



# Village Clusters Housing Allocations Plan

## Site Assessments

### Tharston, Hapton and Flordon

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SN0255

Part 1 - Site Details

Detail	Comments
Site Reference	SN0255
Site address	The Laurels, Land north of The Street
Current planning status (including previous planning policy status)	Unallocated
Planning History	N/A
Site size, hectares (as promoted)	1.25ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site – residential development of approximately 12-25 dwellings.
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	25/1.25  20hpa
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	Red	Existing site access via Greenway Lane to the south. Access would need upgrading.  <b>NCC HIGHWAYS</b> - Red. Limited site access frontage with no prospect of safe access. Local road network is restricted in width and lacks footway. No continuous footway to catchment school.	Red
Accessibility to local services and facilities  <i>Part 1:</i> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Red	Hapton Primary School – 3420meters from site  Within close proximity to Long Stratton.	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<b>Part 2:</b> Part 1 facilities, plus <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		Within close proximity to Long Stratton	Red
Utilities Capacity	Amber	Capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises that other than gas and main sewage connection, all other key services are readily available.	Amber
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues.	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type ( <i>Land Use Consultants 2001</i> )	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B1 – Tas Tributary Farmland landscape character area.  ALC – Grade 3	
Overall Landscape Assessment	Amber	Detrimental impact on landscape could be mitigated through design and landscape treatment.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Townscape	Red	Potential impact of the character could be mitigated through careful design.	Amber
Biodiversity & Geodiversity	Amber	Potential impact on the presence of any protected species, however these could be reasonably mitigated.	Amber
Historic Environment	Green	5 Grade II Listed Buildings are located within 200meters of the site.  <b>NCC HES - Amber</b>	Amber
Open Space	Green	Development of the site would not result in the loss of any open space.	Green
Transport and Roads	Red	Potential impact on local network and concerns regarding provision of a suitable and safe access.  <b>NCC HIGHWAYS - Red</b> Limited site access frontage with no prospect of safe access. Local road network is restricted in width and lacks footway. No continuous footway to catchment school.	Amber
Neighbouring Land Uses	Amber	Located within a predominantly residential area.	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is well concealed from views towards any listed building	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Site benefits from an existing access however the quality of road in which it egresses from, is poor. Potential visibility issues	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Grass land	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)	Flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	The boundary to the access point consist of mature trees The site itself is bounded by mature hedging	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No visible pounds Site appears well maintained.	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)	Overheads cable running to the south of the site	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The views out of the site to the north are open countryside	Not applicable



Site Visit Observations	Comments	Site Score (R/ A/ G)
<b>Initial site visit conclusion</b> (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 set back from the road and sits behind residential dwellings with rear garden to the south of the site. Whilst there is an existing access, The Street does not appear suitable for additional traffic. Visibility is also poor and there no footpath provision for the entirety of Tharston.	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)
Norwich Policy Area (NPA)		
<b>Conclusion</b>	Does not conflict with existing or proposed land use designations	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private owner. Promotor is owner.	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

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	The promoter has confirmed that the site is deliverable.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvement likely to be required – NCC Highways to advise.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No affordable housing has been put forward as part of the original submission. Promoter has acknowledged that the delivery for affordable could be viable for 12-25 dwellings.  No viability information submitted to date.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	The Parish Council have expressed an interest for a village hall and a play area.	

## Part 7 - Conclusion

### **Suitability**

The site is considered a suitable size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings located off The Street, however the development of the site would appear as unsuitable back land development. Road upgrading would be required to achieve a safe and suitable site access will be required. There are also potential issues with the adequacy of the local network to accommodate development of the site. Heritage impacts have also need noted.

### **Site Visit Observations**

The Street is a relatively narrow road where large amount of traffic could cause highway issues. The section of The Street where the site can be accessed has poor visibility and would require upgrading. The site appears to share an access point onto The Street with the neighbouring dwelling to the east.

### **Local Plan Designations**

No conflicting Local Plan designations.

### **Availability**

The site is promoted by Agent on behalf of Landowner and appears available based on the information provided.

