



Village Clusters Housing Allocations Plan

Site Assessments

Roydon

Contents

SN0526REV.....	3
SN5052	12

SN0526REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0526REV
Site address	High Road, Roydon
Current planning status (including previous planning policy status)	Unallocated
Planning History	No recent planning history
Site size, hectares (as promoted)	1ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site (The site has been reduced to 25 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25dph
Greenfield/ Brownfield	Greenfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)

Is the site located in, or does the site include:	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 via two points – both between existing residential properties NCC HIGHWAYS – Red. Not acceptable. Insufficient frontage available to enable formation of safe access with acceptable visibility splays.	Red
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	Primary school within 300m walk Limited employment opportunities within 1800m bus service (including peak)	

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 		Public house, village hall and recreation ground within 1800m	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed. Promoter has submitted supporting evidence AW advises sewers crossing this site	Amber
Utilities Infrastructure	Green	Promoter advises water, mains sewer, gas and electricity available to site and submitted supporting evidence. No UKPN constraints.	Green
Better Broadband for Norfolk		Site 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	Amber	Unlikely to be contaminated and no known ground stability issues NCC M&W – a site over 1ha which is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy. <i>(NOTE: the site has subsequently been reduced to under 1 ha in size)</i>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Amber	Flood zone 1. Area of identified flood risk in western section LLFA – Green. Few or no constraints. Standard information required.	Amber

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 3	
Overall Landscape Assessment	Amber	Development could have detrimental impacts within river valley which could not be mitigated. Promoter has submitted supporting evidence	Amber
Townscape	Amber	Development could have detrimental impacts within river valley which could not be mitigated. Promoter has submitted supporting evidence. Development would also constitute backland development.	Amber
Biodiversity & Geodiversity	Amber	Detrimental impacts could be mitigated. Promoter has submitted supporting evidence	Amber
Historic Environment	Green	No detrimental impacts on designated heritage assets	Green
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm impact on local network. Promoter has submitted supporting evidence NCC HIGHWAYS – Red	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts identified on heritage assets. The site has been reduced in scale which would address some townscape concerns however it would still constitute backland development.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if access achievable using available land	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential – potential residential issues associated with developing to the rear of the existing dwellings. Residential amenity issues associated with creating access to the site	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	GL falling to south	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow with trees and PRoW to western boundary. Residential development to north.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees to western boundary. LNR is 250m to south	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 evidence	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Enclosed from road to north. Residential development to the north and west, although this site would extend slightly beyond the southern boundary of The 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)	Site close to some existing services. With footpath provision to school but main road separating the site from the school. Some landscape and townscape concerns have been identified. Existing access very constrained and proposed accesses likely to harm existing residential amenity.	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)
Designated river valley		
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	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Enquiries received	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 promoter confirming same	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. NCC to confirm if access improvements required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has submitted statement advising same	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The revised site is of a suitable scale for allocation and would be reasonably connected to the services within the settlement. The site would extend beyond the southern boundary of The Close to the east and whilst the reduced scale would address some of the landscape concerns the proposed form and layout of development that would be achievable within the site would not be compatible with the existing form of development in this part of the settlement. Development in this location would also constitute backland development, thereby differing significantly in form from the adjacent development, The Close. Significant access constraints to this site have also been addressed and it is not considered that these could be reasonably overcome.

Site Visit Observations

Site close to some existing services with footpath provision to school but with a main road separating. As promoted, significant landscape and townscape impacts and townscape impacts. Existing access very constrained. Proposed accesses likely to harm existing residential amenity.

Local Plan Designations

The site is within a River Valley setting.

Availability

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

Achievability

The promoter has confirmed that the site is achievable however significant access constraints have been identified.

OVERALL CONCLUSION:

The site has been reduced in scale to meet the objective of the VCHAP however the site is considered to be an **UNREASONABLE** site for allocation. Reducing the scale of the site would address some of the landscape concerns however the site remains in a sensitive River Valley location and the form of development that would be achievable on this site would not be compatible with the existing form of development. Development on this site would constitute backland development and significant access constraints have been identified.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 30 July 2020

SN5052

Part 1 - Site Details

Detail	Comments
Site Reference	SN5052
Site address	Land north of Old High Road, Roydon
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	1.48ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 10-25 dwellings (31 dwellings at 25dph)
Greenfield/ Brownfield	Greenfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)

Is the site located in, or does the site include:	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	Current access on frontage onto Old High Road which serves Middle Manor Barn and the site. Good visibility and could be improved. NCC Highways – Amber. Access visibility requirement would result in hedge removal. Footway should be provided at site frontage and connecting with school if possible.	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	Adjacent to Primary school site and connected via footpath. Limited employment opportunities within 1800m Bus service (including peak)	N/A

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 	N/A	Public house, village hall and recreation ground within 1800m	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Green	Promoter advises water, mains sewer, gas and electricity available to site and submitted supporting evidence.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	Unlikely given undeveloped open field.	Green
Flood Risk	Green	Flood Zone 1 Surface Water Flood Risk: Low LLFA – Green. Few or no constraints. Standard information required at planning stage. Environment Agency: Green (Flood Risk)	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type	N/A	Rural River Valley	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	A5 Waveney Rural River Valley Agricultural Land Classification Grade 3	N/A
Overall Landscape Assessment	Green	Located within the river valley, this is a large open site although views are screened by the established native frontage hedge. There is development on all sides, although not immediately adjacent and none to the south, but the issue here is whether it is appropriate to close this visible and strategic gap between the two settlements.	Amber
Townscape	Amber	This is an undeveloped area. The site is between the two settlements, they both have a variety of development forms, both linear and cul-de-sacs, so there is no one dominant character. The main issue is the closing of the gap and whether this is acceptable.	Amber
Biodiversity & Geodiversity	Green	Habitat in native hedge, rest of site is grassland. NCC Ecologist: Amber. Just off GI Corridor. SSSI IRZ but housing and water discharge not flagged as requiring NE consultation. No PROW nearby. Amber risk zone for great crested newts. No priority habitat onsite Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Green	No designations and no significant effect. HES - Amber	Green
Open Space	Green	Not designated.	Green
Transport and Roads	Green	Well connected to local network within reach of all services required for everyday use. NCC Highways – Amber. Access visibility requirement would result in hedge removal. Footway should be provided at site frontage and connecting with school if possible.	Amber
Neighbouring Land Uses	Green	School, residential, field. compatible	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated March 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on historic environment evident. The site is between the two settlements, they both have a variety of developments both linear and cul-de-sacs so there is no one character. The main issue is the closing of the gap and whether this is acceptable.	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing large access.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassland.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	School to west, dwelling to east, and one to north-west corner, field to rear. Compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level with slope north-south.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge along frontage, some hedging to rear. Post fence along west to drive of adjacent dwelling, Middle Manor Barn.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Some native hedging providing habitat, open grass within site with limited ecological value.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Unknown, contamination unlikely given undeveloped. Electricity poles cross site.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site slopes down to road, there would be views of the site from the road, other public views limited e.g. from the school playing field because of established planting. There would be views out of the site, particularly across the valley.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated March 2021)	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 well located in relation to access to services however, it is a large site in a relatively visible location and need to consider if this erodes the gap between settlements to an unacceptable degree.	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)
Waveney River Valley		N/A
Conclusion	Need to consider the effect on the River Valley	Amber

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
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)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Visibility splays.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated will be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Indicated possibility of open space for village.	N/A

Part 7 - Conclusion

Suitability

The site is of an appropriate size for allocation. It is well connected to the settlements of both Diss and Roydon being located between the two however it is within a clear gap between these settlements and development of the site would erode the separation between them. Access to the site is likely to be achievable although some highway mitigation measures have been identified. There would be a landscape impact (based on development within the identified gap and its position within a river valley setting) but there would not be any impact on designated heritage assets.

Site Visit Observations

Key issue would be the prominence of the site and the visual impact development of the site would have, particularly the potential coalescence of two separate settlements.

Local Plan Designations

River Valley.

Availability

The site is considered to be available.

Achievability

The site is considered to be achievable subject to highway mitigation measures.

OVERALL CONCLUSION:

The site is well located between Roydon and Diss however it is a site of substantial size between these two separate settlements and its development would erode the current gap to a detrimental degree in the opinion of the Council. For this reason the site is considered by the Council to be an **UNREASONABLE** option for allocation however the site is subject to separate assessment in the Diss and District Neighbourhood Plan.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 3 May 2022