

Newton Flotman & Swainsthorpe
Village Cluster
Site Assessment Forms

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0191
Site address	Land off Church Road, Swainsthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	3ha – GNLP Site has been reduced - 1ha (REVA)
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site of up to 25 dwellings.
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 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>Site is accessed via a Private Drive from Church Road</p> <p>NCC HIGHWAYS – Red. No identifiable means of access. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. There is no possibility of creating suitable access to the site. No footway to the catchment primary school.</p>	Red
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	<p>Primary School in Newton Flotman, there is not a pedestrian route to the school</p> <p>Limited local employment opportunities</p> <p>Regular peak time bus service between Norwich, Long Stratton, Diss and Harleston. Bus stops are located on the A140</p>	Amber

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public House – SugarBeat – 750m from site	Amber
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Amber	Site promoter has confirmed there is mains water and electricity available to the site	Amber
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	Site is located within flood zone 1	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland ALC: grade 3	
Overall Landscape Assessment	Green	Development would form a breakout into open countryside to the south and west of Swainsthorpe	Amber
Townscape	Amber	Development would form a breakout into open countryside to the south and west of Swainsthorpe	Amber

Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain. Adjacent to registered common	Green
Historic Environment	Amber	Development of the site is not considered to impact the historic environment NCC HES – Amber	Green
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Access is via a narrow private drive which would need highways improvements NCC HIGHWAYS – Red. No identifiable means of access. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. There is no possibility of creating suitable access to the site. No footway to the catchment primary school.	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development would form a breakout into open countryside to the south and west of Swainsthorpe	
Is safe access achievable into the site? Any additional highways observations?	Access is via a private drive from Church Road. The existing access is not suitable for increased traffic. It is not clear that suitable access can be achieved without the use of third party land.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural and residential. Railway line is located on the eastern boundary of the site	
What is the topography of the site? (e.g. any significant changes in levels)	Generally Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows/trees are located on the eastern boundary of the site and along the northern boundary. No boundary features to the south or west.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerows/trees are located on the eastern boundary of the site and along the northern boundary.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	33KV power lines are located adjacent to the site but not within it.	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	No views into the site from Church Road. Open Views across the site and to land to the south.	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The existing access is not suitable for development. Development would also have an adverse impact upon the landscape/townscape.	

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	

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:		

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>	Promoter has confirmed that the site is deliverable	Green

Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Off-site highways improvements would be required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that the site is viable	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION
<p>Suitability The site is considered to be unsuitable for residential development by nature of its location, impact on the landscape/townscape and access to the highway. There is no identifiable means of access.</p> <p>Site Visit Observations Site access is restricted and not considered suitable for increased traffic</p> <p>Local Plan Designations No conflicting LP designations</p> <p>Availability Promoter has advised availability within plan period. No significant constraints to delivery identified</p> <p>Achievability No additional constraints identified</p> <p>OVERALL CONCLUSION: the site is considered to be UNREASONABLE due to unresolvable highway issues. Access to the site is via a private drive which would need upgrading where it is not clear whether the land is within the applicant's ownership or whether it would involve the requirement for third party land. Furthermore, development of the site is considered to represent a breakout into the wider countryside which would harm the landscape/townscape of Swainsthorpe.</p> <p>Preferred Site: Reasonable Alternative: Rejected: Yes</p>

Date Completed: 27 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0542SL
Site address	The Paddock, East Side of the Vale, Swainsthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.25ha
Promoted Site Use, including (c) Allocated site (d) SL extension	SL (The site has been promoted for up to 5 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	20 dph
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 is from Church Road, which does not have public footpaths</p> <p>NCC HIGHWAYS – Red. No identifiable means of access. The local road network is considered to be unsuitable by reason of restricted width and lack of footways to cater for additional development. 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. There is no possibility of creating suitable access to the site. No footway to the catchment primary school.</p>	Red

<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 	Red	<p>Primary School in Newton Flotman, there is not a pedestrian route to the school</p> <p>Limited local employment opportunities</p> <p>Regular peak time bus service between Norwich, Long Stratton, Diss and Harleston. Bus stops are located on the A140. There are no public footpaths available to the bus stops.</p>	
		Public House – SugarBeat – no public footpaths are available to the pub	Red
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Amber	Promoter has advised that there is water sewerage and electricity available	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues	Green
Flood Risk	Amber	Site is located within flood zone 1	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1 Tas Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Green	Site is visible from Church Road. Development would impact upon the landscape	Amber
Townscape	Green	Development would represent an intrusion into open countryside which is considered to harm the countryside	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated.	Green
Historic Environment	Amber	Site is adjacent to the former Henstead Union Workhouse which is a non-designated heritage asset. NCC HES – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Site is accessed from Church Road. It is detached from the village and there are no public footpaths NCC HIGHWAYS – Red. No identifiable means of access. The local road network is considered to be unsuitable by reason of restricted width and lack of footways to cater for additional development. 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. There is no possibility of creating suitable access to the site. No footway to the catchment primary school.	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site is adjacent to the Henstead Union Workhouse which is a non-designated heritage asset.	
Is safe access achievable into the site? Any additional highways observations?	Access is via a private road from Church Road	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential properties to the west. Agricultural.	
What is the topography of the site? (e.g. any significant changes in levels)	Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees along the northern and eastern boundary.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees along the northern and eastern boundary.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Electricity wires are located on the site.	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are open views across adjacent agricultural land making this site visible from Church Road. The site is screened from the north.	
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)	Site is detached from the main settlement of Swainsthorpe with poor access to services and facilities. Development would impact upon the landscape/townscape.	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)
Site of Archaeological Interest		
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>	Yes	
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:	

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>	Promoter has confirmed deliverability.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter advising that the site viable and there are no known abnormal costs	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The size is of a suitable size to be considered as a settlement limit extension however it would represent a significant breakout into the countryside. Identified desktop constraints include, highways, landscape and heritage setting impact issues.

Site Visit Observations

Site location is outside of the main village. There are no footpaths to provide access to services and facilities resulting in increased reliance on private vehicles. Site is visible from Church Road. Development would break out into the wider countryside resulting in landscape harm.

Local Plan Designations

No conflicting LP designations - open countryside

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

Achievability

No additional constraints identified

OVERALL CONCLUSION: The site is considered to be **UNREASONABLE** as the site is considered to be remote from services and facilities in Swainsthorpe where highway safety concerns have also been identified. Development is also considered to have an adverse impact on the landscape and townscape representing a breakout into the open countryside and would be highly visible from Church Road. Furthermore, it would also impact upon the setting of the Henstead Union Workhouse which is a non-designated heritage asset.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 27 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0594
Site address	Lowlands, Ipswich Road, Newton Flotman
Current planning status (including previous planning policy status)	Unallocated
Planning History	2017/0349 outline, 2018/0087 RM 2018/0095 RM – Approval 2 self-build dwelling – Dwellings are located across the site frontage
Site size, hectares (as promoted)	1.35ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocation for up to 25 residential development
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph
Greenfield/ Brownfield	Part greenfield, part brownfield

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	The south eastern section of the site is within flood zone 3b. Site has not been excluded from the assessment as this area could be removed from the allocation.
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access to the site is from the A140</p> <p>NCC HIGHWAYS – Red. Access to A140 not acceptable. Consent on plot for single dwelling but not suitable for larger development on opposite side of A140 to main settlement. A140 is Corridor of Movement & stopping/turning movements would be unacceptable, formal crossing facility would also be required to enable safe pedestrian movements to village inc. school.</p>	Red

<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 	<p>Green</p>	<p>The majority of services and facilities are located to the west of the A140, whilst this site is located to the east. Access would therefore require crossing the A140.</p> <p>Primary School – 300m from site</p> <p>Doctors Surgery – 100m from site</p> <p>Employment Opportunities within the settlement</p> <p>Good public transport access from the A140. Buses to and from Norwich, Diss, Harleston and Long Stratton</p> <p>Limited retail within the settlement.</p>	<p>Green</p>
		<p>Pre-school located in the village hall</p> <p>Public House</p> <p>Village Hall -located 750m from site.</p> <p>Recreation ground in settlement</p>	<p>Amber – whilst the site has access to a good range of services and facilities, to access them does require crossing the A140.</p>
<p>Utilities Capacity</p>	<p>Amber</p>	<p>Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site</p>	<p>Amber</p>
<p>Utilities Infrastructure</p>	<p>Green</p>	<p>Promoter has advised that water, electricity, foul drainage and gas are readily available.</p>	<p>Green</p>
<p>Better Broadband for Norfolk</p>		<p>Site within area already served by fibre technology</p>	<p>Green</p>
<p>Identified ORSTED Cable Route</p>		<p>Site is unaffected by the identified ORSTED cable route or substation location</p>	<p>Green</p>

Contamination & ground stability	Green	<p>There are no known ground contamination or stability issues.</p> <p>NCC M&W – The site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.</p>	Green
Flood Risk	Red	<p>Part of the site is within flood zone 3b. Due to the size of the site and location of the flood risk, this area can be avoided.</p> <p>LLFA – Green. Few or no constraints. There is a flow path along the western boundary of the site on this site for the 1:1000 year event as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. There are watercourses adjacent to the site. Located in Source Protection Zone 3.</p>	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	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>)		Tas River Valley	

Overall Landscape Assessment	Amber	Site is located within the Tas river valley, development may impact upon the river valley characteristics, however this could be mitigated through design. Grade 4 agricultural land	Amber
Townscape	Green	Development of the site would extend further to the east than the existing development pattern. This could harm the townscape. This may however be mitigated through appropriate design.	Amber
Biodiversity & Geodiversity	Amber	Any impacts of development could be reasonably mitigated.	Amber
Historic Environment	Amber	Development of the site is not considered to harm the historic environment. NCC HES – Amber	Green
Open Space	Green	Site would not result in the loss of open space.	Green
Transport and Roads	Amber	Access is from the A140. NCC HIGHWAYS – Red. Access to A140 not acceptable. Consent on plot for single dwelling but not suitable for larger development on opposite side of A140 to main settlement. A140 is Corridor of Movement & stopping/turning movements would be unacceptable, formal crossing facility would also be required to enable safe pedestrian movements to village inc. school.	Red
Neighbouring Land Uses	Green	Residential and open countryside.	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site slopes down towards the river valley	
Is safe access achievable into the site? Any additional highways observations?	Access is from the A140	
Existing land use? (including potential redevelopment/demolition issues)	Residential curtilage	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	A140 located to the west. Residential/Arable	
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes down towards the river valley	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees are located on the site boundaries. Residential properties located to the north and south	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees are located to the site boundaries	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views are constrained by the existing tree cover	
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)	A140 acts as a barrier to the site (from the west) which constrains access to services and facilities within the village.	Amber

Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
River Valley		
RAF Old Buckenham Safeguard Zone		
Flood zones 2, 3a and 3b	Area to the south east of the site. Could be avoided	
Surface water flooding	Area to the south east of the site and along the south western boundary. Could be avoided	
Conclusion	Does not conflict with existing or proposed land use designations.	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 and part owner of the site.		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Site is owned by a developer		
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:		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</i>	Promoter has advised that the site is deliverable.	Green

<i>information to be included as appropriate)</i>		
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has advised that the site is viable, and all contribution can be met.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered an appropriate size to be allocated. However, highway constraints have been identified; the site is located on the opposite side of the A140 from the main village and services and facilities within Newton Flotman.

Site Visit Observations

Access to the site is directly from the A140 which would not provide a safe or suitable access point. The site slopes down towards the river valley where development is considered to impact upon the landscape.

Local Plan Designations

Parts of the site are at risk of flooding and include land within Flood Zone 3b. This area could be avoided but the site area would need to be adjusted accordingly.

Availability

Promoter states that the site is available for development.

Achievability

No additional constraints identified.

OVERALL CONCLUSION: The site is considered to be **UNREASONABLE** as an allocated site. Access to the site is gained via the A140 where accessing services and facilities would require crossing the road, which is considered to be unsuitable and unsafe. The A140 is a Corridor of Movement where stopping/turning movements would be unacceptable. Furthermore, development of the site is also considered to have a landscape impact as it slopes down towards the River Valley. It is considered that these issues cannot be mitigated against.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 20 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0603REV
Site address	Land off Church View, Swainsthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	Northern section of the field(not part of this site area) is subject to a planning application for the relocation of Ben Burgess' headquarters – 2018/2631
Site size, hectares (as promoted)	4ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dwellings (25 dph = 100 dwellings)
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
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 is via Church View. The land is narrow. NCC to advise on suitability</p> <p>NCC HIGHWAYS – Red. Existing access road is limited in width. Access onto Church Road has restricted visibility will not chance of improvement. No footway to the catchment primary school. The site is considered to be remote from services.</p>	Red
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	<p>Primary School in Newton Flotman, there is not a pedestrian route to the school</p> <p>Limited local employment opportunities</p> <p>Regular peak time bus service between Norwich, Long Stratton, Diss and Harleston. Bus stops are located on the A140</p>	Amber

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public House – SugarBeat – 550 metres from the site.	Amber
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter has advised that there is water, sewerage and electricity to the site	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	No known land contamination issues	Green
Flood Risk	Green	Site is located in flood zone 1 LLFA – Green. Few or no constraints. Standard planning information required.	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	X
		Tributary Farmland	X
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		A1: Tas Rural River Valley (eastern section of site) B1: Tas Tributary Farmland (western section of site)	
Overall Landscape Assessment	Green	Site is highly visible within the landscape due to limited screening. ALC: Grade 3	Amber

Townscape	Amber	Due to the site's location and limited screening, the site is highly visible from the A140 on the approach to Swainsthorpe. Development on this site may impact the townscape.	Amber
Biodiversity & Geodiversity	Green	Any impacts upon biodiversity could be reasonably mitigated NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Amber	There are no listed buildings within the site or directly adjacent to the site. There are views of Swainsthorpe church tower from the A140 which would be obscured by the development on this site. NCC HES – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Church View is narrow with no footpaths. NCC highways to confirm its suitability NCC HIGHWAYS – Red. Existing access road is limited in width. Access onto Church Road has restricted visibility will not chance of improvement. No footway to the catchment primary school. The site is considered to be remote from services.	Red
Neighbouring Land Uses	Green	Residential and Agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is on the edge of Swainsthorpe Visible from the A140. Development may impact on views of the church.	
Is safe access achievable into the site? Any additional highways observations?	Access is via Church View. NCC should clarify whether this is suitable	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to south. Site is part of a larger agricultural field	
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat. However, the wider field slopes downwards to the north	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow to the west. Residential fencing to the south. No boundary to the north.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow located to the west.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open views across the site from the A140. Site is highly visible from this approach towards Swainsthorpe. Views from the site to the north and east.	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Development of the site would impact upon the landscape character in this area. Site is highly visible on the approach to Swainsthorpe from the north via the A140. Development would impact upon the character of this part of the village.	Amber

Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
River Valleys	Tas river valley – eastern half of site only	
Conclusion	Site is partly within a river valley	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 – site is in multiple ownership, but agent has confirmed that all owners support the proposal.	
Is the site currently being marketed? (<i>Additional information to be included as appropriate</i>)	Site is owned by a developer/promoter	
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:	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (<i>Yes/ No</i>) (<i>Additional information to be included as appropriate</i>)	Promoter has confirmed that the site is deliverable	Green

Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Improvements to the access from Church View may be required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that there would be additional viability information available on request	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION
<p>Suitability With a reduction in scale the site is suitable for allocation. Possible harmful townscape and /or landscape impacts identified. Highway constraints have also been identified.</p> <p>Site Visit Observations Site is highly visible from the A140 on the approach into the village. Development would affect the landscape/townscape in this location and the views of/setting of the the church tower.</p> <p>Local Plan Designations Site is in the open countryside. The eastern half of the site is within the Tas river valley character area.</p> <p>Availability Promoter has advised availability within plan period. No significant constraints to delivery identified.</p> <p>Achievability No additional constraints identified</p> <p>OVERALL CONCLUSION: The site is considered to be UNREASONABLE as an allocated due to the harmful impact on the existing townscape and landscape. The site is situated on land that is elevated to the north of Swainsthorpe where it is highly visible within the landscape, particular in the approach to the village from the A140. It is not considered that the landscape impact could be mitigated through screening and a development of reduced scale would not sufficiently address this concern.</p> <p>Preferred Site: Reasonable Alternative: Rejected: Yes</p>

Date Completed: 27 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN3002
Site address	Land to the rear of Briar Lane, Swainsthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	<p>2014/0514 Proposed stable block for family horses - Approved</p> <p>2016/2248 Continued use of paddock not in connection with 11 Briar Lane and retention of stables – Approved</p> <p>2010/0400 Proposed stable block for family horses – Approved</p> <p>2006/1544 Proposed stable block and store and change of use of land for horses – Refused</p> <p>1997/0333 Erection of extension to dwelling - Approved</p>
Site size, hectares (as promoted)	4.5 ha
Promoted Site Use, including (i) Allocated site (j) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	<p>Unspecified</p> <p>25 dph = 112 dwellings</p>
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 site is via Briar Lane. This is an unmade narrow road, which is also a designated bridleway. The access is not considered suitable for additional traffic.</p> <p>NCC HIGHWAYS – Red. Briar road is a narrow public right of way. Site has limited frontage to provide safe access. Development would lead to an increase in slowing, stopping and turning movements on A140. No continuous footway to the catchment school. The site is considered to be remote from services.</p>	Red

<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>Primary School in Newton Flotman, there is not a pedestrian route to the school</p> <p>Limited local employment opportunities</p> <p>Regular peak time bus service between Norwich, Long Stratton, Diss and Harleston. Bus stops are located on the A140</p>	
		Public House – SugarBeat 330metres from site.	Amber
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Amber	Promoter has confirmed that there is mains water and electricity to the site.	Amber
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	<p>The railway line is located on the western boundary of the site.</p> <p>NCC M&W – The site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.</p>	Amber

Flood Risk	Green	Site is located in flood zone 1	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		B1: Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Green	There are views across the site which provide the rural character of the settlement of Swainsthorpe. Development on the site may have an adverse impact upon the landscape/townscape.	Amber
Townscape	Green	There are views across the site which provide the rural character of the settlement of Swainsthorpe. Development on the site may have an adverse impact upon the landscape/townscape.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated	Amber
Historic Environment	Green	Site is located within the setting of Swainsthorpe Church which is grade II* listed. The site provides the rural connection for the church. NCC HES – Amber	Amber

Open Space	Green	Development of the site would not result in the loss of open space	Green
Transport and Roads	Green	Road is of restricted width and it is not considered feasible to widen it due to the need for third party land. It is also a bridleway. NCC HIGHWAYS – Red. Briar road is a narrow public right of way. Site has limited frontage to provide safe access. Development would lead to an increase in slowing, stopping and turning movements on A140. No continuous footway to the catchment school. The site is considered to be remote from services.	Red
Neighbouring Land Uses	Green	Residential to the east. Railway to the west. The railway may constrain the site area due to the need for mitigation from noise.	Amber

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	St Peter's Church is located to the north east.	
Is safe access achievable into the site? Any additional highways observations?	Access is from Briar Lane which is narrow and unmade. Not considered suitable to cater for additional traffic.	
Existing land use? (including potential redevelopment/demolition issues)	Equestrian – site is paddocks for horses.	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to east. Railway line to west, agricultural to south/	
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows and trees are located on the western boundary adjacent the railway. Residential properties are located to the east	

Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is a hedgerow located on the western boundary.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Western boundary is adjacent to the railway line.	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site are constrained by the existing residential properties. There are views across the site towards the church.	
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)	Site is not suitable for development. Access is not suitable for additional traffic, nor can it be made suitable.	

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>	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:	

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>	Promoter has confirmed that the site is deliverable	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 would be required to Briar Lane, however this is not considered feasible due to the requirement for third party land.	red
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed that the site is viable and that there are no known abnormal costs	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

Subject to a reduction in the scale of the site is suitable for development. Highways, impact upon heritage assets and landscape/townscape impacts would need to be assessed.

Site Visit Observations

No continuous footpath to school and access track is not considered suitable; Briar Lane which is narrow and unmade. Not considered suitable to cater for additional traffic.

Local Plan Designations

No conflicting Local Plan designations.

Availability

The site promoter has advised that the site is available within the plan period.

Achievability

No additional constraints identified.

OVERALL CONCLUSION: The site is considered to be UNREASONBLE option for allocation due to the access at Briar road being a narrow public right of way where the site has limited frontage to provide safe access. Development of the site would also impact upon the setting of Swainsthorpe Church grade II* listed building which is currently unbuilt in character and provides a rural connection to the south of the church.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 27 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4024
Site address	Land off Alan Avenue, Newton Flotman
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	1.1ha
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph
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 via Alan Avenue. This may need to be in conjunction with allocation NEW 1 – NCC to clarify</p> <p>NCC HIGHWAYS – Red. No access.</p> <p>Update: Site promoter has confirmed that a new second access could be achieved via third party land, however this is to be confirmed.</p>	Red
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	<p>Primary School – 900m from site</p> <p>Doctors Surgery – 700m from site</p> <p>Employment Opportunities within the settlement</p> <p>Good public transport access from the A140. Buses to and from Norwich, Diss, Harleston and Long Stratton</p> <p>Limited retail within the settlement.</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Pre-school located within the village hall – which is 200m from the site Public House (Duke of Delhi) – 1200m from site Village Hall (including recreation ground) – 250m from site	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter has advised that there is water, sewerage and electricity available.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	No known ground contamination or stability issues	Green
Flood Risk	Green	Site is within flood zone 1 LLFA – Green. Few or no constraints. Standard planning information required.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		B1: Tas Tributary Farmland ALC: Grade 3	

Overall Landscape Assessment	Green	<p>Site is relative contained from the wider landscape.</p> <p>SNC LANDSCAPE OFFICER - Retention of the existing boundary within NEW1 and a 'rounding off' of the field boundary to soften both the proposed and the existing allocations.</p>	Amber
Townscape	Green	<p>Site is relatively contained. Development is not considered to impact upon the townscape.</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues.</p>	Green
Biodiversity & Geodiversity	Green	<p>Any impacts of development could be mitigated.</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.</p>	Green
Historic Environment	Green	<p>Development of the site would not impact the historic environment.</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues.</p> <p>NCC HES – Amber</p>	Green
Open Space	Green	<p>Development would not result in loss of open space</p>	Green
Transport and Roads	Amber	<p>NCC to advise about the Transport and Roads</p> <p>NCC HIGHWAYS – Green. No access.</p>	Green
Neighbouring Land Uses	Green	<p>Land to the north is agricultural, however is allocated land - NEW 1. Residential development to the south and east.</p>	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is adjacent to the allocated site and adjacent to residential. Development would be contained having regard to the existing and proposed built form.	
Is safe access achievable into the site? Any additional highways observations?	Access is from Alan Avenue. Clarification needed from applicant regarding how the site is to be accessed and whether it is intended as a single point from Alan Avenue serving the	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes down from north to south	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge along the north-western boundary which separates the site from the allocation. Properties located to the north-east.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedge along the north-western boundary which separates the site from the allocation.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into the site due to the screening from fencing on Alan Avenue	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is well related to services and facilities. Clarification is needed in regard to the access.	

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		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Site is under option to a developer		
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:		

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>	Statement from promoter confirming that the site is deliverable.	Green

Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter confirming that the site is viable.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered a suitable option for residential development, subject to achieving satisfactory access. The site relates well to existing services and existing development in the settlement. Comments relating to landscape have been noted.

Site Visit Observations

Further information is required in regard to the suitability of the access. There is a gentle slope within the site which slopes down from north to south. There is an existing hedge along the north-western boundary which separates the site from the allocation.

Local Plan Designations

No conflicting LP designations

Availability

Promoter has advised availability and is under option to developer. No significant constraints to delivery identified.

Achievability

No additional constraints identified

OVERALL CONCLUSION: the site is considered to be a **REASONABLE** site for allocation, subject to achieving safe and suitable access. The site is well related to services and facilities within Newton Flotman. The site is directly adjacent to the existing allocation (NEW1), where the layout will need to take into account appropriate boundary treatments in order to protect the landscape.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 20 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4025
Site address	Land off Grove Way, Newton Flotman
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	1.65ha
Promoted Site Use, including (m) Allocated site (n) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 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	Access is via Alan Avenue. This is the access which is shared with the village hall. NCC to confirm that it is acceptable NCC HIGHWAYS – Red. No access, Church Road not suitable for development traffic	Red
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Primary School – 900m from the site Doctors Surgery – 800m from site. Employment Opportunities within the settlement Good public transport access from the A140. Buses to and from Norwich, Diss, Harleston and Long Stratton Limited retail within the settlement.	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Pre-school located within the village hall – 250m from site. Public House (Duke of Delhi) – 1200m from site Village Hall and recreation ground – located immediately to the north of the site	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has advised that there is water, sewerage and electricity available.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	No known ground contamination or stability issues	Green
Flood Risk	Green	Site is located within flood zone 1 LLFA – Green. Few or no constraints. Standard planning information required.	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1: Tas Tributary Farmland ALC: Grade 3	
Overall Landscape Assessment	Amber	There are mature trees along the northern boundary. Limited screening from the wider landscape to the west.	Amber

Townscape	Green	Site is contained and only extends as far as the existing built form. Any impacts could be mitigated through suitable design. SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues.	Green
Biodiversity & Geodiversity	Amber	Any impacts of development could be mitigated. NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.	Green
Historic Environment	Green	Development of the site would not impact the historic environment. SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No issues. NCC HES – Amber	Green
Open Space	Green	Development would not result in loss of open space	Green
Transport and Roads	Amber	Access via Alan Avenue which is narrow. NCC to confirm suitability NCC HIGHWAYS – Red. No access, Church Road not suitable for development traffic	Red
Neighbouring Land Uses	Green	Agricultural/ Village Hall	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is adjacent existing residential development	
Is safe access achievable into the site? Any additional highways observations?	Access is from Alan Avenue. Confirmation from the applicant and NCC as to how access would be achieved from the site.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential/village hall/agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow separates the site from the village hall. Residential properties are located on south-eastern boundary.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along north-eastern boundary. Part of this would be required to be removed to achieve access	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Electricity line crosses the northern section of the site.	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into the site due to existing hedgerow. From the site, there are open views across surrounding agricultural land	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is well related to services and facilities. Clarification is needed in regard to the access.	

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>	Site is under option to a developer		
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:		

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>	Statement from promoter confirming that the site is deliverable.	Green

Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter confirming that the site is viable.	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION
<p>Suitability The site is considered a suitable option for residential development and allocation, subject to achieving satisfactory access. The site relates well to existing services and existing development in the settlement</p> <p>Site Visit Observations Further information is required in regard to the suitability of the access</p> <p>Local Plan Designations No conflicting LP designations</p> <p>Availability Promoter has advised availability and is under option to developer. No significant constraints to delivery identified.</p> <p>Achievability No additional constraints identified</p> <p>OVERALL CONCLUSION: The site is considered to be a REASONABLE site for allocation, subject to achieving safe and suitable access from Alan Avenue. There is existing residential development located to the eastern boundary of the site where development to the east would be more reflective of the form and character of the area. Few site constraints.</p> <p>Preferred Site: Yes Reasonable Alternative: Rejected:</p>

Date Completed: 20 August 2020