

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

**Part 1 Site Details**

<b>Site Reference</b>	
<b>Site address</b>	
<b>Current planning status (including previous planning policy status)</b>	
<b>Planning History</b>	
<b>Site size, hectares (as promoted)</b>	
<b>Promoted Site Use, including (a) Allocated site (b) SL extension</b>	
<b>Promoted Site Density (if known – otherwise assume 25 dwellings/ha)</b>	
<b>Greenfield/ Brownfield</b>	

**Part 2 Absolute Constraints**

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (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	
National Nature Reserve	
Ancient Woodland	
Flood Risk Zone 3b	
Scheduled Ancient Monument	
Locally Designated Green Space	

### 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			
Accessibility to local services and facilities  <i>Part 1:</i> <input type="checkbox"/> Primary School <input type="checkbox"/> Secondary school <input type="checkbox"/> Local healthcare services <input type="checkbox"/> Retail services <input type="checkbox"/> Local employment opportunities <input type="checkbox"/> Peak-time public transport  <i>Part 2:</i> Part 1 facilities, plus <input type="checkbox"/> Village/ community hall <input type="checkbox"/> Public house/ cafe <input type="checkbox"/> Preschool facilities <input type="checkbox"/> Formal sports/ recreation facilities			
Utilities Capacity			
Utilities Infrastructure			

SUITABILITY ASSESSMENT			
Better Broadband for Norfolk			
Identified ORSTED Cable Route			
Contamination & ground stability			
Flood Risk			
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>			
Overall Landscape Assessment			
Townscape			
Biodiversity & Geodiversity			
Historic Environment			
Open Space			
Transport and Roads			
Neighbouring Land Uses			

#### Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
<i>Impact on Historic Environment and townscape?</i>		
<i>Is safe access achievable into the site? Any additional highways observations?</i>		
<i>Existing land use? (including potential redevelopment/demolition issues)</i>		
<i>What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)</i>		
<i>What is the topography of the site? (e.g. any significant changes in levels)</i>		
<i>What are the site boundaries? (e.g. trees, hedgerows, existing development)</i>		
<i>Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?</i>		
<i>Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)</i>		
<i>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</i>		
<b>Initial site visit conclusion</b> <i>(NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</i>		

## 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)
<b>Conclusion</b>		

**Part 6 Availability and Achievability**

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

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)		
	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional 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>		
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?		
Are there any associated public benefits proposed as part of delivery of the site?		

**Part 7 Conclusion**

**CONCLUSION**

*Suitability*

*Site Visit Observations*

*Local Plan Designations*

*Availability*

*Achievability*

**OVERALL CONCLUSION:**

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:**

Date Completed:

Officer: