

Earsham Village Cluster Site Assessment Forms

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0218
Site address	Land west of Earsham
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	No relevant planning history
Site size, hectares (as promoted)	3.46 hectares
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation of 80 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Unspecified
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 to the south via The Street (good visibility)</p> <p>Potential constraints on access from hedgerow. Lack of footway immediately adjoining site.</p> <p>NCC HIGHWAYS -Amber</p> <p>Subject to access at south eastern boundary and frontage development. Will require speed limit to be extended and review of speed reducing feature/entry treatment, including existing feature. Footway required at frontage and north eastwards within highway to connect with existing facilities, including crossing facility to connect with ex facility to south east side of The Street. Improve footway at south east side of The Street for its full length south of Milestone Lane to School Road, may need to use some of existing carriageway. Particular pinch between 22 The Street and Old Ale House needs to be resolved.</p> <p>Highways meeting –</p> <p>Long site frontage, so providing a suitable vehicular access should not be a problem (good visibility/ability to set development back to provide a footway). However limited verge to provide a footway from the site to the village. This is the old A143 pre-bypass, and measures to reinforce the 30mph limit may be needed.</p>	Amber
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<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 Earsham Primary School 600 metres along roads with footways (other than immediately adjoining site). Slightly shorter route available through footpath link to Queensway</p> <p>Village 2 buses per day either going to Great Yarmouth or to Diss Nearest bus stop located 150metres from the site, along The Street</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 220 metres</p> <p>Distance to playing field 630 metres</p> <p>Distance to The Queens Head public house 200 metres</p> <p>Local employment: care home, small retail businesses</p>	Green
Utilities Capacity	Amber	Capacity tbc AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Access to all key services, except for gas supply. Electricity lines cross the site	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	Amber	Flood Zone 1. Small section to the southern boundary is considered a 'low risk' to surface flooding.	Green
Flood Risk	Amber	<p>Some identified surface water flood risk on site</p> <p>F & W - Few or no Constraints. Small area of ponding in the 1:1000 year rainfall events as shown in the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible). Not served by AW connection.</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	X
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		A5 Waveney Rural River Valley ALC: Grade 3	
Overall Landscape Assessment	Amber	Site is in protected river valley landscape. No loss of high grade agricultural land SNC LANDSCAPE OFFICER Acceptable in landscape character terms however the importance of the hedgerow along the site frontage would need to be confirmed	Amber
Townscape	Green	Site is well related to existing development in the village	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	No heritage assets in close proximity NCC HES – Amber SNC HERITAGE OFFICER – seems fine in Townscape and Heritage terms. A143 is quite well landscaped on south side. There are some views towards the church spire – however these are less important than views from the Waveney Valley to the east	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	No footway along this section of road. Road is of reasonable capacity and offers relatively direct access to A143 NCC HIGHWAYS -Amber	Amber

Neighbouring Land Uses	Green	Agricultural and residential	Green
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development of the site could relate well to the existing settlement and is contained in the wider landscape by the A143	
Is safe access achievable into the site? Any additional highways observations?	Access should be achievable, but footway link will need to be provided along road into village to connect to existing footway. This appears to be achievable.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land with no redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Boundary with A143 could require noise mitigation measures. Otherwise residential properties or agricultural land with no compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site is relatively level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow along boundary with The Street / Harleston Road. Belt of trees planted on most of A143 boundary. Otherwise largely open	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in trees and hedging on boundaries.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Two overhead power lines bisect site	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views from A143 as approach site from west and also from Harleston Road	

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)	Part of site adjacent to village could be suitable for allocation for 25 dwellings subject to footway being able to be provided.	Amber
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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)
River Valley		
Conclusion	Site is entirely within river valley landscape 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?	Site is in 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	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments: The land is currently subject to an Agricultural Tenancy, but possession can be obtained.		

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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>	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Will require speed limit to be extended and review of speed reducing feature/entry treatment, including existing feature. Footway required at frontage and north eastwards within highway to connect with existing facilities, including crossing facility to connect with existing facility to south east side of The Street and improvements to footway within village	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Landowner has acknowledged that there are likely to be policy requirements such as affordable housing provision. Confirmed site to still be viable for proposed use taking into account the policy requirements and CIL.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Affordable housing provision and open space	

Part 7 Conclusion

CONCLUSION

Suitability

Site as promoted is too large for an allocation of 12 to 25 dwellings. However, it could be reduced in size. The site is well related to the existing settlement of Earsham and is well linked as it is bounded by the A143 to the north.

Site Visit Observations

Large field adjacent to built up area of village that is severed from the wider landscape by the A143. There is an existing passing place to the south of the site which restricts the speed into the village from the east. There is a 3-wire power cable line which runs across the site. The site appears open within the countryside as views in and out of the site are currently unscreened.

Local Plan Designations

The site is well related to the existing settlement of Earsham and is well linked as it is bounded by the A143 to the north. Outside but adjacent to the development boundary for Earsham.

Availability

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

Achievability

No further constraints identified.

OVERALL CONCLUSION: This site was preferred for allocation on the basis that the site is well related to Earsham village and facilities. Development of the site is subject to achieving a satisfactory access to the south eastern boundary, off The Street. The site benefits from a long site frontage where providing a suitable vehicular access should be sufficient (good visibility/ability to set development back to provide a footway). Whilst development of the site may have impacts upon the landscape and townscape, it has been identified that these could be mitigated. The site is within Flood Zone 1 where a small section to the southern boundary is considered a 'low risk' to surface flooding, given the size of the site it is considered that development is still achievable.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 14 January 2021

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0390
Site address	Land east of School Road, Earsham NR35 2TB
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	Historic applications for residential development
Site size, hectares (as promoted)	2.6 hectares
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site GNLP– approximately 50 dwellings (mix of affordable and market)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	30dph
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 options are constrained, with access shown from School Road being narrow access track</p> <p>NCC HIGHWAYS – Red Visibility at access constrained by 3rd party land. Doesn't appear to be feasible to provide an acceptable access road.</p> <p>Highways meeting – Access would need widening which requires third party land, could not currently accommodate an estate road. Highways would also require a validated highway boundary to show that they can achieve suitable visibility to the south/north. Otherwise development is likely to be limited to what can be achieved off a private drive.</p>	Red

Accessibility to local services and facilities <i>Part 1:</i> o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak-time public transport <i>Part 2:</i> Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities	Amber	Earsham Primary School – immediately north Village has 2 buses per day either going to Great Yarmouth or to Diss Nearest bus stop – 250meters from site along The Street Residential care home – 350 meters from site Medium level opportunities for local employment – pub, jewellers, nursing home, car services.	Amber
		Distance to village hall 400 metres Distance to playing field 220 metres Distance to The Queens Head public house 450 metres	Green
Utilities Capacity	Amber	To be confirmed through consultation	Amber
Utilities Infrastructure	Green	Query over the availability of all key services.	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 known contamination or ground stability issues	Green
Flood Risk	Amber	Majority of site is within Flood Zone 1. Eastern part of site in flood zone 2 and small part in flood zone 3	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	X
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		A5 Waveney Rural River Valley ENV 3	Amber
Overall Landscape Assessment	Amber	<p>Site is in protected river valley landscape. No loss of high grade agricultural land</p> <p>SNC LANDSCAPE OFFICER- Some landscape concerns about this site however these would be reduced if the eastern section of the site was omitted from development. Some concerns about the views across the open landscape as well as the proposed pattern of development – a landscape assessment would be required.</p>	Amber
Townscape	Green	Development would not relate well to existing settlement as there is no estate development on this side of School Road	Amber
Biodiversity & Geodiversity	Green	<p>Potential impact on the protected presence of protected species. Watercourse is located to the east of the site boundary. Mature vegetation along eastern boundary.</p> <p>Watercourse to the east of the site boundary.</p>	Amber

Historic Environment	Amber	<p>Potential impact on nearby (within 200 metres of site) 2 listed buildings. This could be mitigated through careful design and proposed landscaping.</p> <p>NCC HES – Amber</p> <p>SNC HERITAGE OFFICER- More concerned about this site – there are good views along School Road south towards the church which neatly terminated the view. Although there has been some linear development along the east side of School Lane – it retains a strong rural character with the hedgerow. Branching out development to the east would establish more development on this side of Earsham which has historically benefitted from the Waveney Valley floodplains preventing development. There will be views of the church and its spire from the footpaths to the east along the Waveney Valley (Spires are unusual in East Anglia).</p> <p>Also historically there may have been some visual connections from the Bigod Castle site in Bungay across the site to the church. Also, the church site also has potential Saxon connections and could have been a camp.</p> <p>There is also the setting the listed The Close – which is currently a farmyard cluster setting within wider setting of rural fields.</p>	Amber
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Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Local road network is constrained with School Road being narrow in places and congested at school drop-off / pick-up times</p> <p>NCC HIGHWAYS - Red The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes.</p> <p>Highways meeting – Amber The location is better than the original score suggests</p>	Amber
Neighbouring Land Uses	Green	School, agricultural and residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development would not relate well to existing settlement as there is no estate development on this side of School Road and would also intrude beyond existing extent of development into valley floor. Also potential impact on listed building to south depending on extent of development	
Is safe access achievable into the site? Any additional highways observations?	Access is very constrained and unlikely to allow for an acceptable access road. NCC Highways also note that visibility at access is constrained by third party land	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land with no redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	School to north, residential properties to west and to south. Agricultural land otherwise. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges and trees on most boundaries	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in hedging and trees on boundaries. Adjacent to watercourses that form part of flood plain	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of existing infrastructure or contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Largely hidden from School Road as to rear of existing development. Possible longer views from end of Church Road and Earsham Dam where development would appear obtrusive	

<p>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)</p>	<p>The site is situated to the rear of existing residential dwellings in an already built up area. View to the east are of the open countryside and agricultural fields.</p> <p>The access is constrained and would need to be upgraded.</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)
Waveney River Valley ENV3		
Conclusion	Site is entirely within river valley landscape 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?	Site is in 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	Yes	
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

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>	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Highways improvements to be required – footpath and access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Landowner has acknowledged that there are likely to be policy requirements such as affordable housing provision. Confirmed site to still be viable for proposed use taking into account the policy requirements and CIL. No viability assessment has been submitted.	Amber

Are there any associated public benefits proposed as part of delivery of the site?	Affordable housing provision and open space.	
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Part 7 Conclusion

CONCLUSION
<p><i>Suitability</i> The site is well related to the existing settlement and located to the rear of existing dwellings located off School Road. To the west of the site there is an area of land located within Flood Zone 2/3 (initially included within the GNLP submission). Landscape and heritage constraints have also been indentified.</p> <p><i>Site Visit Observations</i> Access appears to be narrow. The rear gardens of the residential properties located on School Road would back onto the eastern boundary of the site. There is an existing footpath which runs from the site into the village and extends to the centre of Bungay to the north.</p> <p><i>Local Plan Designations</i> Site is outside but adjacent to the development boundary for Earsham. Within area defined as Countryside and A5 Waveney River Valley ENV3.</p> <p><i>Availability</i> The site is promoted by Agent on behalf of Landowner and appears available based on the information provided.</p> <p><i>Achievability</i> No further constraints identified.</p> <p>OVERALL CONCLUSION: The site in a preferable location for an allocation but is currently constrained by a narrow access, suitable for a private drive only. Therefore, at this stage it is considered as a settlement limit extension. It is proposed that only the eastern field is developed in order to avoid food risk areas and mitigate landscape impact. Consideration will need to be given to views along School Road, south towards the Listed Church where there are potential Heritage concerns. If access issues can be resolved then the site is can be expected to be suitable for allocation for a development in the region of 25 homes on a site of approximately 1ha.</p> <p>Preferred Site: Yes Reasonable Alternative: Rejected:</p>

Date Completed: 30th December