC Highways comments – Red: Unlikely satisfactory visibility could be achieved in accordance with DMRB for typical speeds.</p>	Amber
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>Distance to Rockland St Mary school 2000m</p> <p>Distance to village shop 1700m</p> <p>Distance to bus service 950m</p> <p>NCC Education comments – Amber: Catchment school has capacity but distance to local school is quite far based on position, no walking or cycle routes exist and limited street lighting.</p> <p>Norfolk and Waveney Integrated Care System (NHS) 'RAG' rating – Red: Further than 1200m, however will fall within 1800m of nearest GP practice (Heathgate Medical Practice)</p>	

Part 2: Part 1 facilities, plus ○Village/ community hall ○Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities		Distance to Village Hall 1900m Distance to New Inn public house 300m Playing field?	Green
Utilities Capacity	Amber	To be confirmed. Anglian Water comments – Green: Capacity at Whitlingham Trowse WRC, and sufficient water pressure in the settlement.	Amber
Utilities Infrastructure	Green	Promoter states that mains water and electricity are available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues Community Protection and Environment Comments - No known contaminated land issues. The only issue could be odour as there is a sewage pumping station to the north.	Green
Flood Risk	Amber	Flood Zones 2 and 3 border the site to the east. NCC LLFA comments – Amber: No evidence of surface runoff flooding. No internal or anecdotal flooding on site, some anecdotal off site within 500m. No watercourses on site but one within 100m (main river), unable to determine flood risk. No surface runoff sewers. Deposits of Sand and Gravel. Infiltration to be determined by geotechnical survey, infiltration should be used where possible.	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	Yes	
		Tributary Farmland with Parkland		
		Settled Plateau Farmland		
		Plateau Farmland		
		Valley Urban Fringe		
		Fringe Farmland		
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		<p>B3 Rockland Tributary Farmland</p> <p>Small villages, particularly linear villages along the edge of the Yare floodplain including Surlingham and Claxton, with small nucleated settlements inland including Rockland St Mary, Bramerton & Thurton.</p> <p>Vernacular character of older buildings with several brick houses having predominantly Dutch gables due to high number of brickworks located in this area in the 18th and 19th centuries along with newer post-war buildings including some residential development by Tayler & Green Architects.</p> <p>Eighteenth century parkland attributed to Capability Brown at Langley Park, listed Grade II on the English Heritage register is a significant feature of the area.</p> <p>Presence of numerous isolated 'Saxon' churches which are important</p> <p>Important views towards Norwich Cathedral and The Broads which provide a sense of place.</p> <p>Agricultural Land Value 3</p>		
Overall Landscape Assessment	Amber/Red	The site does follow the linear pattern of development along Lower Road, however it does leave a gap. The site is not well contained and may have a detrimental impact on views as well as additional traffic to Lower Road, which should be maintained as a country lane. This site does not relate with to the existing development.		Amber/Red

Townscape	Amber	Poor relationship with existing form and character of settlement due to gap from main village.	Amber
Biodiversity & Geodiversity	Amber	No designations. Close to Broads and within 3km buffer zone for SAC, SPA, SSSI, Ramsar Site and National Nature Reserve. Some established vegetation on site but has limited habitat potential. Site appears to be a maintained agricultural field.	Amber
Historic Environment	Green	<p>No designations on site. Listed buildings located to the north west – The Old Farmhouse (Grade II), Old Hall Wing 132 and 132A (Grade II), Barn and Hayloft (Grade II), Bam (Grade II). However, these are some distance away and unlikely to be impacted by development on this site.</p> <p>NCC Historic Environment comments – Amber: cropmarks and significant number of Roman coins, suggesting Roman settlement.</p> <p>Historic England Comments - There are no designated heritage assets nearby. However, this is a prominent site on the edge of the Broads. The site is also quite a distance from the village centre.</p>	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Access via rural road with no footpaths. Existing footpaths are some distance away from the site.</p> <p>NCC Highways comments – Red: Frontage footway and carriageway widening to 6.0m minimum (bus route) would be required. The site is remote and whilst frontage f/w can be provided, it does not appear feasible to provide a continuous satisfactory/safe walking route to the local community.</p>	Amber

Neighbouring Land Uses	Amber	Mostly agricultural and open countryside. Some residential to the north.	Amber
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	The site is not well related to the existing townscape and feels very detached from the rest of the village. There are no issues relating to the historic environment.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	Lower Road is narrow and does curve slightly. The banks on the side of the road where the site resides also makes visibility difficult. There are no footpaths leading to the site.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	Site is a maintained agricultural field.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	Site is surrounded buy mostly open countryside with very little vegetation screening the site. A water pump sits to the north of the site.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	The site slopes up away from the road. The slope is relatively steep, meaning there could be impacts on the wider landscape if the site is developed.	
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>	The site boundaries are partially made up of trees and hedgerows, however these often have gaps between them limiting how much they contain the site.	
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>	The ecology of the site is limited due to the site being maintained farmland. The only ecological value is likely to be the limited trees and hedgerows on the boundaries. As stated above these are also limited in terms of their screening.	
<i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i>	None. Water pump located in adjacent site.	

<i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i>	Views into the site are limited due to sloping nature. Views out face into mostly open countryside.	
Initial site visit conclusion <i>(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)</i>	The site is very exposed and does not relate well to the rest of the village. There are no obvious issues relating to the historic or natural environment. Access may be challenging due to the rural nature of Lower Road.	Red

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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private – sole ownership	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: Provided during submission of original SN0531 site	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	A representation from the landowner was submitted to support the submission of revised site. The representation states that the revised, smaller site would not be subject to the issues considered on the larger site. No other evidence was provided.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None identified. Highways improvements may be necessary.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes. Acknowledgement of the provision of affordable housing (33%) was included in the supporting representation.	Green
Are there any associated public benefits proposed as part of delivery of the site?	None identified.	

Part 7 Conclusion

CONCLUSION

Suitability

The site is exposed to the open countryside in most directions and is not well related to the existing village. Access may be challenging and pedestrian connections are unlikely. The site is close to some local services. Flood zones 2 and 3 border the site to the east. While the site does follow the linear pattern of development, its exposure could have a detrimental impact on the landscape. No serious issues identified relating to the historic or natural environment.

Site Visit Observations

The site is exposed to the open countryside and does not relate well to the rest of the village. There are no obvious issues relating to the historic or natural environment. Access may be challenging due to the rural nature of Lower Road. A water pump is located in the adjacent site.

Local Plan Designations

The site does not conflict with existing or proposed land use designations.

Availability

Evidence provided during submission of original site suggests the site would be available immediately. No evidence has been provided to suggest this has changed.

Achievability

The supporting representation provided responses to some of the issues identified during the assessment of the original SN0531 site. The supporting representation also acknowledges the provision of affordable housing. No other evidence has been provided to further support the achievability of the site.

OVERALL CONCLUSION:

The site is exposed to the open countryside and does not relate well to the existing development. Access to the site will be challenging due to the rural nature of the road network. The site slopes up considerably, further exposing the site to the wider landscape. The site feels very detached from the village.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN5039REVA
Site address	Land south of The Street, Rockland St Mary
Current planning status (including previous planning policy status)	Largely outside development boundary – previously part of submitted site SN5039.
Planning History	No relevant planning history
Site size, hectares (as promoted)	1.31ha
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocated site for approximately 25 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approx 20dph
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:	
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 from the Street but it is constrained. It is also close to the junction with School Lane which is narrow with limited visibility. The promoter also owns No 4 The Street to the east and states that the site access could be extended across the front following the demolition of the dwelling to create the necessary visibility splays. This could also allow connection to the pedestrian network. NCC Highways comments – Red: Does not appear satisfactory visibility can be achieved without 3rd party land.	Amber

<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 <p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 	Amber	<p>Distance to Rockland St Mary school 190 metres</p> <p>Distance to village shop 290 metres</p> <p>Bus stop opposite site providing peak time bus service</p> <p>NCC Education comments – Amber: Catchment school could include this development on its own, but not both sites together including above SN0531REVA. School is a confined site and development would put strain on school estate. No pathway to school although school from this development is on a low traffic road but unlit.</p> <p>Norfolk and Waveney Integrated Care System (NHS) ‘RAG’ rating – Amber: one GP practice within 1200m walking distance of the proposed site (Heathgate Medical Practice)</p>	
Utilities Capacity	Green	<p>Promoter states that the site has access to all utility supplies.</p> <p>Anglian Water comments – Green: Capacity at Whitlingham Trowse WRC, and sufficient water pressure in the settlement.</p>	Amber
Utilities Infrastructure	Green	None identified.	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology.	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location.	Green

Contamination & ground stability	Green	No evidence and promoter states no issues. Community Protection and Environment Comments - No known contamination issues. But there was historically an unknown building on site which would require investigation.	Green
Flood Risk	Amber	Flood Zone 1 Small area of low risk of surface water flooding around access to site. NCC LLFA comments – Green: Some risk of flooding from surface runoff (0.1% AEP event). No internal or anecdotal flooding on site, some anecdotal offsite within 500m. No watercourses within or close to site. No surface runoff sewers. Source Protection Zone 3. Deposits of Diamicton. Infiltration potential requires geotechnical survey, infiltration should be used where possible.	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	Yes
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

