

Winfarthing & Shelfanger
Village Cluster
Site Assessment Forms

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0364
Site address	Land to the south of Heywood Road, Shelfanger
Current planning status (including previous planning policy status)	Greenfield/ unallocated
Planning History	Planning applications on the site: 2019/0748 REFUSED 3x dwellings – 5 year land supply, poor connectivity and unsustainable location, highways 2005/0532 REFUSED 1x dwelling 2005/0531 REFUSED 1x dwelling
Site size, hectares (as promoted)	0.5 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation – approximately 12x dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	24 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>The site has road frontage access to Heywood Road. There are no existing footpaths along Heywood Road.</p> <p>NCC HIGHWAYS – Amber. Acceptable visibility splays likely to be achievable onto Heywood Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing).</p>	Amber

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	Shelfanger services: Play Area – approximately 850 metres Village Hall – approximately 850 metres Services in Winfarthing: Primary school – approximately 2.3km Public House – approximately 2.6km	
		(see above)	Amber
Utilities Capacity	Amber	Utility capacities would need to be assessed however this part of Shelfanger is not on mains sewerage	Amber
Utilities Infrastructure	Green	No known utilities infrastructure constraints on the site	Green
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues on the site	Green
Flood Risk	Green	There are no known flooding issues on the site although comments relating to flooding elsewhere within the village are noted. There is also a small area of at-risk surface water flooding on Heywood Road in proximity to the site.	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>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	
Overall Landscape Assessment	Green	The site would represent an extension of the linear form of development noted as being characteristic of development in this area without appearing to be an intrusion into the wider landscape	Green
Townscape	Green	A linear form of development would be characteristic of the existing settlement, including properties adjacent to the site and on the opposite side of Heywood Road	Green
Biodiversity & Geodiversity	Amber	The site appears to have a number of trees on it and is within 0.5km of Shelfanger Meadows SSSI. A review of the recent planning application and the comments of the ecologist however indicate that there are no ecological concerns about the development of this site due to its separation from the SSSI.	Green
Historic Environment	Green	No heritage issues identified. HES - Amber	Green

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Highways have previously raised concerns about the local highway network (2019/0748). NCC Highways to confirm.</p> <p>NCC HIGHWAYS – Red. Acceptable visibility splays likely to be achievable onto Heywood Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing).</p>	Red
Neighbouring Land Uses	Green	Agricultural/ residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	There would be no impact on the historic environment and very limited impact on the townscape. Properties opposite the site are single storey and linear in form so a similar design approach would be the most appropriate. Although the site is adjacent to existing dwellings this site feels separated from the centre of village	
Is safe access achievable into the site? Any additional highways observations?	Unlikely but highways to comment – there are no existing footpath connections to the centre of the village and due to the narrow road width these would be difficult to achieve. Rectory Road is single car width and Heywood Road is c. 1.5 car width. The site has road frontage but access appears problematic for this 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 and agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	The site appears level but access onto the site was not possible to check fully	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Vegetation (a mix of hedgerows and trees) along the boundaries	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	
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	The wider landscape is characterised by small pockets of woodland and trees – this site could be considered similar although it is adjacent to existing dwellings. Existing tree pockets/ woodlands would restrict wider views into the site and it would not be particularly intrusive in the wider landscape setting.	
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 could be a reasonable development option for a small level of linear development however access to this parcel of land appears to preclude development of this site (highways to assess)	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)
Conclusion	No conflicting LP designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private ownership – multiple owners	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	x 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>	No additional information has been requested/ supplied at this time	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	A footpath provision would likely be required, as well as potential off-site highways improvements – highways to advise	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes but no additional information has been supplied at this time	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered to be a suitable size for allocation however concerns about the suitability of the wider highway network have been raised as a key constraint and it is not considered possible to overcome this barrier to development. Appropriate foul water drainage and surface water drainage measures would also need to be identified and secured. A recent ecological assessment has indicated that development of the site would not have an adverse impact on any wider sites.

Site Visit Observations

Although a continuation of an existing linear form of development in this settlement the site feels to be some distance from the centre of the village and is therefore disconnected. Development of the site would not have a significant impact on the wider landscape setting however safe vehicular and pedestrian access to/from the site would be difficult to achieve.

Local Plan Designations

There are no conflicting Local Plan designations

Availability

The site is considered to be available within an appropriate timescale

Achievability

Highways concerns indicate that development of this site is not possible.

OVERALL CONCLUSION: The site is considered to be unreasonable due to the significant highway safety issues and constraints resulting from the narrow width of the access roads between the site and the centre of the village.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 18th August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0399ASL
Site address	Land to the north east of Rectory Road, Shelfanger
Current planning status (including previous planning policy status)	Unallocated/ greenfield
Planning History	Planning application submitted and either withdrawn/ refused for residential development (1970's)
Site size, hectares (as promoted)	0.4ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation/ settlement limit extension (the site has been promoted below the size threshold but for up to 12 dwellings)
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>The site has a road frontage and it was considered possible to overcome access constraints when assessed for the GNLP HELAA. Footpaths to be checked at time of site visit.</p> <p>NCC HIGHWAYS – Amber. Acceptable visibility splays likely to be achievable onto Rectory Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing). <i>(NOTE: Single comment for sites SN0399ASL and SN0399BSL – to be clarified following changes to site labelling)</i> <i>(Highways meeting 15/12/20: Rectory Road is too constrained for improvements and there is no scope for either road widening or the provision of a footpath)</i></p>	Amber

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 <i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 	Amber	Shelfanger services: Village Hall – approximately 370m Play area – approximately 370m Winfarthing services: Public House – approximately 2.15km Primary School – approximately 1.9km	
		(see above)	Amber
Utilities Capacity	Amber	Utilities capacity to be confirmed. The GNLP HELAA recognised water capacity issues in this area, as well as no mains sewerage.	Amber
Utilities Infrastructure	Amber	Earlier applications for power lines across the site – presence and location to be checked on the site visit	Amber
Better Broadband for Norfolk		The site is in an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	The site has no known contamination or ground stability issues	Green
Flood Risk	Amber	The site is shown to have some areas at risk of flooding – the site is shown to be within an IDB area – clarification would need to be sought about the implications of this constraint	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Rural River Valley	
		Tributary Farmland	x

SN Landscape Type (<i>Land Use Consultants 2001</i>)		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B4: Waveney Tributary Farmland – open landscapes with linear settlements throughout ALC – Grade 3	
Overall Landscape Assessment	Green	The site is within a developed area and would not impact upon the wider landscape but there would be a loss of the existing hedgerow. SNC LANDSCAPE OFFICER – To create an access to the site a dense hedgerow would require removal.	Amber
Townscape	Green	The site is an irregular shape and would predominantly be developed in a linear form that would be characteristic of the immediate area	Green
Biodiversity & Geodiversity	Green	No immediate ecological or geodiversity concerns NCC ECOLOGY – Green. Orange DLL risk zone for great crested newts. SSSI IRZ. Hedgerows may be important under Hedgerow Regulations 1997.	Green
Historic Environment	Amber	There is a Grade II listed building to the north of the site SNC SENIOR HERITAGE & DESIGN OFFICER – Amber HES - Amber	Amber

Open Space	Green	There would be no loss of open space	Green
Transport and Roads	Amber	<p>NCC Highways have previously raised concerns about the immediate road network and its suitability for development in this location – NCC to comment</p> <p>NCC HIGHWAYS – Red. Acceptable visibility splays likely to be achievable onto Rectory Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing). <i>(NOTE: Single comment for sites SN0399ASL and SN0399BSL – to be clarified following changes to site labelling)</i> <i>(Highways meeting 15/12/20: Rectory Road is too constrained for improvements and there is no scope for either road widening or the provision of a footpath)</i></p>	Red
Neighbouring Land Uses	Green	Residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>There are a number of listed buildings to the north of the site and the setting of this farm complex may be affected by the development of this site.</p> <p>The site is well related to the existing built form within the settlement and would allow for linear development as is already established opposite the site.</p>	
Is safe access achievable into the site? Any additional highways observations?	Highways will need to assess accessibility. The site lies in close proximity to the junction of Rectory Road and Church Road. Rectory Road is single car width with no footpaths however due to the proximity to Church Road this may be more acceptable than in other locations. The site is elevated above road level and there is an existing field access.	
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	
What is the topography of the site? (e.g. any significant changes in levels)	The site is elevated above road level which may make access more problematic due to the narrow road width. The land falls to the south east but is overall fairly level.	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Dense vegetation along the boundaries. Drainage ditch along front (road) boundary of the site.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are a number of trees and hedgerows that would need to be assessed	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	There are some utility apparatus running along the site frontage and also crossing it (poles)	

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 restricted because of the existing vegetation. The site provides a green pocket on the corner of the junction however due to its scale development of this site would not have a significant impact on the wider landscape	
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 the existing settlement and could be suitable for small scale mostly linear development. Development of the site would be more prominent because of the topography of the land. Access into the site could be an issue and would need to be assessed.	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)
Surface Water Flood Hazard 1-30		
Surface Water Flood Area & Flood Zone 2	Along Rectory Road site boundary	
IDB		
Conclusion	Flood areas are predominantly outside the site and through design this could potentially be mitigated. IDB to be contacted to determine the implications of this constraint on the possible development of the site	Amber

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	x
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: The site promoter notes that the land is tenanted but can be brought back to the landowner immediately	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional evidence has been requested/ submitted at this time	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Highways improvements are not considered possible to achieve	Red
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes but no additional information has been submitted to support this at this time	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability

The site is of a suitable size for allocation however highways constraints will preclude development on this site. Some impacts on nearby heritage assets have been identified, as well as possible surface water and IDB constraints.

Site Visit Observations

The site is well located but access would be problematic. Due to the scale of the site it would not have a significant impact on the wider landscape setting and although there are heritage assets in close proximity to the site it is not considered that it would have a harmful impact on these.

Local Plan Designations

There are noted surface water flooding issues adjacent to the site and an IDB constraint crossing the site

Availability

The site is considered to be available for development

Achievability

Development of the site is considered to be achievable

OVERALL CONCLUSION: The site is considered to be an unreasonable option for either an allocation or a settlement limit extension. The site relates well to the main settlement however forming a suitable access to the site is not considered achievable, nor are associated highways improvements that would be required. There would not be a significant landscape or townscape impact however there would be a loss of the existing hedgerow and landscaping across the site. Potential surface water flooding constraints have also been identified.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 18th August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0399BSL
Site address	Land to the east of Winfarthing Road, Shelfanger
Current planning status (including previous planning policy status)	Unallocated/ greenfield
Planning History	No planning history
Site size, hectares (as promoted)	0.4ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Both (the site has been promoted below the size threshold but for up to 12 dwellings)
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>The site has a road frontage and it was considered possible to overcome access constraints when assessed for the GNLP HELAA. Footpaths to be checked at time of site visit.</p> <p>NCC HIGHWAYS – Amber. Acceptable visibility splays likely to be achievable onto Rectory Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing). <i>(NOTE: Single comment for sites SN0399ASL and SN0399BSL – to be clarified following changes to site labelling)</i> <i>(NCC Highways meeting 15/12/20: this site may be possible however to achieve access the full frontage hedgerow would require removal. Impact of development on nearby junction would need checking)</i></p>	Amber

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 <i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 	Amber	Shelfanger services: Village Hall – approximately 365m Play area – approximately 365m Winfarthing services: Public House – approximately 1.7km Primary School – approximately 1.9km	
		(see above)	Amber
Utilities Capacity	Amber	Utilities capacity to be confirmed. The GNLP HELAA recognised water capacity issues in this area, as well as an absence of mains sewerage.	Amber
Utilities Infrastructure	Green	No known utilities infrastructure on the site	Green
Better Broadband for Norfolk		The site is in an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	The site has no known contamination or ground stability issues	Green
Flood Risk	Green	There are no known flooding issues on the site	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>)		B4: Waveney Tributary Farmland – open landscapes with linear settlements throughout ALC – Grade 3	
Overall Landscape Assessment	Green	The site is within a developed area and would not impact upon the wider landscape SNC LANDSCAPE OFFICER – development of this site would require the loss of a dense hedgerow.	Amber
Townscape	Green	The site would allow for a small amount of development adjacent to and opposite existing dwellings. A small cluster of properties would not be out of character in this location. SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. The east side of the street is characterised by thick hedging – and is a very narrow lane with a very rural character. Although amber it would be quite detrimental, and I feel would be more towards moderate harm in terms of setting of the heritage assets so other sites are preferable.	Amber
Biodiversity & Geodiversity	Green	No immediate ecological or geodiversity concerns LLFA – Green. Orange DLL risk zone for great crested newts. SSSI IRZ. Hedgerows may be important under Hedgerow Regulations 1997.	Green

Historic Environment	Amber	<p>There are a number of listed building in close proximity to the site, including directly to the south and on the opposite side of Winfarthing Road. The Conservation & Design Officer will need to assess the impact of development in this location on these heritage assets.</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. This will have some impact on the setting of Street Farm which is of some age late C16 to the north. Also to the west Yew Tree Cottage, which abuts the lane, and the Old Rectory, which also has what appear to be converted curtilage structure also abutting the lane.</p> <p>HES - Amber</p>	Amber
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Open Space	Green	There would be no loss of open space	Green
Transport and Roads	Amber	<p>NCC Highways have previously raised concerns about the immediate road network and its suitability for development in this location – NCC to comment</p> <p>NCC HIGHWAYS – Red. Acceptable visibility splays likely to be achievable onto Rectory Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing). <i>(NOTE: Single comment for sites SN0399ASL and SN0399BSL – to be clarified following changes to site labelling)</i> <i>(NCC Highways meeting 15/12/20: this site may be possible however to achieve access the full frontage hedgerow would require removal. Impact of development on the nearby junction would need to be checked)</i></p>	Red
Neighbouring Land Uses	Green	Residential / agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site is in a central location on the main road through the village. Due to the scale of development proposed the site would not have a harmful impact on the overall townscape. It would not have a significant impact on the historic environment either. A PROW runs along the southern edge of the site.	
Is safe access achievable into the site? Any additional highways observations?	The site has a road frontage and there is an existing footpath along the site frontage. Access would be onto the main road – highways will need to comment on the immediate junction arrangement and whether an additional access in this location is appropriate.	
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/ allotments/ residential	
What is the topography of the site? (e.g. any significant changes in levels)	The site is level but is elevated above street level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature hedgerow along the site frontage as well as the north boundary. There are no visible drainage ditches.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Mature hedgerow	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Not visible	

Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is currently restricted by the boundary vegetation along the road frontage however once on the site there are views of the wider landscape to the east. The vegetation would likely be lost to allow for full visibility if this site were to be developed.	
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 located and has potential access points onto the main road. A small scale development would not have a significant impact on the townscape and there are no heritage issues. The existing road frontage vegetation would need to be removed for access and visibility purposes. The site has been promoted for 12x dwellings – this may be too many.	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)
Conclusion	There are no conflicting LP designations on the site	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	x
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: The site promoter notes that the land is tenanted but can be brought back to the landowner immediately	

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

Part 7 Conclusion

CONCLUSION

Suitability

The site is of a suitable size for an allocation however 12 dwellings on the site may appear cramped and a smaller scheme may be preferable. Access to the site could be achieved however this would require the loss of a mature hedgerow along the site frontage. Some impact on the nearby designated heritage assets has also been identified.

Site Visit Observations

The site is well located and appears to be a reasonable option for small scale development – possibly of a fewer number than it is currently promoted for. Highways will need to be satisfied that safe access can be achieved and it will need to be recognised that the boundary hedgerow will likely need to be removed in its entirety to facilitate safe access/egress to the site.

Local Plan Designations

There are no conflicting LP designations on the site

Availability

The site is considered to be available for development

Achievability

Development of the site is considered to be achievable

OVERALL CONCLUSION: The site is a reasonable alternative for development, subject to the provision of a suitable access, however development of 12 may be excessive on this site and a lower number may be more appropriate and the site should therefore be considered as a settlement limit extension. Development of the site would have an impact on nearby heritage assets and would require the total removal of a mature frontage hedgerow.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 18th August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0556
Site address	Land between Chapel Close and Short Green, Winfarthing
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	1.58ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Between 7-9dph (12-15 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 to the site could be achieved from B1077 subject to any constraints being resolved. Footpath network to be checked at site visit</p> <p>NCC HIGHWAYS – Red. Unlikely to achieve visibility required for existing 50mph speed limit. Access would require complete removal of frontage hedge and widening of site frontage footway to 2m. Concerns over suitability of the existing footway to the east of the site.</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	Winfarthing services: Primary school – c. 600 m Local employment	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public house – c. 400m Village Hall – c. 780m	Green
Utilities Capacity	Amber	Utilities capacity to be checked with service providers	Amber
Utilities Infrastructure	Green	No known infrastructure constraints	Green
Better Broadband for Norfolk		The site is in an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	A significant portion of the site (in the region of 40%) is shown to be within an area of flood risk – development of this site would need to be designed to address this	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)		Rural River Valley	
		Tributary Farmland	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>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	

Overall Landscape Assessment	Amber	Development of the whole of the site would represent a sizable addition within the landscape in this location however the flood zone constraints noted above would restrict the quantum of development on the site. The site has significant vegetation on the boundary.	Amber
Townscape	Amber	Development in proximity of this site is either linear or a small residential close (to the north). A small level of development in this location would be acceptable in terms of the townscape as the site is fairly well contained.	Amber
Biodiversity & Geodiversity	Amber	The GNLP HELAA notes a veteran tree on the site, as well as other possible ecological issues to be explored. The site is also noted as being within proximity of an SSSI. There are a number of trees on the site, as well as along the boundaries, that would need to be subject to the views of the landscape officer.	Amber
Historic Environment	Green	There would not be an impact on the historic environment HES - Amber	Green
Open Space	Green	There is no impact on open space	Green
Transport and Roads	Amber	Highways noted in the GNLP HELAA that local road capacity may be an issue on this site NCC HIGHWAYS – Red. Unlikely to achieve visibility required for existing 50mph speed limit. Access would require complete removal of frontage hedge and widening of site frontage footway to 2m. Concerns over suitability of the existing footway to the east of the site.	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 Site Visit

NB: Access into the site was not possible due to the dense vegetation along the site boundary

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No issue on the historic environment. Development would introduce a more dense form of development in this location than is currently established along Short Green. Development of the site would have an impact on both the townscape and the landscape as this is a gateway site into the village	
Is safe access achievable into the site? Any additional highways observations?	Possibly not – busy road along frontage with cars travelling at speed – access onto this road may therefore be difficult to achieve and there appears to be a ransom strip preventing access from Chapel Close (this should be checked if the site progresses further)	
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)	Unclear as unable to gain access into the site on the site visit – surrounding land is level however	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Dense hedgerows with significant trees	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Note reference to a veteran tree on the site – if the site progresses further it will need to be subject to comments from the landscape technical officer as well as NCC Ecology	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No visible issues	

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 restricted by the vegetation along the boundaries. This vegetation is a feature of the street frontage and would likely be lost if the site were to be developed.	
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 not a reasonable option for development. This is due to the highways issues identified on the site visit as well as the landscape impact that the development of this land would have on the entrance to the village.	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)
Flood Risk	Covers a significant proportion of the site	
IDB	Along the southern section of the site	
Conclusion	The areas noted as being at risk of flooding will restrict the amount of development on this site	Amber

Part 6 Availability and Achievability

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

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional information has been submitted to date	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Possible highways improvements	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability The site is of a suitable size for allocation but has a number of constraints identified, including a significant flood risk within the site which would limit the amount of land available for development. Furthermore, it would impact on the access arrangements for the site. Significant concerns have been raised about the overall highway network and achieving a safe access into the site. Landscaping is an additional constraint on this site.

Site Visit Observations Development of the site would have an adverse impact on the local landscape, including the potential loss of a veteran tree on the site. The existing vegetation along the boundaries enclose the site and are a key feature of the streetscene. Access into the site also appears to be an issue that may be difficult to overcome.

Local Plan Designations The areas of flood risk are noted and the comments of the IDB would be required if the site were to progress further.

Availability The site is considered to be available

Achievability The site is considered to be achievable

OVERALL CONCLUSION: This site is considered to be unreasonable. The site is constrained by flood risk which would affect both the amount and location of development. Significant highways concerns have been raised and development of the site would also have a harmful impact on both the local landscape and the townscape.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13/10/20

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2049SL
Site address	Land south of Stocks Hill, Winfarthing
Current planning status (including previous planning policy status)	Unallocated
Planning History	2005/2741 WDT – 8 no. dwellings
Site size, hectares (as promoted)	0.39ha
Promoted Site Use, including (i) Allocated site (j) SL extension	Settlement Limit extension – up to 11 dwellings (originally promoted for 5-7 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	28dph
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 proposed via an existing private drive adjacent to Holly Farm however this may raise residential amenity issues. Highways to confirm whether total number of resulting dwellings would mean that the driveway would need to be adopted – potential issues. Local footpaths to be checked. PROW runs along boundary of the site.</p> <p>NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Existing access on the inside of a bend. Cannot achieve required visibility. Pedestrians required to cross on the inside of a bend where visibility will be restricted. There is no possibility of securing a suitable access to this site.</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 <i>Part 2:</i> Part 1 facilities, plus ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities	Amber	Winfarthing services: Primary school – c. 450m Local employment	
		Public house – c. 250m Village hall – c. 550m	Green
Utilities Capacity	Amber	Utilities infrastructure capacity to be checked	Amber
Utilities Infrastructure	Green	No known utilities infrastructure on the site	Green
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	The site is not within an identified FZ area however the LP designations indicate an IDB interest in the land. There is a drainage ditch along the road frontage.	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)		Rural River Valley	
		Tributary Farmland	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Fringe Farmland	
		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	
Overall Landscape Assessment	Green	The site is of a scale and in a location that would not have a harmful impact on the landscape setting	Green
Townscape	Amber	A development of 11 dwellings in this location would be similar to Diamond Close on the opposite side of The Street however it would not be as compatible with the existing development in and around Holly Farm. In this context a reduced scheme may be more appropriate.	Amber
Biodiversity & Geodiversity	Amber	There are no known constraints however there appears to be a drainage ditch/ watercourse on the site frontage – this should be checked on the site visit. The adjacent application makes reference to vole protection measures being required.	Amber
Historic Environment	Amber	Conservation Area. No significant impact on LB's. Technical consultee to advise if the site is to be progressed further. HES - Amber	Amber

Open Space	Green	No impact on open space	Green
Transport and Roads	Green	Highways to advise about the local road network, and also whether a new access is achievable onto the B1077 NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Existing access on the inside of a bend. Cannot achieve required visibility. Pedestrians required to cross on the inside of a bend where visibility will be restricted. There is no possibility of securing a suitable access to this site.	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 adjacent to the Conservation Area and would therefore require careful design. No impacts on LBs.	
Is safe access achievable into the site? Any additional highways observations?	To be checked with the Highways Officer – additional accesses onto the B1077 may be problematic. Existing development at Holly Farm served by a private drive. Poor visibility onto Short Green. No existing footpath and difficult to see how this could be achieved.	
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)	Level, but elevated above road level	

What are the site boundaries? (e.g. trees, hedgerows, existing development)	No significant boundaries – the site is part of a larger field	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No obvious ecological issues. Drainage ditch along the road frontage.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No visible issues	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is prominent in the landscape and marks the transition point between the rural landscape and the village – the site is elevated and prominent in the landscape	
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 marks a gateway between the settlement and the rural surrounds and development would be have a detrimental impact on the local landscape. Possible highways issues that would also need to be overcome.	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)
IDB	This covers the entire site and its implications need to be confirmed with the IDB	
Conclusion	See above	Amber

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	x
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	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>	No additional information submitted	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Unknown – possible highways works re. the access	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes – although it is noted that the site falls below the threshold that would require the delivery of affordable housing	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability The site is of a suitable size to be considered as a settlement limit extension and relates reasonably well to the existing built form however highways concerns have been raised relating to access for the site as well as the wider highway impact. Townscape concerns have also been identified.

Site Visit Observations Development of the site would have an adverse impact on the landscape and townscape that it would be difficult to mitigate. Poor highways visibility and concerns about creating a new access onto the B1077 identified, as well as concerns about the creation of a connecting footpath.

Local Plan Designations The impact of the IDB constraints across the site needs to be addressed should the site be progressed further

Availability The site is considered to be available within the plan period

Achievability Significant concerns have been raised relating to highways issues that suggest development of this site may not be achievable.

OVERALL CONCLUSION: The site is considered to be an unreasonable option for a settlement limit extension due to the impact that it's development would have on the local landscape resulting from its elevated position and its gateway position between the settlement and the surrounding countryside. Highways concerns have also been raised that would mean that development of this site is not achievable.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13/10/20

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN3011
Site address	Havencroft Poultry Site, Winfarthing Road, Shelfanger
Current planning status (including previous planning policy status)	Agricultural – poultry site
Planning History	Various planning applications relating to the agricultural use of the site
Site size, hectares (as promoted)	3.52ha
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25 dph (approximately 88 dwellings)
Greenfield/ Brownfield	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	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>The site has a road frontage and an existing access into the poultry unit. Footpath provision to be checked on site.</p> <p>NCC HIGHWAYS – Amber. Access onto B1077 would require complete removal of frontage hedge/trees, footways connection to the existing provision to the south and extension of the local speed limit. No continuous footway to the catchment school</p>	Amber
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 	Green	Shelfanger services: Village hall – approximately 525m Winfarthing services Primary school – approximately 1.5km	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Play area – approximately 525m Public house – approximately 1.7km	Green
Utilities Capacity	Amber	Utilities capacity on the site to be confirmed however there are existing buildings on the site	Amber
Utilities Infrastructure	Amber	There are no known utilities infrastructure apparatus on the site	Amber
Better Broadband for Norfolk		The site is within an area that is already served by fibre technology	Green
Identified ORSTED Cable Route		The site is within an ORSTED cable route	Green
Contamination & ground stability	Amber	No known ground stability issues; previous uses of the site may have resulted in contamination and remediation work would likely be required	Amber
Flood Risk	Green	The site is not within a known flood risk area	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)		B4: Waveney Tributary Farmland – open landscape with long views; settlements often have linear patterns of development ALC – Grade 4	
Overall Landscape Assessment	Amber	As promoted the site is of a scale that would have an adverse impact on the landscape however a smaller area within the site may be acceptable, closest to the existing residential properties.	Amber

Townscape	Green	A smaller development in the southern section of the site adjacent to the existing built form would not harm the character of the townscape.	Green
Biodiversity & Geodiversity	Green	There are no known biodiversity or geodiversity issues on the site	Green
Historic Environment	Amber	There are a number of listed buildings to the south of the site – a smaller scale development would be unlikely to impact on their setting due to the dwellings inbetween HES - Amber	Amber
Open Space	Green	There is no loss of open space	Green
Transport and Roads	Amber	NCC Highways to provide comment on the local road network NCC HIGHWAYS – Red. Access onto B1077 would require complete removal of frontage hedge/trees, footways connection to the existing provision to the south and extension of the local speed limit. No continuous footway to the catchment 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?	No impact on the historic environment Development of any scale on this site would have detrimental impact on the townscape and the landscape – the existing site use is screened by trees which are part of the landscape and would be lost if development were to occur	
Is safe access achievable into the site? Any additional highways observations?	The site has full road frontage and an existing access onto Winfarthing Road (at the north end so furthest from the area where development may be acceptable). There is no existing footpath and no footpath connecting Shelfanger and Winfarthing.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural – the site has a number of agricultural buildings which would require clearance. Likely contamination issues.	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to the south – if a smaller area of the site was developed it would result in a combination of poultry farming and residential. Potential odour issues.	
What is the topography of the site? (e.g. any significant changes in levels)	The site appears level although access into the site was not possible	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	A significant number of both new and established trees are present on the site and restrict views into it	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Unlikely to be of ecological value due to the existing land use.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Contamination likely due to the existing poultry use. Unknown re. existing utility constraints although there is farming infrastructure on the site.	
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 restricted due to the existing vegetation. The site provides a transition point at the start of the settlement	

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 too large for an allocation however even if reduced in scale and number it would have a detrimental impact on both the local landscape and the townscape. Contamination issues likely although these could be addresses through mitigation measures.	Red
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Part 5 Local Plan Designations

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

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	No conflicting constraints identified	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>	Promoter advises enquiries received	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	x
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: The promoter advises that the site remains in use as a poultry farm whilst the flock depletes	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional evidence submitted	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Yes – contamination remediation works (to be confirmed)	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Affordable housing provision has been confirmed but no additional evidence submitted	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability The site is adjacent to residential properties and is located on the edge of the settlement. It has an existing access to the north and a road frontage along the full length. Possible contamination of the site is noted however there are no other significant constraints identified. The scale of the site is excessive however a reduced scale allocation has also been considered.

Site Visit Observations Views into and out of the site are restricted by a significant number of new and established trees. The site therefore forms a pleasant transition between the open countryside to the north and the built form to the south. On this basis it is considered that even limited development on this site would have an adverse impact on the landscape.

Local Plan Designations There are no conflicting LP designations

Availability The promoter has advised that the site will be available within the early years of the plan period however it is noted that the site is still in use as a poultry farm until such time as the flock has depleted.

Achievability Development of the site is considered achievable, subject to mitigation of possible on-site contamination

OVERALL CONCLUSION: The site is considered to be unreasonable due to the scale of development proposed. However, even a reduced scale development in this location would result in harmful landscape character impacts and would adversely impact on the transition that it affords between the village of Shelfanger and the surrounding countryside. Development of this site would result in the loss of the existing frontage hedgerow.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13/10/20

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4050
Site address	Land to the west of Hall Road, Winfarthing
Current planning status (including previous planning policy status)	Greenfield/ unallocated
Planning History	No planning history
Site size, hectares (as promoted)	3.7ha
Promoted Site Use, including (m) Allocated site (n) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	8dph (Up to 30 dwellings)
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access to the site would be via Hall Road – possible ransom strip along Chapel Close. Local footpath network to be checked on site visit.</p> <p>NCC HIGHWAYS – Green. Subject to acceptable visibility & c/w widening to 5.5m minimum at site frontage. Footway improvement required to 2.0m from village hall to school.</p>	Green
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Winfarthing services:</p> <p>Primary school – c. 750m</p> <p>Local employment</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Village Hall. – c. 240m Public House – c. 525m	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed with utility providers	Amber
Utilities Infrastructure	Green	No known infrastructure constraints on the site – site is adjacent to existing development at Chapel Close AW advise sewers crossing the site	Amber
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an area identified as being with the ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	The western section of the site is shown to be an area at risk of flooding and therefore this would preclude development in this part of the site LLFA - Amber. Mitigation is required for heavy constraints on the site with significant information required. The site is affected by and adjacent to significant flooding (flowpath). A large percentage of the site is unaffected by surface water flooding. The east of the site is not affected by flooding.	Amber
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 (<i>Land Use Consultants 2001</i>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC- Grade 3	
Overall Landscape Assessment	Amber	The site is prominent within the open landscape and is in an area with small scale development at the edge of the settlement. Development of the whole site could therefore have an adverse impact on the landscape. SNC LANDSCAPE OFFICER – Development here could enhance the gateway into the settlement however care would need to be taken regarding the scale of the site allocated for development.	Amber
Townscape	Amber	The site is located adjacent to existing residential development however this is of a smaller scale. Development of the site at the proposed scale would impact on the transition between rural surroundings and settlement. A smaller scheme to the north of the proposed site, adjacent to the road, would perhaps be more acceptable SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. In design terms only the front part of the site should be developed as it is unbalancing the historic grain of the village – being a very linear village and this being a site very much on the northern edge of the settlement.	Amber
Biodiversity & Geodiversity	Green	No known issues LLFA – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green

Historic Environment	Green	No impact on the historic environment SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No heritage impact. HES – Amber	Green
Open Space	Green	No impact on open space	Green
Transport and Roads	Amber	Highways to advise about the local road network capacity NCC HIGHWAYS – Amber. Subject to acceptable visibility & c/w widening to 5.5m minimum at site frontage. Footway improvement required to 2.0m from village hall to school.	Amber
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment. Development of the whole site would adversely impact on the townscape as it would erode the transition between rural and settlement. A road frontage linear development of a smaller scale would be more in keeping with the existing grain of development in the village. Chapel Close is a mix of well-spaced 1x and 2x storey dwellings that are set back from the highway. Crescent/ horseshoe pattern of development.	
Is safe access achievable into the site? Any additional highways observations?	Good visibility along Hall Road – new access would be required. Possible access onto Chapel Road? No existing footpath along the road frontage although there would be an option to create this.	

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 – design of development would need to ensure no adverse impact on the residential amenities existing Chapel Close properties but through good design this would be possible.	
What is the topography of the site? (e.g. any significant changes in levels)	Level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Low hedgerow along the road frontage but otherwise an open agricultural field with minimal boundaries and/or features.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No obvious issues identified	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No obvious issues identified	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is open and clearly visibly with the landscape. The site is marks a transition between the village and the countryside however the village hall and some sporadic development is to the north of the site.	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is open and clearly visibly with the landscape. Development of the scale proposed would have a detrimental impact but a reduced number in a linear formation would be acceptable in townscape terms. Sporadic development to the north of the site also reduces the visual impact of development on this site. No significant highways or ecological issues identified.	Amber

Part 5 Local Plan Designations

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

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Surface Water Flooding (ALL)	Western section of the site affected	
Conclusion	Development would not be suitable in the affected area of the site	Amber

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	
	5 – 10 years	x
	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>	No additional information has been submitted	Amber

Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION
<p>Suitability The site is considered to be suitable for development, excluding the identified areas of flooding in the western areas of the site. The proposed scale of the site is too large however - although the flood risk would preclude development on part of it – and a reduced suite boundary (along the road frontage) would be the most appropriate solution. There are no identified highway, landscape or townscape constraints identified for this site and development of the site could provide an opportunity to enhance the entrance to Winfarthing.</p> <p>Site Visit Observations At a reduced scale, and following the road frontage, the site would be an acceptable option in terms of townscape impact. A linear form of development would likely be the most appropriate design solution in this location, taking care to avoid adversely impacting on the residential amenities of the existing residents at Chapel Close. No significant access issues have been identified.</p> <p>Local Plan Designations No conflicting LP designations (flood risk noted)</p> <p>Availability The site is confirmed as being available within the LP period</p> <p>Achievability The site is considered to be achievable.</p> <p>OVERALL CONCLUSION: The site is considered to be reasonable subject to a smaller site boundary that excludes the areas of flooding and reduces the number of dwellings to c. 15. A linear form of development along the road frontage would be the preferred development form. Through good design development of this site could enhance the entrance to the settlement, and would not result in harmful landscape or townscape impacts. Access to the site would be achievable.</p> <p>Preferred Site: Reasonable Alternative: Yes Rejected:</p>

Date Completed: 13/10/20

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4055
Site address	Land off The Street, Winfarthing
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	1 ha
Promoted Site Use, including (o) Allocated site (p) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	24dph – (c. 24 dwellings)
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Green	Site has road frontage and appears to front a section of road with good visibility. Footpath provision to be checked on site NCC HIGHWAYS – Green. Subject to provision of frontage footway, formal crossing facility and part time 20mph speed limit at school.	Green
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 	Green	Winfarthing services: Primary school – c. 80m Local employment	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Public house – c. 340m Village Hall – c. 1km	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed with providers – the site is adjacent to existing development but promoter notes no gas or mains sewerage available	Amber
Utilities Infrastructure	Green	No known infrastructure constraints	Green
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues on the site	Green
Flood Risk	Amber	There is an area of surface water flooding in the north east corner of the site, adjacent to the neighbouring dwelling – this would impact on the design of the site. LLFA – Green. Mitigation required for heavy constraints. Standard information required. The site is partially affected by and adjacent to significant flowpath flooding. A large percentage of the site is unaffected by surface water flooding.	Amber
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 (<i>Land Use Consultants 2001</i>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	
Overall Landscape Assessment	Green	The site sits comfortably within the wider landscape SNC LANDSCAPE OFFICER – Development of this site would provide an opportunity to enhance the gateway to the settlement.	Green
Townscape	Amber	The site is at the edge of the built form of the settlement although there is a linear row of dwellings on the opposite side of the road. The site would not accord with the linear grain of development in Winfarthing, however this would not have a significantly harmful impact on the overall townscape, particularly with careful landscape mitigation measures being agreed SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. This should be limited to frontage linear development only to retain character of the village and fit in with existing local character along the street.	Amber
Biodiversity & Geodiversity	Green	No known issues – potential issues could be overcome LLFA – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Green	No impact SNC SENIOR HERITAGE & DESIGN OFFICER – Green. HES – Amber	Green

Open Space	Green	No loss of open space	Green
Transport and Roads	Amber	Highways to advise re. the capacity of the local road network NCC HIGHWAYS – Amber. Subject to provision of frontage footway, formal crossing facility and part time 20mph speed limit at school.	Amber
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on the historic environment. Development of the scale proposed would not be linear and would therefore be at odds with the existing townscape however with appropriate design and landscaping to the southern boundary of the site this would not have a detrimental impact on the overall townscape	
Is safe access achievable into the site? Any additional highways observations?	Access to the site from Mill Road – footpath on opposite side of the road connecting to the rest of the village to the north	
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 – dwellings adjacent to the site are single storey in large plots	
What is the topography of the site? (e.g. any significant changes in levels)	Level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Minimal	

Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Tree belt along western boundary of the field (beyond the area promoted) – this provides some screening of the site on the approach along Mill Road– the site is adjacent to existing development	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No issues identified	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is open within the landscape and there are clear views into and across the site. A tree belt to the west provides some screening in longer views from the south.	
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Development of this site would not follow the existing linear form of development however the site is compact and would have a lesser impact on the surrounding landscape than other sites that have been promoted, and the impact of development on this site could be mitigated by both design and landscaping.	Amber

Part 5 Local Plan Designations

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

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	No conflicting LP designations	Green

Part 6 Availability and Achievability

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

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>	The promoter has confirmed deliverability but no supporting evidence has been submitted at this time	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Yes – some off-site highways works would be required, including a crossing	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes – although no supporting evidence submitted at this stage	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability The site is considered to be suitable for development. It is well connected and relates well to the main settlement. No significant highways issues have been identified at this stage. An area of surface water flooding to the north of the site has been identified which would impact on the layout/ design of development on this site.

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

Local Plan Designations No conflicting LP designations

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

Achievability The site is considered to be achievable

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

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 13/10/20

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4074
Site address	Land off Druids Lane, Shelfanger
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.5ha
Promoted Site Use, including (q) Allocated site (r) SL extension	Allocation – up to 12 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	24dph
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>The site is accessed via Druids Lane – this appears to be a small road – but has a road frontage. Footpath provision to/ from the site to be checked.</p> <p>NCC HIGHWAYS – Red. Substandard highway network. <i>(Highways meeting comments: This site can not be progressed in highways terms as Druids Lane is very narrow with no opportunity for improvements and has poor visibility onto Common Road)</i></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	Shelfanger services: Village Hall – c. 325m Play area – c. 325m Winfarthing services: Primary school – c. 1.9km Public house – c. 2.17km	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		(see above)	Amber
Utilities Capacity	Amber	Utilities infrastructure to be assessed	Amber
Utilities Infrastructure	Green	No known infrastructure constraints	Green
Better Broadband for Norfolk		The site is within an area that is already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	No known contamination or ground stability issues on the site	Green
Flood Risk	Green	No known flood risk issues on the site (note the site is adjacent to areas of FZ2 and FZ3) LLFA – Green. Few or no constraints. Standard information required. The site is adjacent to significant flowpath flooding.	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>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	

Overall Landscape Assessment	Amber	The site would be well related to the main settlement when viewed within the wider landscape. A PROW passes to the west of the site but the site would be read within the context of the existing built form.	Amber
Townscape	Amber	The site appears to be a significant addition in the context of the surrounding development which is either linear in form or has developed more organically. However the site is well located in terms of the existing built form and with sensitive design would not have an adverse impact on the overall townscape.	Amber
Biodiversity & Geodiversity	Green	No known constraints NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitat and Biodiversity Net Gain.	Green
Historic Environment	Green	No significant impact on the historic environment HES - Amber	Green
Open Space	Green	No loss of open space	Green
Transport and Roads	Amber	Highways to comment on the local road network NCC HIGHWAYS – Red. Substandard highway network. <i>(Highways meeting comments: This site can not be progressed in highways terms as Druids Lane is very narrow with no opportunity for improvements and has poor visibility onto Common Road)</i>	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 would not have an impact on the designated heritage assets due to the separation and existing built form however the layout of existing dwellings to the east is irregular, perhaps reflecting the development of the settlement over time, and a formal estate-style development in this location would appear out of keeping. There is a linear form of development opposite the site.	
Is safe access achievable into the site? Any additional highways observations?	This will need to be confirmed by NCC Highways – Druids Lane is a no-through road that ends just beyond the site. It is of single car width and already serves a number of properties. Query whether Druids Lane could accommodate this number of dwellings.	
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 – neighbouring development to the east is of low height and at irregular angles to the site – any development would need to be designed to avoid impacting on residential amenities of these existing properties	
What is the topography of the site? (e.g. any significant changes in levels)	Level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The site forms part of a larger field – trees and vegetation along Druids Lane along the site boundary	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	
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 into the site are of existing development to both the east and 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 site is well related to the village and would be viewed in the context of the existing residential properties, although these appear to have developed more organically rather than as a single development so design would be key. Overall a development of 12 dwellings on this site feels excessive for the context. Access to the site may prove to be the overriding issue that can not be overcome satisfactorily.	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)
Conclusion	No conflicting LP designations	Green

Part 6 Availability and Achievability

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

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional information submitted	Amber
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 Druids Lane but this would not be possible due to the land ownership constraints	Red
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes but no additional information submitted	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered to be suitable for development subject to access considerations. The site relates well to the existing settlement and would not have significant landscape or townscape issues. Significant access constraints have been identified.

Site Visit Observations

The site is well related to the main areas of the settlement and would be viewed in the context of the existing built form. Whilst properties immediately to the east of the site are not designated heritage assets there would need to be sensitivity to the form of existing development and a modern layout may not be appropriate in this location. There are no significant landscape issues related to the development of this site however the existing access via Druids Lane appears to be the biggest issue that would need to be overcome for the development of this site.

Local Plan Designations

There are no conflicting designations

Availability

The site is considered to be available

Achievability

The site is not considered to be achievable due to the significant highways concerns that have been identified.

OVERALL CONCLUSION: The site is considered to be an unreasonable option for development at (see also SN4076SL) due to the significant highways constraints that have been identified, in particular the narrowness of Druids Lane. A solution to these constraints is not considered to be possible due to issues relating to land ownership. Townscape and landscape impacts could be mitigated and no other constraints have been identified.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 20th August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4075
Site address	Land off Church Road, Shelfanger
Current planning status (including previous planning policy status)	Greenfield/ Unallocated
Planning History	1986/1780 REFUSAL (single dwelling and outbuildings)
Site size, hectares (as promoted)	0.5ha
Promoted Site Use, including (s) Allocated site (t) SL extension	Allocation – 12 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	24dph
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>The site has a road frontage onto the main road, Church Road. Highways to advise whether access onto this road is possible due to existing road capacity and possible road safety concerns. Footpath to be checked on site.</p> <p>NCC HIGHWAYS – Amber. Access subject to acceptable vis & 2.0m wide f/w at frontage requiring removal of frontage hedge. No walking route to village & school.</p>	Amber
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>Services in Shelfanger:</p> <p>Village Hall – c. 550m</p> <p>Play area - c. 550m</p> <p>Services in Winfarthing:</p> <p>Primary school – c. 2.05km</p> <p>Public House – c. 2.3km</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		(see above)	Amber
Utilities Capacity	Amber	Infrastructure capacity to be checked with utility providers	Amber
Utilities Infrastructure	Green	No known infrastructure constraints on the site	Green
Better Broadband for Norfolk		The site lies outside the proposed fibre installation area	Red
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground instability issues on the site	Green
Flood Risk	Green	The sites lies close to, but outside of, identified areas of flood risk LLFA – Green. Few or no constraints. Standard information required. The site is adjacent to significant flowpath flooding.	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>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3	

Overall Landscape Assessment	Green	The site is adjacent to existing development so would not encroach significantly into the countryside. Development of this site would likely have limited impacts within the wider countryside setting	Green
Townscape	Amber	The site is on the southern edge of the settlement and arguably the existing barn complex to the north of the site and All Saints Church to the east provide a transition point between the rural landscape and the main settlement. A development of 12 dwellings on this site may would appear as a harmful incursion into the countryside.	Amber
Biodiversity & Geodiversity	Amber	There are a number of ponds adjacent to the site – an ecological survey may be required if the site progresses further NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitat and Biodiversity Net Gain.	Amber
Historic Environment	Amber	The site is opposite All Saints Church, a listed building, and to the south of a number of listed buildings. It is likely that development of this site will impact on the setting of the historic environment. HES – Red. Earthworks of medieval settlement.	Red
Open Space	Green	There would be no loss of open space	Green
Transport and Roads	Amber	Highways to advise about highways capacity and road safety matters NCC HIGHWAYS – Red. Access subject to acceptable vis & 2.0m wide f/w at frontage requiring removal of frontage hedge. No walking route to village & school.	Red
Neighbouring Land Uses	Green	Agricultural/ residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development of this site would have some impact on the setting of the nearby listed buildings, including the Church opposite the site. A larger development of 12 houses in this location would also have a detrimental impact on the overall townscape, creating a harsh transition between the countryside and the settlement	
Is safe access achievable into the site? Any additional highways observations?	Possibly not – highways to advise. Church Road is a busy road with traffic passing the site at relatively high speeds. Visibility is restricted. There are no footpaths connecting the site to the centre of the village currently and it is difficult to see how this could be achieved along the length of 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)	Agricultural/ residential	
What is the topography of the site? (e.g. any significant changes in levels)	Access into the site was not possible however the site appears to be mainly level, falling gently in a southerly direction	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The site has vegetation along the road frontage	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are a number of ponds shown around the site although these were not seen on the site visit as access into the site was not possible	
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 into the site are restricted due to the vegetation along the boundaries; this vegetation forms an important part of the streetscene and marks the transition between the village and the surrounding countryside	
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 reasonably well located but there are highway safety issues that would need to be overcome, as well as the impact on the historic environment to be addressed. Development of the density proposed is too high in this location and there would be townscape harms associated with development in this location.	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)
Area of Archaeological Interest	This area incorporates the whole site (and beyond)	
Conclusion	Discussions with HES and/or site investigation works may be required to assess the significance of this constraint	Amber

Part 6 Availability and Achievability

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

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>	Additional information has not been requested or submitted to support this site promotion	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	Possible highways works would be required to improve visibility and/or slow traffic	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is considered to be of a suitable size for development however harmful impacts on the townscape and nearby heritage assets have been identified. Safe access to the site and connectivity to the main settlement have also been identified as being key constraints.

Site Visit Observations

Although fairly close to the main centre of the village, this would be an edge of settlement development that would erode the transition between the settlement and the surrounding countryside. There would be heritage impacts to consider, as well as possible ecological constraints on the site. The main issue appears to be achieving both a safe vehicular access into the site from Church Road and achieving safe pedestrian connectivity to the existing services in Shelfanger. At present these are not in place and it appears difficult to achieve these satisfactorily.

Local Plan Designations

The site is within a wider area of Archaeological Interest and further investigations would be required to determine the significance of this constraint should the site be considered further for development.

Availability

The site is considered to be available.

Achievability

The site is considered to be achievable.

OVERALL CONCLUSION: The site is considered to be an unreasonable option for development due to the identified highways issues, as well as the harmful impact development of the site would have on the gateway to the settlement as development of the site would erode the existing transition between the built form of the settlement and the surrounding countryside. Harmful impacts have also been identified relating to designated heritage assets.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 18th August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4076SL
Site address	Land off Druids Lane, Shelfanger
Current planning status (including previous planning policy status)	Greenfield/ unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.2ha
Promoted Site Use, including (u) Allocated site (v) SL extension	Settlement Limit extension – up to 5 dwellings (NB: this is a smaller site within SN4074)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	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	The site is accessed via Druids Lane, a narrow road. Footpath provision to/ from the site to be checked. NCC HIGHWAYS – Red. Substandard highway network.	Red
Accessibility to local services and facilities	Amber	Shelfanger services: Village Hall – c. 325m Play area – c. 325m Winfarthing services: Primary school – c. 1.9km Public house – c. 2.17km	
<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 <i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		(see above)	Amber

Utilities Capacity	Amber	Utilities infrastructure to be assessed	Amber
Utilities Infrastructure	Green	No known infrastructure constraints	Green
Better Broadband for Norfolk		The site is within an area that is already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	No known contamination or ground stability issues on the site	Green
Flood Risk	Green	No known flood risk issues on the site (note the site is adjacent to areas of FZ2 and FZ3). LLFA – Green. Few or no constraints. Standard information required. The site is adjacent to significant flowpath flooding.	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>)		B4: Waveney Tributary Farmland – large scale open landscape on higher ground with views; linear settlement developments ALC – Grade 3 (?)	
Overall Landscape Assessment	Amber	The site would be well related to the main settlement when viewed within the wider landscape. A PROW passes to the west of the site but the site would be read within the context of the existing built form	Amber

Townscape	Green	The site is well located in terms of the existing built form and with linear design would not have an adverse impact on the overall townscape SNC SENIOR HERITAGE & DESIGN OFFICER – Green. Will compliment existing housing on the other side of the road although there is a thick hedgerow.	Green
Biodiversity & Geodiversity	Green	No known constraints NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitat and Biodiversity Net Gain.	Green
Historic Environment	Green	No significant impact on the historic environment SNC SENIOR HERITAGE & DESIGN OFFICER – Green. HES - Amber	Green
Open Space	Green	No loss of open space	Green
Transport and Roads	Amber	Highways to comment on the local road network NCC HIGHWAYS – Red. Substandard highway network.	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 would not have an impact on the designated heritage assets due to the separation and existing built form however the layout of existing dwellings to the east is irregular, perhaps reflecting the development of the settlement over time. There is a linear form of development opposite the site so a linear form would be in keeping with these properties.	
Is safe access achievable into the site? Any additional highways observations?	This will need to be confirmed by NCC Highways – Druids Lane is a no-through road that ends just beyond the site. It is of single car width and already serves a number of properties. Query whether Druids Lane could accommodate any additional dwellings.	
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 – neighbouring development to the east is of low height and at irregular angles to the site – any development would need to be designed to avoid impacting on residential amenities of these existing properties	
What is the topography of the site? (e.g. any significant changes in levels)	Level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The site forms part of a larger field – trees and vegetation along Druids Lane	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	
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 into the site are of existing development to both the east and 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 site is well related to the village and would be viewed in the context of the existing residential properties, although these appear to have developed more organically. A linear form of development would complement the properties to the south of Druids Lane. Achieving access to the site will be key to its delivery.	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)
Conclusion	No conflicting LP designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	
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	
	5 – 10 years	x
	10 – 15 years	
	15-20 years	
	Comments:	Amber

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	No additional information submitted	Amber
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 but are not considered possible due to land availability	Red
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes but no additional information submitted	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

The site is a suitable size for development and there would not be significant landscape or townscape impacts, however highways issues are considered too difficult to overcome and preclude development on this site.

Site Visit Observations

The site is well related to the main areas of the settlement and would be viewed in the context of the existing built form. Whilst properties immediately to the east of the site are not designated heritage assets there would need to be sensitivity to the form of existing development. There are no significant landscape issues related to the development of this site however access via Druids Lane is a significant constraint.

Local Plan Designations

There are no conflicting designations

Availability

The site is considered to be available

Achievability

The site is considered to be achievable

OVERALL CONCLUSION: The site is considered to be an unreasonable option for development due to the significant highways constraints that have been identified, in particular the narrowness of Druids Lane. A solution to these constraints is not considered to be possible due to issues relating to land ownership. Townscape and landscape impacts could be mitigated and no other constraints have been identified.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 20th August 2020