



Village Clusters Housing Allocations Plan

Site Assessments

Ditchingham, Broome, Hedenham and
Thwaite

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SN0078

Part 1 - Site Details

Detail	Comments
Site Reference	SN0078
Site address	Land off Loddon Road, Ditchingham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.74
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph (Approximately 19 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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access to the site is proposed from Loddon Road. Subject to appropriate visibility splays the access is considered acceptable CURRENT HIGHWAYS CONCERNS ABOUT ACCESS TO THE SITE	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	Amber	Primary School within Ditchingham is approximately 750m away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses Village Hall 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that water, foul drainage, electricity and gas are available	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green
Flood Risk	Green	Site is in flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney River Valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site is within the river valley, however this covers all the land outside the development boundary in Ditchingham	Amber
Townscape	Green	Site is surrounded by existing built development	Green
Biodiversity & Geodiversity	Amber	Development of the site would result in the loss of trees.	Amber
Historic Environment	Amber	Ste is not considered to impact upon the historic environment HES score – Amber	Amber
Open Space	Green	The site would not result in the loss of open space	Green
Transport and Roads	Amber	Site is accessible via Loddon Road Highways score – Amber	Amber
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?	No	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access could be achieved from Loddon Road	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Residential curtilage	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes downwards from Loddon Road.	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The site is screened from wider views due to trees.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are a number of trees within the site which would need to be removed to enable development	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	There is residential development within close proximity which suggests that utilities would be available.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are limited views into the site due to the existing tree cover.	Not applicable
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 on the site would require the removal of a number of trees.	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)
River Valley		
Conclusion		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. Applicant is the part owner of the site. It is not clear whether the other land owners wish to see the site developed.	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is not being actively marketed, however the landowner has previously been approached by a local house builder to develop the site.	Not applicable
When might the site be available for development?	Within 5 years	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Applicant has provided a statement setting out that they consider it to be deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Applicant has confirmed that the site is viable and policy requirements could be met	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not considered suitable due to potential adverse impact upon landscape/townscape.

Site Visit Observations

The site contains a number of trees, which provide part of the verdant setting to this section of Loddon Road. Development on the site would result in loss of trees which would impact upon the landscape/townscape in this area.

Local Plan Designations

Site is located within the designated river valley, however this is the same for all sites within Ditchingham and Broome.

Availability

Applicant is the part owner of the site. Details of the other site owners have not been provided, furthermore they have not confirmed whether they would be willing for the site to be development.

Achievability

The achievability of the site is queried if all landowners are not willing to develop the site. It is also unclear what parts of the site are outside of the ownership of the promoter.

OVERALL CONCLUSION:

UNREASONABLE – The development of the site would require the removal of a number of trees. Development would impact upon the landscape. Furthermore, the site is in multiple ownership and it is unclear if all the site owners support development

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13 July 2020

SN0205SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN0205SL
Site address	Land north west of Scudamore Place, Ditchingham
Current planning status (including previous planning policy status)	Unallocated
Planning History	2010/1439 - Application on land to the rear of the site for 14 affordable houses.
Site size, hectares (as promoted)	0.44ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation (but the site is below 0.5ha and 12 dwellings and therefore is assessed as a settlement limit extension)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	31dph (approximately 11 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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access to the site is available from Hollow Hill Road. Highways score – Amber. Frontage will require carriageway widening to 5.5m and a footway to connect with existing to the south	Amber
Accessibility to local services and facilities Part 1: ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	Primary School within Ditchingham is approximately 750m away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses Village Hall 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that water, foul drainage, and electricity are available	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green
Flood Risk	Amber	The site is located within flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		A5: Waveney Rural River Valley ALC Grade TBC	
Overall Landscape Assessment	Amber	The site is located within the river valley. The site would not extend beyond the existing built form at the entrance to Ditchingham.	Amber
Townscape	Red	The properties are located in front of the existing exception site . The site has been designed to reflect a curved pattern of development similar to the properties on the opposite side of the road. The introduction of new dwellings in front of these properties would impact upon the townscape in this area. The development would negatively impact upon the views of the adjacent Taylor and Green properties which form a key part of the entrance to the village.	Red
Biodiversity & Geodiversity	Amber	Any impacts of development could be reasonably mitigated	Green
Historic Environment	Amber	Site is located within the setting of the Taylor and Green properties. The adjacent properties to the north east were designed within a curve and to include significant open space to retain the views of the Taylor and Green properties. Development in this area would impact upon their setting. This may be mitigated through suitable design. HES score – Amber	Red
Open Space	Amber	Development of the site would not result in the loss of designated open space.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	<p>Access is from Hollow Hill Road. Footway provision would need to be improved, but there are footpaths along Hollow Hill Road to connect to. Development of the site is not considered to have a detrimental impact upon the functioning of the local road network.</p> <p>Highways score – Amber. Frontage will require carriageway widening to 5.5m and a footway to connect with existing to the south</p>	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?	Site is adjacent to the Taylor and Green properties at Scudamore Place which are listed.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access is from Hollow Hill Road. Footpath improvements would be needed to connect to the existing provision.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow at the front of the site adjacent Hollow Hill road.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow at the front of the site. No significant ecology.	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views across the site to the new development at lower Wells Close	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Development of the site would have an adverse impact upon the landscape and townscape. Site is in the setting of the Tayler and Green properties and is not considered a suitable location for further development. It is not considered that the issues could be overcome through a design solution.	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 (UNIFORM)	Comments	Site Score (R/ A/ G)
Conservation Area		
Waveney River Valley		
Conclusion		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?	Public	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No - Council's own development company would undertake the development.	Not applicable
When might the site be available for development?	Within 5 years	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Promoter has confirmed that the site is deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Improvements to footway provision on Hollow Hill Road	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has not confirmed that the site would be viable but affordable housing would not be required for the number of dwellings proposed	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is not considered to be suitable for development due to the impact that it would have on the setting of the adjacent Taylor and Green properties at Scudamore Place.

Site Visit Observations

The site is located on the edge of the settlement but within reach of services and facilities. Development would have a detrimental impact upon the landscape, townscape and designated heritage assets. Site is not considered a suitable location for development.

Local Plan Designations

Site is located within the conservation area and the rural river valley.

Availability

Promoter has advised of availability within the plan period.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

UNREASONABLE – The site is located within the setting of the Taylor and Green properties at Scudamore Place. Development would impact upon the setting of these dwellings which are grade II listed. It would also impact upon the setting of the exception site with the dwellings located directly in front of them. Development of the site would impact upon the amenity of these properties by virtue of their close proximity. For this reason the site was rated red through the HELAA for townscape impacts and has been excluded from the site assessments.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 17 July 2020

SN0343

Part 1 - Site Details

Detail	Comments
Site Reference	SN0343
Site address	Land adjoining Wildflower Way, Ditchingham
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	0.6ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph (Approximately 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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access is from Wildflower Way. The access appears to be a field boundary, however it has not been built up to the site boundary. Clarification would be need as to landownership in this location if the site is considered to be appropriate as a reasonable alternative.	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	Primary School within Ditchingham is approximately 600m from the site Village shop approximately 550m from the site Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses Village Hall 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed mains water, foul drainage and electricity is available at the site	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green
Flood Risk	Amber	Site is located within flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney River Valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site forms part of the River Valley landscape. Site is a prominent location outside of the existing built form.	Amber
Townscape	Amber	There is existing residential development to the south, however the site would extend further north than the existing built form.	Amber
Biodiversity & Geodiversity	Amber	Any impacts of development could be reasonably mitigated.	Amber
Historic Environment	Green	Site is located to the north east of the conservation area. Development would need to have regard to its setting, however it is considered that though appropriate design any impact could be mitigate. HES score – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of designated open space.	Green
Transport and Roads	Amber	Development is not considered to impact upon the functioning of the local road network. Highways score – Green	Green
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site is located at a gateway into the village from the north-west Views of the site would be highly visible.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access would be via Wildflower Way. Clarification is needed from the site owner that they have a right of access as there is a strip of land which appears to be outside of the site boundary.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential dwellings located to the south-east. Agricultural land located to the north, east and west.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	The site rises to the north	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees are located on the northern boundary. There are a few trees on the eastern and western boundary	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is limited screening on the western boundary of the site. The site would be highly visible from the Norwich Road which provides a gateway into Ditchingham.	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	None	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are open views both from the site to the east and west and through the site.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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)	Limited screening means that there are open views across the site. Due to the location of the site it has the potential to impact upon the landscape/townscape and is rated Amber for this reason.	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)
River Valleys		
Conclusion		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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Immediately	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Promoter has confirmed that the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	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

Suitability

There is limited screening of the development site from Norwich Road to the west. The development would represent an extension into the open countryside to the north of the village. The proposal would impact upon the landscape and townscape.

Site Visit Observations

There is a change of levels within the site with the land rising to the north. There is limited screening allowing open views both from the site and into the site.

Local Plan Designations

The site is located within the defined river valley, however this is the same for all land outside the development boundary within Ditchingham.

Availability

The landowner has confirmed that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

UNREASONABLE – The development of the site would represent an extension into open countryside with limited screening to reduce impact. This is considered to have a detrimental impact upon the form and character of the settlement and landscape overall.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 22 July 2020

SN0345

Part 1 - Site Details

Detail	Comments
Site Reference	SN0345
Site address	Land to the north of Loddon Road, Ditchingham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	1.62 ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25dph = approximately 40 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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access proposed via Loddon Road, consideration would be needed of visibility splays. Highways score – Amber – the developer would need to widen carriageway to 5.5m and provide a 2.0m footway to connect with existing to west	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	Green	Primary School within Ditchingham is approximately 250metres from the site. Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses Village Hall 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Wastewater capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that water, electricity and foul drainage likely available to site	Green
Better Broadband for Norfolk		Site within the area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues Minerals & Waste comment – the site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site becomes an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	Amber
Flood Risk	Amber	Site is in flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney River Valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site is currently screened from public view by existing hedgerows and trees.	Amber
Townscape	Green	There is existing residential development to the south of the site. Site is contained within the landscape due to existing screening. Senior Heritage & Conservation Officer - Green	Green
Biodiversity & Geodiversity	Amber	Access via Loddon Road would involve the loss of some hedgerows fronting the road.	Amber
Historic Environment	Amber	Site is not considered to impact upon the historic environment Senior Heritage & Conservation Officer - Green HES score – Amber	Green
Open Space	Green	Site would not result in the loss of open space	Green
Transport and Roads	Amber	Site is accessible from Loddon Road. Additional footpaths would be needed to connect to existing provision. Development is not considered to impact upon the functioning of the local road network, subject to improvements to the footpaths. Highways score – Amber. The developer would need to widen carriageway to 5.5m and provide a 2.0m footway to connect with existing to west	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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?	Development is not considered to impact the historic environment. The site is screened from the wider landscape and is not considered to have an adverse impact upon the townscape.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	There is an existing field access from Loddon Road. Highways authority should advise on visibility splays if the site is considered to be a potential Reasonable Alternative site as there is the potential this would affect trees.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential dwellings are located to the west and north of the site.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes up to the north west	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	There are existing trees which screen the site from the south, east and north. There is an open boundary to the residential dwelling to the north	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is an existing access to the site, which subject to confirmation from NCC would be suitable, however to create visibility splays and provide to connect to the exiting provision to the west this may result in the loss of trees. This should be clarified.	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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 existing trees on the site boundary. Within the site there is an open view of the residential dwellings to the west	Not applicable
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)	Subject to clarifications in regard to the point of access, visibility splays and impact upon trees, site is considered a suitable option for development.	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)
River Valley		
Conclusion		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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Site isn't currently being marketed	Not applicable
When might the site be available for development?	Immediately	Green

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

Part 7 - Conclusion

Suitability

The site is considered to be a suitable option for residential development, subject to clarification in regard to the access and visibility splays in regard to trees which border the site. A footpath would also need to be provided to connect to the existing provision to the west.

Site Visit Observations

The site is screened from the wider landscape. There is an existing field access from Loddon Road, located to the west of the site. Clarification is needed from Highways and the Landscape Architect in regard to the access and impact upon trees.

Local Plan Designations

Site is located within the River Valley, however this is the same for all sites within Ditchingham.

Availability

The landowner has confirmed that the site is available. No additional constraints have been identified.

Achievability

An off-site footpath connection would be needed to connect with the existing provision to the west.

OVERALL CONCLUSION:

REASONABLE ALTERNATIVE – This site is considered to suitable for allocation, subject to confirmation of highway suitability and provision of a footway. The site relates suitably to existing services and facilities, the existing form and character of the village and there is limited impact on the wider landscape due to existing screening.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 13 July 2020

SN0346

Part 1 - Site Details

Detail	Comments
Site Reference	SN0346
Site address	Land to the north of Old Yarmouth Road, Broome
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	1.8ha
Promoted Site Use, including (i) Allocated site (j) SL extension	Promoted for allocation for housing and community facility
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph = approximately 45 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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access available from Yarmouth Road. There is currently no footpath on the northern side of Yarmouth Road. Highways score – Amber. The local road network is considered to be unsuitable in terms of footpath provision to the school. Frontage footway would need to be widened to 2.0m.	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	Primary School within Ditchingham is 1.5km away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses – The Artichoke is located within 200m from the eastern edge of the site Village Hall within 450m 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Promoter has confirmed that the site has access to services to enable development but rated amber as capacity of these services is unknown.	Amber
Utilities Infrastructure	Green	Applicants have confirmed that the site has access to services to enable development	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is not affected	Green
Contamination & ground stability	Green	No known contamination impacts or ground stability issues Minerals & Waste comment – the site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site becomes an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	Green
Flood Risk	Green	Site is within flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Site is located within the Waveney river valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Green	The site forms the frontage to Broome Heath which is a County Wildlife Site.	Amber
Townscape	Green	Development of the site would breakout to the north of Old Yarmouth Road. This could be mitigated through appropriate design and landscaping.	Amber
Biodiversity & Geodiversity	Amber	Site is a local nature reserve – NCC Ecology to provide technical comment if the site is considered appropriate to progress further	Amber
Historic Environment	Green	Ancient monuments are located to the north of the site, however these would not be impacted by development of the site. HES score – Amber	Amber
Open Space	Amber	Development of the site would not result in the loss of designated open space.	Green
Transport and Roads	Green	Improvements to the local road network would be required, including through the provision of footpaths. CURRENT HIGHWAYS CONCERNS ABOUT THE LOCAL ROAD NETWORK	Amber
Neighbouring Land Uses	Amber	Residential development located to the south of the site. To the north of the site is a country wildlife site.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is not considered to impact upon the historic environment	Not applicable
Is safe access achievable into the site? Any additional highways observations?	It is considered that suitable access could be achieved from Yarmouth Road.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Land is currently open countryside in agricultural use. The eastern edge of the site is currently being used to store timber	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	To the south of the site on the opposite side of Yarmouth Road is residential development. To the north of the site is Broome Heath	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	There are a number of existing trees on and adjacent to the site. The western end of the site has a hedgerow at the front.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Site is a Local Nature Reserve	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Eastern edge of the site is currently being used to saw timber. Unclear if there have been previous uses in this area that may have resulted in contamination. Would recommend further investigation	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are views into the site from Yarmouth Road, there is also a footpath which runs along the site to the rear which provides views over the site and also to the north towards Broome Heath	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Site forms part of the Local Nature Reserve and is not considered a reasonable option for development.	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 (UNIFORM)	Comments	Site Score (R/ A/ G)
County Wildlife Site	Site is adjacent Broome Heath CWS	
River Valleys	Waveney River Valley	
Local Nature Reserve		
Conclusion	Site is adjacent Broome Heath which is a CWS. The site is included within the Local Nature Reserve designated and is rated amber because of this.	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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Within 5 years	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Subject to negotiation with the Norfolk Wildlife Trust to remove the Local Nature Reserve designation the applicant has confirmed deliverability	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Likely highways improvements to provide a footpath along the northern side of Yarmouth Road. NCC to confirm	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?	Applicant has confirmed that they would consider a community use/facility alongside a housing development	

Part 7 - Conclusion

Suitability

The site is a designated Local Nature Reserve and is not considered a reasonable option for development. Development of the site would impact upon the adjacent County Wildlife Site and have a detrimental impact upon the landscape and townscape.

Site Visit Observations

Development on the site would impact upon the landscape and the setting of Broome Heath. The site has footpaths located to the rear which provides views both over the site and the Heath.

Local Plan Designations

The site is a local nature reserve, it is located outside of the development boundary and within the river valley.

Availability

The promoter has indicated that the site is available for development within the plan period.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

UNREASONABLE – Whilst the site is well located within Broome with good access to services and facilities, it is a designated Local Nature Reserve. The site also forms part of the setting of Broome Heath which is a County Wildlife Site, with access to the rear of the site. Development in this location is considered to have an impact upon the landscape and ecology and it is not considered to be a reasonable option.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 09 July 2020

SN0410REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0410REV (Note: The site access overlaps with SN4020)
Site address	Land west of Old Yarmouth Road, Broome
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history Site directly to the south has planning permission under 2018/0852 for 9 dwellings. Allocation BRO1.
Site size, hectares (as promoted)	1.09ha
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph (Promoted for between 12-25 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:	Response
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	Access would be via Yarmouth Road. There are existing footways at the front of the site. Highways score – Green. No suitable walking route to school. Subject to footway widening at site frontage and south to Broome village.	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	Primary School within Ditchingham approximately 1.9km away Village shop Limited employment opportunities No GP surgery Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses – 330m to The Artichoke Village Hall – 570m 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water, electricity and foul drainage likely available to the site.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues. Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green
Flood Risk	Green	Flood zone 1 LLFA score – Green	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney river valley	
Overall Landscape Assessment	Amber	Development would extend the built form to the north into open countryside. This could be mitigated through appropriate screening. Site is grade 3 agricultural land	Amber
Townscape	Amber	Development would breakout to the north from the linear development pattern into open countryside. Access would be required to the rear of the existing approved dwellings. Design and screening could reduce impact however this would reduce the developable area.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be mitigated NCC Ecology score – Green. SSSI IRZ Close to Broome Heath Pit SSSI, LNR, CWS. Potential for protected species and biodiversity net gain.	Green
Historic Environment	Green	Development would not impact upon any designated heritage assets HES score – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Green	Local road network is considered suitable.	Green
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 upon historic environment	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access from Yarmouth Road Traffic calming is in place on this part of Yarmouth Road.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Residential development under construction at front of site. Site is in agricultural use	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential development to south and west of site. Agricultural land to north and east.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	The site slopes up from the road.	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Western and southern boundary with residential dwellings. No existing boundaries to the north of east of the site.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Residential development currently under construction to the south of the site, so it is considered that there are likely to be utilities within the vicinity.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open views into the site from the east. Site forms a gateway to the village from this location.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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 located to the rear of dwellings which are currently under construction. This area of Yarmouth Road is characterised by linear development, and therefore development to the rear of the site would not reflect the form and character of the area. Site also forms a gateway location to Broome with wide views to the site from the east. Overall consider that there are impacts upon the townscape which would not make it suitable as a preferred site.	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)
Internal drainage board area		
River valleys		
Conclusion	Site would extend north away from the existing linear frontage development. Potential for landscape impacts	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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Immediately	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Statement from promoter confirming deliverability	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Applicant has confirmed that the site is viable and there are no known abnormal costs	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not considered suitable due to potential adverse impact upon townscape.

Site Visit Observations

Site is on edge of village, but key services and facilities are accessible via a footpath connection to the village. Site is in a gateway location and development to the rear of other dwellings would be highly visible within the landscape.

Local Plan Designations

Site is within the open countryside, however it is located adjacent to the development boundary. Site is also within the river valley.

Availability

Site is available within the plan period. No significant constraints have been identified.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

UNREASONABLE – The site is on edge of village, but key services and facilities are accessible via a footpath connection to the village. Site is in a gateway location and development to the rear of other dwellings would be highly visible within the landscape.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 9 June 2020

SN3004SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN3004SL
Site address	Land to the south of 130 Yarmouth Rd, Broome
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.08ha
Promoted Site Use, including (m) Allocated site (n) SL extension	Extension to settlement boundary
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Site is proposed for a single dwelling
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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

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

Site Score:

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

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

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access would be from Yarmouth Road. It would be between two existing properties and has the potential to result in amenity impacts for those dwellings. NCC would need to advise on visibility.	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	Primary School within Ditchingham is approximately 1.4km away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses -the Artichoke is 350 metres away Village Hall – 400m away 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed the availability of water, electricity and foul drainage.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.	Green
Flood Risk	Green	Flood zone 1	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney river valley Site is on grade 3 agricultural land	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Site would encroach towards the river valley and is considered to have a detrimental impact upon the landscape in this regard.	Amber
Townscape	Amber	Existing development within this area is linear along Yarmouth Road. The introduction of a dwelling in this location would not reflect the form and character of the area and is considered to have a detrimental impact.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be mitigated	Amber
Historic Environment	Green	Development would not impact upon any designated heritage assets HES score – Amber	Amber
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Green	Local road network is considered suitable Highways score - Green	Green
Neighbouring Land Uses	Green	Residential	Green

Part 4 - Site Visit

NB: Unable to access the site to undertake a detailed site visit

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)
River Valley		
Site of Archaeological Interest		
Conclusion		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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Statement confirming that the site is under offer by a developer	Not applicable
When might the site be available for development?	Immediately	Green

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

Part 7 - Conclusion

Suitability

The site is not considered to be a suitable option for an extension to the settlement boundary. It is considered to be back land development which would not reflect the form and character of the area.

Site Visit Observations

I was unable to view the site, as access was restricted due to a locked gate. The site is not visible from the road and is located to the rear of 130 Yarmouth Road. Access to the site is located between 128 and 130 Yarmouth Road. The access would pass in close proximity to the existing dwellings. The access between the properties may have a detrimental impact upon the amenity of the residents at 128 and 130 Yarmouth Road.

Yarmouth Road is characterised by a linear development pattern. Whilst it is noted that there are some houses located to the rear, this development is not considered to reflect the form and character of the area.

Local Plan Designations

The site is located within the defined River Valley, and is a site of archaeological interest.

Availability

Promoter has confirmed that the site is available immediately for development.

Achievability

No additional constraints have been identified.

OVERALL CONCLUSION:

UNREASONABLE – The new dwelling would be located directly to the rear of the existing property 130 Yarmouth Road. The proposal is considered to be detrimental to the townscape, furthermore amenity issues have also been identified for 130 and 128 Yarmouth Road as the access will pass directly between the two dwellings the site is not considered a reasonable option for an extension to the settlement boundary.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 23.07.2020

SN4021

Part 1 - Site Details

Detail	Comments
Site Reference	SN4021
Site address	Land to the south east of Loddon Road, Broome
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.93ha
Promoted Site Use, including (o) Allocated site (p) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph (Promoted for between 12-23 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:	Response
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 incorporates the junction of Loddon Road and Sun Road. Recommend NCC confirm suitability of access. Highways score – Green. No acceptable walking route to school.	Green
Accessibility to local services and facilities Part 1: ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	Primary School within Ditchingham is 900m away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		2 public houses – The Artichoke is located within 650m Village Hall within 400m 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Waste water infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed water, electricity and foul drainage is available at the site.	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues. Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1 LLFA score – Green (the LLFA also note significant flowpath flooding adjacent to the site and advise that this will need to be factored into any site assessment)	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney river valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	There are no hedgerows or screening on the site. It is part of a larger agricultural field which provides open views from Loddon Road to the south-east.	Amber
Townscape	Amber	Development would break out on the south-eastern side of Loddon Road, where there is currently no development. This currently provides wide views across the open countryside towards a woodland block.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be mitigated NCC Ecology score – Green. SSSI IRZ Close to Broome Heath Pit SSSI, LNR, CWS. Potential for protected species and biodiversity net gain.	Green
Historic Environment	Amber	The Wilderness a grade II listed dwelling is located on the opposite side of the road. Any impact could be mitigated through careful design HES score - Amber	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Green	Improvements to the local road network would be required, including footpath provision. CURRENT HIGHWAYS CONCERNS ABOUT THE LOCAL ROAD NETWORK	Amber
Neighbouring Land Uses	Green	Residential to the north west, agricultural to the south east	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site currently forms an open field. Development would have a townscape impact as it would represent a breakout into a currently undeveloped field.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	The existing road network is narrow and has no footpaths. Whilst the road could be widened, it is also includes the bend where Sun Road meets Loddon Road. Significant highways improvements are not considered to be feasible.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential development located to the north of the site, and to the south west.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	The site is flat, however the field is higher than the adjacent road and dwellings to the north.	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is an open agricultural field with no existing boundaries.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is a tree block to the south east of the site in the centre of the field. This would not be affected by the proposal.	Not applicable
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	There is residential development opposite, so it is considered feasible to connect to utilities. No known contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open views across the site.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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 would represent a breakout on this side of Loddon Road. Improvements to the local road network would be needed and these are not considered to be feasible having regard to location and layout.	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)
River Valleys		
Conclusion		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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Immediately	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Statement from promotor confirming deliverability	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Footpath improvements would be required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Applicant has confirmed that there are no known abnormal costs which would affect viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not considered suitable due to the potential adverse impacts on townscape and highways.

Site Visit Observations

Development would break out into a field which is currently undeveloped and provides open views from Loddon Road to the south. Both road widening and a new footpaths would be needed, and these are not considered to be feasible due to the current road alignment and distance to services and facilities.

Local Plan Designations

Site is located within the river valley in open countryside.

Availability

Promoter has advised that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

UNREASONABLE – development of the site is considered to result in a detrimental impact upon the townscape and also the satisfactory functioning of the highway.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 13 July 2020

SN4044SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN4044SL
Site address	Land to the rear of 126 Yarmouth road, Broome
Current planning status (including previous planning policy status)	Unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.03
Promoted Site Use, including (q) Allocated site (r) SL extension	Settlement Limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Proposed for 1 dwelling
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:	Response
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	Access would be from Yarmouth Road. It would be between two existing properties and has the potential to result in amenity impacts for those dwellings. NCC would need to advise on visibility. Highways score – Green. Subject to satisfactory visibility.	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	Primary School within Ditchingham is approximately 1.4km away Village shop Limited employment opportunities Regular bus services operate between Diss and Beccles.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		2 public houses – site is 350m to The Artichoke Village Hall – 400m 2 pre-school facilities – Ditchingham and Broome Pre-school within development boundary and Ditchingham Day Nursery outside of the development boundary in Belsey Bridge Road. Recreation ground within Ditchingham	Green
Utilities Capacity	Amber	Waste water infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Site promoter has confirmed availability of water, electricity and foul drainage	Green
Better Broadband for Norfolk		Site within area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated and has no known ground stability issues. Minerals & Waste – the site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, it should be included within any allocation policy.	Green
Flood Risk	Green	Flood zone 1 LLFA score – Green	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Rural River Valley	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Waveney river valley Site is grade 3 agricultural land	
Overall Landscape Assessment	Amber	Site would encroach towards the river valley and is considered to have a detrimental impact upon the landscape in this regard.	Amber
Townscape	Amber	Existing development within this area is linear along Yarmouth Road. The introduction of a dwelling in this location would not reflect the form and character of the area, and is considered to have a detrimental impact.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be mitigated NCC Ecology score – Green. SSSI IRZ Close to Broome Heath Pit SSSI, LNR, CWS. Potential for protected species and biodiversity net gain.	Green
Historic Environment	Green	Development would not impact upon any designated heritage assets HES score – Amber	Green
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Green	Local road network is considered suitable Highways score – Green. Subject to satisfactory visibility.	Green
Neighbouring Land Uses	Green	Residential	Green

Part 4 - Site Visit

NB: Site visit not undertaken as unable to gain access to the site

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)
River Valley		
Site of Archaeological interest		
Conclusion		Amber

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in private ownership – site has not been promoted by the owner	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is under option to a promoter	Not applicable
When might the site be available for development?	Within 5 years	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Statement from the promoter confirming deliverability. Site is currently under option	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement confirming that there are no known abnormal costs which would impact viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is not considered to be a suitable option for an extension to the settlement boundary. It is considered to be back land development which would not reflect the form and character of the area.

Site Visit Observations

I was unable to view the site, as access was restricted due to a locked gate. The site is not visible from the road and is located to the rear of 128 Yarmouth Road. Access to the site is located between 128 and 130 Yarmouth Road. The access would pass in close proximity to the existing dwellings. The access between the properties may have a detrimental impact upon the amenity of the residents at 128 and 130 Yarmouth Road.

Yarmouth Road is characterised by a linear development pattern. Whilst it is noted that there are some houses located to the rear, this development is not considered to reflect the form and character of the area.

Local Plan Designations

The site is located within the defined River Valley, and is a site of archaeological interest.

Availability

Promoter has advised that the site is under option from a development and would be available within 5 years.

Achievability

No additional constraints have been identified.

OVERALL CONCLUSION:

UNREASONABLE – The new dwelling would be located directly to the rear of the existing property 130 Yarmouth Road. The proposal is considered to be detrimental to the townscape, furthermore amenity issues have also been identified for 130 and 128 Yarmouth Road as the access will pass directly between the two dwellings the site is not considered a reasonable option for an extension to the settlement boundary.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 23 July 2020