<p>SN Landscape Character Area (<i>Land Use Consultants 2001</i>)</p>		<p>B3 Rockland Tributary Farmland</p> <p>Small villages, particularly linear villages along the edge of the Yare floodplain including Surlingham and Claxton, with small nucleated settlements inland including Rockland St Mary, Bramerton & Thurton.</p> <p>Vernacular character of older buildings with several brick houses having predominantly Dutch gables due to high number of brickworks located in this area in the 18th and 19th centuries along with newer post-war buildings including some residential development by Tayler & Green Architects.</p> <p>Eighteenth century parkland attributed to Capability Brown at Langley Park, listed Grade II on the English Heritage register is a significant feature of the area.</p> <p>Presence of numerous isolated 'Saxon' churches which are important</p> <p>Important views towards Norwich Cathedral and The Broads which provide a sense of place.</p> <p>Agricultural Land Classification Grade 2</p>	
<p>Overall Landscape Assessment</p>	<p>Green</p>	<p>The site is contained to the north and west by existing development. There would also be some containment to the east from allocation ROC2. The site is exposed to the countryside to the south. With the exception of the exposure to the south the site is unlikely to have a fundamental impact on the landscape due to the existing development.</p>	<p>Amber</p>
<p>Townscape</p>	<p>Amber</p>	<p>The site is behind existing development. The existing village is largely linear but at this western end there is an example of a nearby cul-de-sac to the east of School Lane which this site could mirror.</p>	<p>Amber</p>

Biodiversity & Geodiversity	Amber	No designations. Close to Broads and within 3km buffer distance to SAC, SPA, SSSI, Ramsar site and National Nature Reserve. Site is an arable field with a few trees around perimeter so there is limited habitat potential on site.	Amber
Historic Environment	Green	<p>No designations on site. There is a Grade II listed building (The Nursery) to the west on School Lane. This is attached to the adjacent dwellings with an established rear boundary. Development would not appear to adversely affect it.</p> <p>NCC Historic Environment comments – Amber: close to Bronze Age barrow cemetery.</p> <p>Historic England Comments - Whilst there are no designated heritage assets within the site boundary, the grade II listed building, The Nursery, lies to the south of the site.</p> <p>A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development, determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform if the site is suitable for allocation and the policy criterion including any mitigation and enhancement.</p>	Amber

Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	The Street has capacity and adequate footways. No continuous footpath to the school but it is very close along School Lane which is the only pedestrian route currently used. NCC Highways comments – Red: Safe walking route to school is not achievable without 3rd party land.	Green
Neighbouring Land Uses	Green	Residential (North and West) and agriculture (East and South)	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>	The site is very well contained within the landscape by the existing development. No issues relating to the historic environment.	
<i>Is safe access achievable into the site? Any additional highways observations?</i>	School Lane is very narrow and unlikely to be suitable for access. The Street may be able to provide suitable access following demolition of No. 4 however this would require confirmation from Highways. Footpaths are present on The Street.	
<i>Existing land use? (including potential redevelopment/demolition issues)</i>	Maintained agricultural land.	
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>	Residential to the north and west. Agriculture elsewhere. No issues with compatibility.	
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>	The site slopes down to the south. The site is slightly more exposed in this direction.	
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>	The boundaries are mostly existing residential dwellings. To the south the boundaries are no clearly defined.	
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>	No clear issues due to site being maintained farmland.	
<i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i>	None.	
<i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i>	There are no views onto or from the site to the north or west. Views to and from the south are screened by vegetation beyond the boundary.	

<p>Initial site visit conclusion <i>(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)</i></p>	<p>The site is very well contained and relates well to the existing village. There are no clear issues relating to the historic or natural environment. Access proposals will need to be approved by Highways.</p>	<p>Green</p>
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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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Development Boundary		
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	X
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: Land is rented to a tenant farmer on 3 year contract which ends October 2022. Information provided with original submission of SN5039	

ACHIEVABILITY (in liaison with landowners, and including viability)		Site Score (R/A/G)
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	A supporting representation was submitted to support the amended site submission. The representation includes further details on potential access improvements that could be made to the site. No further evidence was provided.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None specifically identified however highways improvements may be necessary.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter stated as part of original SN5039 submission that this could be delivered. No changes have been specified with the revised site.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	



Part 7 Conclusion

CONCLUSION

Suitability

The site is well contained within the townscape and its impact on the landscape would be limited by the existing development. The site is located close to a number of local services. Access would require the demolition of a dwelling and pedestrian improvements would be needed, but this could be explored with the development. No serious issues have been identified relating to the historic and natural environment.

Site Visit Observations

The site is very well contained by existing residential development and relates well to the existing village. There are no clear issues relating to the historic or natural environment. Access proposals will need to be approved by Highways.

Local Plan Designations

The suite does not conflict with existing or proposed land use designations. The western end of the site is partially within the Development Boundary for Rockland.

Availability

The promoter has indicated that the site would be available within 5 years. This information was provided as part of the original SN5039 submission. No evidence has been provided to suggest this has changed.

Achievability

The supporting representation provided responses to some of the issues identified during the assessment of the original SN0531 site. No other evidence has been provided to further support the achievability of the site.

OVERALL CONCLUSION:

The site relates well to the existing village or Rockland. No issues have been identified in relation to the natural environment and historic environment. Local services are located nearby. Access to the site would need to come from The Street and require the demolition of No. 4. This access will need the approval of highways.

Preferred Site: Yes

Reasonable Alternative:

Rejected: