

# Reg. 19 VCHAP Consultation - Supporting Statement

**Land South of Sneath  
Road, Aslacton, NR15  
2DS**

**(Site ref. SN2118).**



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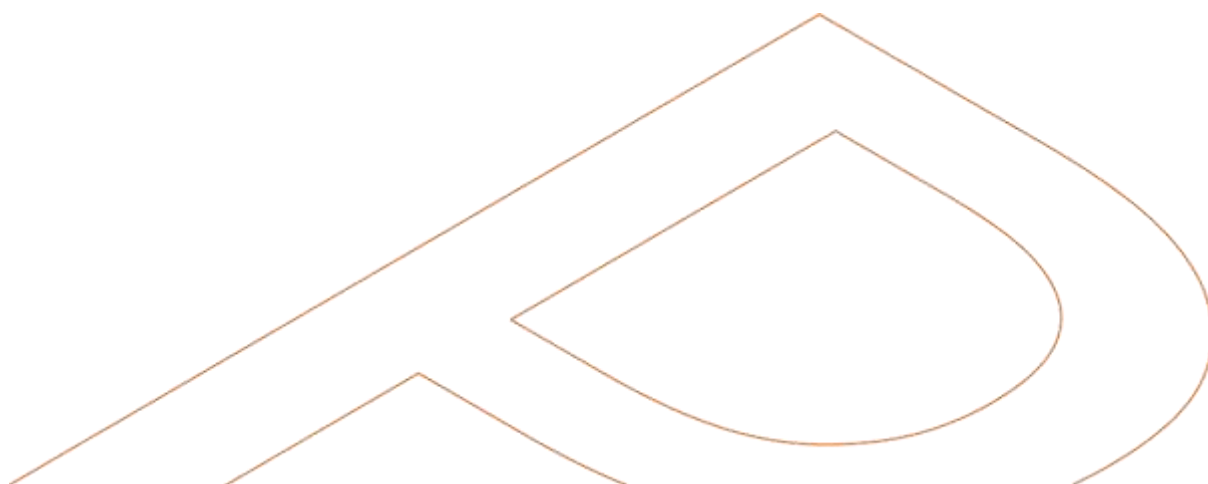
## REPORT INFORMATION

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<b>Date of Submission</b>	March 2023
<b>Consultation</b>	Regulation 19 South Norfolk Village Clusters Housing Allocations Plan (VCHAP).
<b>Local Planning Authority</b>	South Norfolk District Council (SNDC).
<b>Client</b>	Esther Aldrich, Chris Aldrich, Michael Aldrich, Natalie Westgate, Felicity Whall.
<b>Our Reference</b>	J3894
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## **1.0 Introduction**

- 1.1** The South Norfolk Village Clusters Housing Allocations Plan (VCHAP) aims to deliver sustainable growth within the villages of South Norfolk. The VCHAP is being developed alongside the Greater Norwich Local Plan (GNLP) and in accordance with the Government's national planning policies and guidance.
- 1.2** Overall, the Reg. 19 draft VCHAP identifies 45 new residential allocations and 11 residential allocations that have been carried forward from the South Norfolk Site Allocations and Policies Document (adopted 2015).
- 1.3** The sites within the Village Clusters are split into two categories:
- **New Allocations** - these are sites typically proposed for between 12 to 50 dwellings, which will go to meeting the 1,200-dwelling requirement in the GNLP,
  - **Settlement Limit Extensions** - for sites smaller than 12 dwellings, these will not count towards the 1,200-dwelling requirement but will help ensure that the 'windfall allowance' in the 'over-arching' Greater Norwich Local Plan (GNLP) is achieved.
- 1.4** My client's site south of Sneath Road (Council Reference SN2118) that lies within the *Aslacton, Great Moulton and Tibenham Village Cluster* was 'shortlisted' (as a settlement limit extension) within the context of the Reg. 18 *Preferred Options* version of the VCHAP that underwent a period of consultation in the summer of 2021. However, the site has not been 'included' as an allocation or inclusion within the settlement boundary within the context of the Regulation 19 version of the VCHAP.
- 1.5** **Part A** of this statement is intended to affirm the *suitability, availability* and *achievability* of my clients' site as an allocation and/or inclusion within the settlement boundary (to facilitate windfall development) within the context of the emerging VCHAP. It is also requested that the information provided in this section informs the assessment of sites undertaken by the Council as part of their next review of the Housing and Economic Land Availability Assessment (HELAA) that will in itself inform any future reviews of the VCHAP once adopted.

**1.6** The publication of the Reg. 19 version of the VCHAP provides an opportunity for the public and other stakeholders to make representations on whether the Plan is legally compliant and 'Sound'. The tests of **soundness** are set out in the National Planning Policy Framework and are as follows:

- Positively prepared,
- Justified,
- Effective,
- Consistent with national policy.

**1.7 Part B** of this this Statement identifies the reasons why the VCHAP strategy (including distribution and quantum of development) is potentially an 'unsound' one with the omission of my clients' site.

## 2.0 Site and Context

- 2.1 The main concentrations of development within the parishes of Aslacton and Great Moulton are in three distinct settlements – the historic village cores of Aslacton and Great Moulton, and an area of largely modern development at Sneath Common (Aslacton).
- 2.2 My clients' site lies within the area known as Sneath Common, is 'greenfield', covers an area of 0.54ha and comprises part of a larger agricultural field lying to the south of Sneath Road (see fig. 1.1 below). The site is bound by residential development to the north (across Sneath Road) and east and there are further expanses of agricultural land lying to the south and west (across Plantation Road).
- 2.3 Land lying adjacent and immediately to the South is under the direct ownership/control of my clients', meaning that more land could potentially be allocated/included within the settlement boundary within the VCHAP or any subsequent review of the VCHAP on adoption (see title plan appended to submission and reproduced at appendix C).
- 2.4 For this reason, it is requested that the additional land available is assessed (alongside site SN2118 for residential) for economic and/or residential land-uses within the context of the HELAA when this document is next reviewed.



***Fig. 1.1 – Plan illustrating the extent of site ref. SN2118 and context.***

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### **3.0 PART A - Site Assessment – HELAA - Suitability, Availability, Achievability (including viability)**

#### **Suitability**

- 3.1 The combined settlements of *Aslacton, Great Moulton and Tibenham* are identified as a 'village cluster' in respect of the consultation draft VCHAP. My client's site lies in Sneath Common which in itself is in the centre of this Cluster.
- 3.2 The Village Clusters are considered to be 'suitable' or 'sustainable' locations for new residential development to meet a proportionate amount of the housing need of the sub-region, and South Norfolk specifically. Consequently, the overarching strategic planning document, the GNLP, provides for 1,200 new homes to be allocated across all of the Village Clusters up to 2038.
- 3.3 This cluster's facilities include a pub, village hall, recreation area and limited public transport. There is a primary school situated in the 'village core' of Aslacton.
- 3.4 To assess the 'suitability' of specific sites for inclusion within the HELAA 'capacity assessment' and ultimately the VCHAP (and subsequent reviews of the VCHAP itself), the HELAA methodology (2016) document prescribes a red, amber, green (RAG) approach to assessing various types of 'constraints' on a site's deliverability in addition to potential 'impacts' arising.
- 3.5 For a site to be 'taken forward' and included in the HELAA 'capacity assessment', sites are expected to achieve either an amber or green rating against all suitability criteria and furthermore, meet the availability and achievability 'test'. Some sites will have constraints and impacts that are insurmountable and thus undermine their suitability for development.
- 3.6 Parker Planning have undertaken their own RAG assessment in accordance with the Methodology Document (2016) that demonstrates the suitability of our clients' site for inclusion within the HELAA housing capacity assessment

and as an allocation and/or inclusion within the settlement boundary within the context of the VCHAP (or any subsequent review).

- 3.7 Firstly, it should be noted that there are no 'absolute constraints' pertaining to my clients' site (see Officer assessment at appendix D) which means it can move forward to a more detailed assessment in respect of potential site 'constraints' and 'impacts' (see below).

### **Potential Site Constraints**

- 3.8 **Access to site** – The access to the site can be taken from Sneath Road itself. The site access would lie within an existing 30mph zone and as indicated in the site images found at appendix B, the carriageway is sufficiently wide for 2-way vehicular movements and there is good visibility looking both eastwards and westwards along Sneath Road. RAG assessment = **Green**.
- 3.9 **Access to Local Services and facilities** – Whilst the Officer assessment (appendix D) suggests that my clients' site is 'remote from some services', this would be the case for a number of the proposed allocations.
- 3.10 The Planning Practice Guidance (PPG, Para.: 009) is clear insofar as a wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.
- 3.11 Furthermore, para. 104 of the NPPF (2021) is clear insofar as opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. As identified by SNDC (appendix D), there are bus stops located within 500metres of my clients' site. RAG assessment = **Green**.
- 3.12 **Utilities Capacity** – Although 'greenfield', the site relates well to existing development along Sneath Road. There is no evidence to suggest that utilities capacity will be a constraint. RAG assessment =



**Green.**

- 3.13 Utilities infrastructure** – Again, although ‘greenfield’, the site relates well to the existing development/utility infrastructure available to existing development along Sneath Road. There is no evidence to suggest that utilities infrastructure will be a constraint. RAG assessment = **Green**.
- 3.14 Contamination** – There is no indication that my clients’ site, that is ‘greenfield’, has contamination issues or has been subject to any (previous) contaminating land-uses. There are no known potential ground stability issues either. RAG assessment = **Green**.
- 3.15 Flood Risk** – My clients’ site lies within Flood Zone 1 in its entirety and is therefore at low risk of flooding, according to the flood map data provided by the Environment Agency (EA). However, the Officer assessment (appendix D) would suggest that there are ‘overriding flood risk constraints’. Furthermore, the site would be considered as a ‘reasonable alternative’ should the flood risk be mitigable.
- 3.16** Evidence provided by my clients’ flood risk consultant is provided at Appendix E. Rupert Evans (MSc., CEnv., C.WEM, MCIWEM, PIEMA) concludes as follows in respect of Flooding issues:
- Proximity to nearby water bodies and the flood zone that the site lies within. *EA flood zone map shows the site is in flood zone 1 from rivers/sea. I don’t know of any water bodies close-by other than the drainage ditch alongside Plantation Road.*
  - The site's existing and proposed vulnerability classifications. *Existing is farmland so less-vulnerable use. Proposed is residential so a more-vulnerable use.*
  - Possible mitigation measures. *The site is located within a low surface water risk area. I don’t know if the council will assign this as flood zone 2 surface water as they sometimes do in SNC. We would need to make sure that floodwater is not displaced and therefore any dwellings would need to be set at least 0.3m high and a floodable void beneath the floor so that water can in theory continue its path.*

- 3.17 According to the evidence of Mr Evans, flood risk is mitigable and as such ought not preclude development on the site. RAG assessment = **Green**.
- 3.18 **Coastal Change** – This site is located some distance from the coast and is not associated with any Coastal Hazard Zone(s) or similar. RAG assessment = **Green**.
- 3.19 **Market Attractiveness** – This is an extremely popular place to live with a demonstrable need for both market and affordable homes (including self-build). Our client can confirm that development is viable. Furthermore, A Community Infrastructure Charge is levied in the 'Village Cluster' which would suggest that development in this location must be viable. RAG assessment = **Green**.

### **Potential Site Impacts**

- 3.20 **Landscape/townscape** – Any development would be sympathetic to existing development in the locality and consequently there is unlikely to be a detrimental impact on the townscape. The site does not lie within a Conservation Area or Special Landscape Area (SLA).
- 3.21 The SNDC assessment proforma (Appendix A) identifies that the site would be suitable for development in townscape terms, subject to mitigation of impacts. Furthermore, development as promoted would likely reflect the existing form and character of settlement and some impacts could be reasonably mitigated. RAG assessment = **Green**.
- 3.22 **Biodiversity and geodiversity** – An arboricultural assessment and Ecological Appraisal would be forthcoming at the appropriate stage in the Local Plan and/or application processes. There are no known biodiversity or geodiversity interests that will preclude development on the site or that could not be reasonably mitigated (see appendix A). RAG assessment = **Green**.
- 3.23 **Historic environment** – The Officer assessment (Appendix A) considers that there would be no detrimental impact on heritage assets. Furthermore, there are no archaeological records revealing 'protected'

features of interest pertaining to the site according to the Norfolk Heritage Explorer online resource, albeit the LPA may insist on an appropriate scheme of investigation were the site to be allocated and or included within the settlement boundary. RAG assessment = **Green**.

**3.24 Open Space** – As identified at Appendix A, development would not result in the loss of open space. RAG assessment = **Green**.

**3.25 Transport and Roads** – As identified at Appendix A, Any potential impact on highway network could be reasonably mitigated. Furthermore, the Government's CrashMap data (online resource) finds that there have been no recorded accidents in the vicinity of the site access in the last 23-year period, i.e., as long as records exist. RAG assessment = **Green**.

**3.26 Compatibility with neighbouring uses** – The proposed development will be entirely compatible with the neighbouring land uses. There is existing residential development to the north and east of the site (see fig. 1.1 above). RAG assessment = **Green**.

**3.27** The above 'suitability' criteria are just one element of the assessment for the HELAA. In addition to establishing whether sites are potentially suitable for development, sites are also assessed in terms of whether they are 'available' for development and whether they are 'achievable'.

### **Availability**

**3.28** A site will normally be considered available by the Council and within the context of the HELAA/VCHAP if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell the land for development. Site SN2118 is under the control of landowners who are actively promoting the site for development within the emerging VCHAP process.

### **Achievability (including viability)**

**3.29** A site will be considered achievable within the context of the HELAA/VCHAP

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where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site.

**3.30** It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings (including self-build). Indeed, the Community Infrastructure Levy (CIL) is applied to new developments with the Village Cluster, which in itself proves that development must be viable.

**3.31** Furthermore, there are no abnormal constraints pertaining to the site, i.e., 'reds' in the context of the RAG assessment – undertaken either by PPS (see above) or by the Council's own Officers (see appendix A).

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## **4.0 Part B - Regulation 19 - Test of soundness considerations**

4.1 Para. 35 of the NPPF identifies how Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are **sound**. Plans are considered 'sound' if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground and,
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

4.2 Following appropriate assessment of all 'known' sites in and around the 'Village Cluster' within the context of (among other) the Housing and Economic Land Availability Assessment (HELAA) and Sustainability Appraisal (SA/SEA) processes, two sites have been identified as proposed allocations, namely VCASL1 (Land off Church Road) and VCGRE1 (North of High Green, west of Heather Way).

4.3 However, by SNDC's own admission, there are constraints pertaining to these sites that may affect their ability to come forward for development within the plan period. It is for this reason that it is considered that my clients' site should be allocated and/or included within the settlement boundary (for circa. 10-20 dwellings) to ensure that the growth strategy for the Village Cluster itself, in addition to the sub-region in more general terms meets, the requisite tests of soundness as outlined above.

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**VC ASL1 – Land off Church Road**

- 4.4 The evidence base for the Reg. 19 VCHAP confirms that local concerns have been raised regarding drainage issues within this site's locality. Anglian Water have confirmed that improvements to the local pumping station are required and that issues derive primarily from surface water ingress into the foul water system.
- 4.5 Furthermore, the updated site assessments (Allocations & Settlement Limits, SNDC, January 2023) find that carriageway widening of Church Road to 5.5m between the existing layby west of the site to the junction with Muir Lane and at Muir Lane for full extent of site frontage would be required. Further, a 2.0m footway for the full extent of the *Church Lane* frontage and from the Muir Lane junction north to the existing bus stop would also be required. The provision of such highway infrastructure would be costly and would potentially impact on the deliverability/viability of any residential development in this location.
- 4.6 The updated assessments also reveal that whilst it is a 120m walk to primary school, there is currently no footpath for 60m of this and there is an identified area of flood risk along Muir Lane to the east (adjacent to the site boundary) that would need to be taken into consideration.

**Policy VC GRE1 – North of High Green, west of Heather Way**

- 4.7 The supporting evidence to the Reg. 19 VCHAP confirms that the northern boundary of this site is open to the remainder of the agricultural field and will require a suitable treatment to minimise visual impact and integrate the site with the wider rural landscape.
- 4.8 The updated site assessments (Allocations & Settlement Limits, SNDC, January 2023) include comments from Norfolk County Council (Highways) insofar as it would be difficult to support such sites *where walking to school is not a realistic possibility*.
- 4.9 Furthermore, it is not clear how site access might be achieved and this requires clarification. Finally and in respect of this site, the supporting evidence concludes that the wider highway network is not suitable for

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development and that there is no footway to the catchment primary school.

- 4.10** The supporting evidence finds that the settlement of Great Moulton has relatively few facilities, which, together with some flood risk on the northern part of the site and the need for care in landscape terms, could limit the scale of development.
- 4.11** Limiting the scale of development, together with the other constraints identified by the Council, could impact on the deliverability/viability of the site for development within the plan period.
- 4.12** It is the HELAA and SA/SEA process that should determine the most suitable sites(s) for allocation. The HELAA assessment (Appendix A) already reveals that my clients' site would be suitable for development in townscape terms, subject to mitigation of impacts. Furthermore, the flood risk concerns have been shown to be mitigable.
- 4.13** The SA/SEA of the VCHAP finds my client's site performing equally well if not 'better' against the topics/objectives than both of the sites currently being proposed for allocation (table 1.1 below, AECOM, January 2023, p. 73).



Village cluster	Site	Agricultural land	SPA	SAC	SSSI	Priority habitat	Broads NP	Conservation area	G1 listed building	G2 listed building	G2* listed building	Flood Zone 2	Surface water	Primary school	Secondary school	GP surgery
Aslacton, Great Moulton and Tibenham	Aslacton - VCASL1 - Land Off Church Road															
	Aslacton - SN2118 - South Of Sneath Road															
	Aslacton - SN1042 - Land At Church Road															
	Aslacton - SN2005 - West Of Woodrow Lane															
	Aslacton - SN0459 - Land Off Church Road															
	Aslacton - SN1041 - Adj Pottergate Street															
	Aslacton - SN0459REV - Land Off Church Road															
	Aslacton - SN3001SL - North Of Sneath Road															
	Great Moulton - VCGRE1 - Land West Heather Way															
	Great Moulton - SN0555 - Land Off Old Road Adj Hallowing Ln															
	Great Moulton - SN2068 - Cherry Tree Farm															
	Great Moulton - SN2003 - Former Meat Processing Plant															
	Great Moulton - SN5048 - Land East Woodrow Lane															
	Great Moulton - SN0557SL - Site Btn Ketts Fm & Orchard Fm															
	Great Moulton - SN0554SL - Land At Hallowing Lane															

Table 1.1 – Comparison of my clients' site (SN2118) with the proposed allocations.

4.14 We contend that our client's site (SN2118) should be allocated and/or included as an extension to the settlement boundary as part of the emerging VCHAP process and to ensure that it meets the tests of soundness as prescribed by the *Framework* and in the following regards:

- **Positively prepared** – Provides an appropriate growth strategy for *Aslacton, Great Moulton and Tibenham*, (and the wider VCHAP area) that meets objectively assessed needs. The NPPF (2021, para. 23) is clear insofar as Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.
- **Justified** – Provides an appropriate strategy that is commensurate with this Village Cluster's status in the 'Spatial Strategy' and takes into account a previously short-listed (reasonable alternative) site that is potentially more 'suitable' than the proposed allocations and



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as evidenced by the HELAA & SA/SEA.

- **Effective** – Ensuring the VCHAP includes a site allocation for this Village Cluster that is demonstrably deliverable within the plan period. In order to be genuinely plan-led (NPPF, para. 15) and ensure that the Sites Allocation DPD are effective, the Council should seek additional allocations now through the plan-making process to provide an additional supply buffer. Additional allocations will also ensure the plan is ‘positively prepared’ to meet minimum identified housing needs including the unmet needs of the Greater Norwich sub-region more generally.
- **Consistent with national policy** – Meeting the ‘tests’ of the *Framework* insofar as plan-making is concerned including the requirements that plans are positively prepared.

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## **5.0 Contribution to VCHAP Objectives**

### **SNVC Objective 1 - Meeting housing needs**

- 5.1 My clients' site would potentially provide opportunities for 'self-builds' as an allocation or through the extension or amendment of a settlement boundary to allow 'in-fill' development in an appropriate location, thus contributing to this objective.
- 5.2 Para. 62 of the NPPF (2021) finds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

### **SNVC Objective 3 - Protect the character of villages and their settings**

- 5.3 Objective 3 seeks to ensure that the scale, location and density of housing is well related to the form and character of existing villages, protects the historic environment, including protected landscapes, and ensures appropriate landscaping measures are delivered as part of new development.
- 5.4 It has been considered by the Council that, in accord with this objective, there are no historic assets in close-proximity of my clients' site, and it would be suitable for development in townscape terms, subject to mitigation of impacts. Furthermore, development as promoted would likely reflect the existing form and character of settlement and some impacts could be reasonably mitigated.

## **6.0 Concluding Remarks**

- 6.1 For the reasons outlined within this Statement, my clients' site (SN2118) is considered *suitable*, *available* and *achievable*. Indeed, we consider that our clients' site is demonstrably more 'suitable' for inclusion as an allocation in



the VCHAP than those currently being proposed for allocation by the South Norfolk in the Village Cluster of *Aslacton, Great Moulton and Tibenham* and as evidenced by the HELAA and SA/SEA processes.

- 6.2 To ensure that the strategy for this Village Cluster is commensurate with this its position in the spatial hierarchy and to ensure that the VCHAP, in more general terms, meets the tests of 'soundness', my clients' site should be allocated for development (or included within the settlement boundary to accommodate 'windfall' development) for circa. 10-20 residential units (possibly self-build plots). This should be in addition to if not in preference to one or both of the sites currently identified for allocation.
- 6.3 Furthermore, we kindly request that our client's site (both the site subject of this submission in addition to the wider site area) is assessed within the context of the HELAA as and when this key Local Plan evidence base document is updated. It is this document will inform site selection for reviews of the VCHAP in due course.
- 6.4 Parker Planning Services would like to be kept up to date with the progress of the VCHAP and reserve the right to participate in the forthcoming Examination Hearings. For further information, or to discuss, please contact Magnus Magnusson on 01284 336119 or [magnus@parkerplanningservices.co.uk](mailto:magnus@parkerplanningservices.co.uk).

## Appendix A – Reg. 18 Site Assessment Proforma

**Source:** *Aslacton, Great Moulton & Tibenham Village Cluster Site Assessment Forms, Summer 2021 (Reg. 18 Consultation).*

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

#### Part 1 Site Details

Site Reference	SN2118
Site address	South of Sneath Road, Aslacton
Current planning status (including previous planning policy status)	Unallocated
Planning History	Refusal of residential development under 1980/2914, 1981/0225, 1986/2085, 1987/2085  Cold to playing field – refusal under 1987/1925
Site size, hectares (as promoted)	0.54 ha
Promoted Site Use, including (y) Allocated site (z) SL extension	Allocated (although promoted for a lower number of dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 18.5 dph  (Promoted for 8- 10 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

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (If 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
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	No formal access. Potential access constraints could be overcome through development.  Highways score – Amber	Amber
Accessibility to local services and facilities  Part 2: o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak time public transport	Amber	2.3 km walk to primary school (no footpath)  Limited employment within 1800m.  Limited bus service between Norwich – Diss (including peak). Bus stops 500 m from site	

SUITABILITY ASSESSMENT			
Part 2: Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities		No public house, village hall, pre-school or recreation facilities within 1800m	Amber
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water, electricity and foul drainage available to site	Green
Better Broadband for Norfolk		Within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known ground stability issues	Green
Flood Risk	Amber	Flood zone 1. Area of identified flood risk across significant part of site.	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	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	X
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		E2: Great Moulton Plateau Farmland	
Overall Landscape Assessment	Green	ALC grade 3 Development could be prominent but could be mitigated	Green
Townscape	Amber	Development would reflect existing form and character. Detrimental impacts could be mitigated  Senior Heritage & Design Officer – Green. 8-10 dwellings would fit in with the neighbourhood grain.	Green

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SUITABILITY ASSESSMENT			
Biodiversity & Geodiversity	Amber	Development may have a detrimental impact on protected species but the impact could be reasonably mitigated	Amber
Historic Environment	Green	No detrimental impact on heritage assets  Senior Heritage & Design Officer – Green  HES Amber score	Green
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	Any potential impact on highway network could be reasonably mitigated. NCC to confirm.  CURRENT HIGHWAYS CONCERNS ABOUT THE LOCAL ROAD NETWORK	Amber
Neighbouring Land Uses	Green	Residential and agriculture	Green

## Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts	
Is safe access achievable into the site? Any additional highways observations?	No formal access. NCC to confirm if individual accesses are feasible near junction	
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential	
What is the topography of the site? (e.g. any significant changes in levels)	Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees and hedgerow to north and east. Southern boundary open to larger parcel of farmland	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Boundary trees 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)	No evidence	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open in views from south and site prominent in views at road junction	
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 as promoted would reflect existing form and character of settlement and some impacts could be reasonably mitigated. However, appears to be overriding flood risk constraints – technical officer to confirm. Remote from some services.	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 (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Development of the site does not conflict with any existing or proposed land use designations	Green

## Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private – multiple owners		
Is the site currently being marketed? (Additional information to be included as appropriate)	No but enquiries received		
When might the site be available for development? (Tick as appropriate)	Immediately	X	Green
	Within 5 years		
	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? (Yes/ No) (Additional)	Statement from promoter advising same	Green



ACHIEVABILITY (in liaison with landowners, and including viability)		
Information to be included as appropriate)		
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Access improvement - NCC to confirm	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has advised that affordable housing contribution could be met but no evidence submitted	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

## Part 7 Conclusion

CONCLUSION
<p><b>Suitability</b> Site would be suitable for development in townscape terms, subject to mitigation of impacts. However, appears to be significant flood risk constraints which would reduce developable area.</p> <p><b>Site Visit Observations</b> Development as promoted would reflect existing form and character of settlement and some impacts could be reasonably mitigated. However, appears to be overriding flood risk constraints – technical officer to confirm. Remote from some services.</p> <p><b>Local Plan Designations</b> Open countryside; no conflicting LP designations</p> <p><b>Availability</b> Promoter has advised availability within plan period. No significant constraints to delivery identified</p> <p><b>Achievability</b> No additional constraints identified</p> <p><b>OVERALL CONCLUSION:</b> The site would be considered as a REASONABLE ALTERNATIVE IF THE FLOOD RISK CAN BE MITIGATED. Due to the identified constraints it is unlikely that the site would be considered as an allocation due to the low number of dwellings likely to be achievable therefore considered as a settlement limit extension.</p> <p><b>Preferred Site:</b>  <b>Reasonable Alternative:</b> Yes  <b>Rejected:</b></p> <p>Date Completed: 26 June 2020</p>

## **Appendix B - Site Images**



***Image A - Looking eastwards along Sneath Road there is good visibility.***



***Image B - Looking westwards along Sneath Road and towards its junction with Plantation Road there is good visibility.***

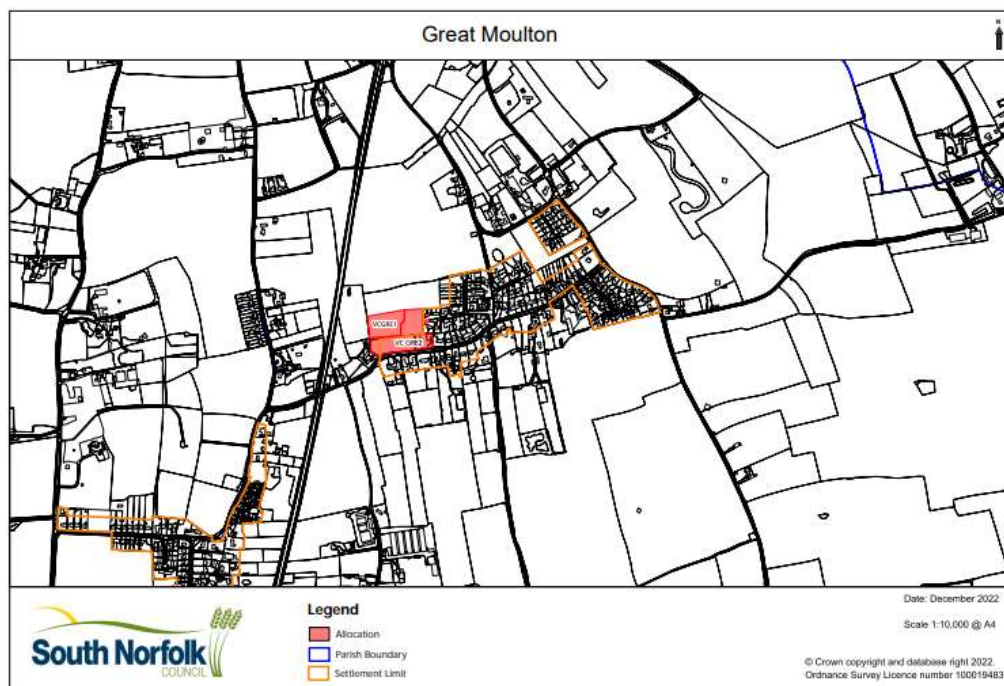
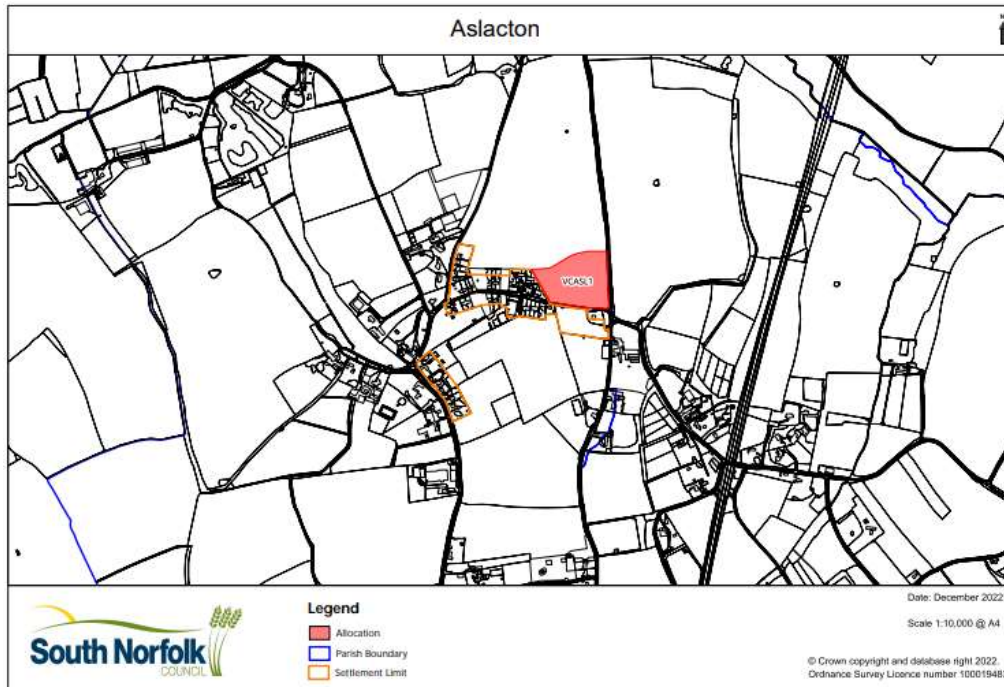


***Image C - The site itself, viewed from the south and looking towards Sneath Road.***

## Appendix C – Copy of Title Plan - NK406606 (whole site)



## Appendix D – Great Moulton & Aslacton Reg. 19 Policy Maps





## **Appendix E – Flooding Evidence – Rupert Evans MSc., CEnv., C.WEM, MCIWEM, PIEMA**

----- Forwarded message -----

From: <[rupert.evans@evansriversandcoastal.co.uk](mailto:rupert.evans@evansriversandcoastal.co.uk)>

Date: Mon, 9 Jan 2023, 19:39

Subject: RE: Flood Report re potential planning application/prospects - Site SN2118 - Land adjacent to Sneath Road Aslacton Norfolk NR15 (HMLR NK406606)

To: Nat Westgate <[westgatenatalie@gmail.com](mailto:westgatenatalie@gmail.com)>

Hi Nat

Hope you are well. Happy NY.

I know Magnus and do various projects with Parker Planning.

Regarding their questions, see below:

-description of the site. This is more a question for you. Perhaps you provide him with a red line boundary plan if you haven't done so already.

-existing surface cover. Ditto above.

-proximity to nearby water bodies and the flood zone that the site lies within. EA flood zone map shows the site is in flood zone 1 from rivers/sea. I don't know of any water bodies close-by other than the drainage ditch alongside Plantation Road.

-The site's existing and proposed vulnerability classifications. Existing is farmland so less-vulnerable use. Proposed is residential so a more-vulnerable use.

-Possible mitigation measures. The site is located within a low surface water risk area. I don't know if the council will assign this as flood zone 2 surface water as they sometimes do in SNC. We would need to make sure that floodwater is not displaced and therefore any dwellings would need to be set at least 0.3m high and a floodable void beneath the floor so that water can in theory continue its path.

Regards

Rupert Evans MSc CEnv C.WEM MCIWEM PIEMA

Director



# parker planning services

Thanks for your valued business.