### **Achievability**

The site is unachievable due to highway safety and providing a safe means of access.

### **OVERALL CONCLUSION:**

Development of the site would represent backland development that would have a poor relationship with existing development. Whilst there is an existing access, The Street does not appear suitable for additional traffic nor can an adequate visibility splay be provided due to the limited site frontage. It is not considered possible to create a safe access to the site and it is also noted that there is no footpath provision for the entirety of Tharston. Development in this location would also have an impact on the listed buildings located within proximity of the site.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 11 November 2020

SN0566

Part 1 - Site Details

Detail	Comments
Site Reference	SN0566
Site address	Land north of The Street, Flordon
Current planning status (including previous planning policy status)	Unallocated
Planning History	<ul style="list-style-type: none"> <li>Full - 2019/2014- 14 dwellings with village green (withdrawn)</li> </ul> Full - 2020/1920 - Erection of 9 bungalows to include public green and toddler play park and nature trail
Site size, hectares (as promoted)	1.14ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site - Approximately between 11 and 25 dwellings and open space (village green)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	11 dwellings - put forward under GNLP Density= 9.64dph  Note: Village green area (plus wildlife area to east) = 0.38ha
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

Is the site located in, or does the site include:	Response
Locally Designated Green Space	No

### Part 3 - Suitability Assessment

#### **HELAA Score:**

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

#### **Site Score:**

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

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

#### **SUITABILITY ASSESSMENT**

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access direct via The Street to the south. Access would need upgrading. A new lychgate is also proposed with a new pedestrian footpath (connecting site to Church).</p> <p>HELAA: Highway concerns raised</p> <p><b>NCC HIGHWAYS</b> – Amber. Acceptable access should be achievable but would require removal of all frontage hedging/trees to provide visibility round the bend, would also require 2.0m wide frontage footway and carriageway widening to a minimum of 5.5m. No safe walking route available to catchment school, or local facilities. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes.</p>	Amber
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Hapton Primary School – 2500 meters from site</p> <p>Nearest supermarket: Co-op, Mulbarton – 4000 meters from site</p> <p>Limited employment opportunities within Flordon; mushroom factory, agricultural including horse sanctuary</p> <p>Limited bus services: 2 times daily to Norwich Bus stop located to the east along Station Road</p> <p>Tasburgh is within close proximity</p>	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<b>Part 2:</b> Part 1 facilities, plus o Village/ community hall o Public house/ café o Preschool facilities o Formal sports/ recreation facilities		Community Hall – 300 meters from site  Small children's play area/field- 250 meters from site	Amber
Utilities Capacity	Green	No known constraints - under application 2019/2014-Anglian Water commented: Foul drainage – catchment of Saxlingham Water Recycling Centre that will have available capacity.  Capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises all key facilities are available to the site. Query relating to gas connectivity. AW advise sewer crosses the site.	Amber
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type ( <i>Land Use Consultants 2001</i> )	Not applicable	Tributary Farmland	Not applicable

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B1 Tas Tributary Farmland and the southern section is covered by A1-Tas Rural River Valley landscape character area.  ALC – Grade 3	
Overall Landscape Assessment	Red	Detrimental impact on landscape character could be mitigated through design and landscape treatment. The design of the dwellings would need to be sensitive to the character of the village.	Amber
Townscape	Red	Potential impact - character could be mitigated through design	Amber
Biodiversity & Geodiversity	Amber	Potential impact on reptiles and potential presence of protected species within site but this could be mitigated.	Amber



Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Red	<p>Site lies in close proximity to Flordon's medieval parish church (Grade II LB) – potential that heritage assets with archaeological interest will be buried/present. Technical Officer to comment on the impact on the heritage asset.</p> <p>(Technical comments on recent applications indicate the potential presence of heritage assets with archaeological interest – if the site progresses further then the policy should be drafted to reflect this.)</p> <p><b>NCC HERITAGE OFFICER</b> A lot of discussion regarding the issues of this site. The design proposals that have so far been put forward have some design issues. Impact on rural setting of the church. Benefits have been put forward in attempt to outweigh issues. There are issues with land levels and access – it is not a straightforward site to develop – Townscape and Heritage would be amber – however I would suggest that this is a reasonable alternative to SN4048SL as that site appears a lot more straightforward.</p>	Amber
Open Space	Green	<p>Development of the site would not result in the loss of any open space.</p> <p>The site includes a designate area for a village green.</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	<p>Potential impact on local network. Note NCC Highways objection to the recent application 2019/2014.</p> <p><b>NCC HIGHWAYS – Red.</b>  Acceptable access should be achievable but would require removal of all frontage hedging/trees to provide visibility round the bend, would also require 2.0m wide frontage footway and carriageway widening to a minimum of 5.5m. No safe walking route available to catchment school, or local facilities. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes.</p>	Red
Neighbouring Land Uses	Green	<p>Existing residential development to the north and west. St Michaels Church to the north east corner. Agricultural farmland to the east. The Street to the south.</p>	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	St Michaels Church is located to the west. This heritage asset sits higher in the landscape compared to the site which is situated lower. There is a relatively significant drop in levels.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	No visible existing access to site Footpath runs to the southern boundary (site side). This footpath runs the entirety of the Street Work/factory site access located to the south of the site (this is for emergency and staff vehicles only)	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Disused scrub land	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)	Unable to confirm due to overgrown vegetation cover, however it appears to be relatively flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature trees and hedging to all boundaries	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Mature trees to southern boundary	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 visible evidence	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	Overgrown vegetation restricts immediate views however the site sits lower than the residential development to the north (including LB church) therefore views into the site from this level would be more visible.  PROW runs to the south of the site	Not applicable
<b>Initial site visit conclusion</b> (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)	Large vegetation cover may restrict development and/or large number of trees would need to be removed to enable development. Situating within a residential area with an existing footpath running to the south of the site that would connect the site to the village.	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)
Norwich Policy Area		
Yare/Tas River Valleys		
<b>Conclusion</b>	Does not conflict with existing or proposed land use designations	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private ownership. Promotor is owner.	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. Site is actively being pursued. Application submitted on site for 9 bungalows (currently invalid). Applicant is engaging with stakeholders i.e. English Heritage to determine principle.	Green

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	The promoter has confirmed that the site is deliverable and is actively pursuing a planning application on the site.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvements likely to be required – NCC Highways to advise	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No viability information submitted to date.  (Under 2020/ 1920 application the applicant suggests that the provision of affordable housing would render the scheme unviable however note that this is for a lower number of dwellings)	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Yes – the proposed Village Green/play area	

## Part 7 - Conclusion

### **Suitability**

With a small reduction in area the site is of an appropriate size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings. Development of the site will impact on the adjacent listed building and potential highways concerns have been identified.

### **Site Visit Observations**

Site is largely overgrown/potential requirement to remove trees.  
Exiting footpath to the south of the site.

### **Local Plan Designations**

Within open Countryside and adjacent to development boundary of Flordon. The site is located within a River Valley.

### **Availability**

The site is promoted by the landowner and appears available based on the information provided.

### **Achievability**

The site is considered to be achievable, subject to overcoming highways concerns.

### **OVERALL CONCLUSION:**

The site is considered to be unreasonable for allocation. Flordon has limited services and accessibility to services elsewhere is very limited. Whilst the site benefits from a new footpath to the south, this footpath stops to the north of the village and therefore there is no potential safe walking route to the Primary School in Hapton. There are also landscape and heritage concerns; St Michaels Church (Grade I LB) to the north east corner of the site.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 11 November 2020

## SN1051

### Part 1 - Site Details

Detail	Comments
Site Reference	SN1051
Site address	Land at The Street Tharston NR15 2YP
Current planning status (including previous planning policy status)	Unallocated
Planning History	N/A
Site size, hectares (as promoted)	0.5ha
Promoted Site Use, including (e) Allocated site (f) SL extension	SL extension to include land for residential development of approximately between 5-10 dwellings.
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	5 dwellings = 10dph 10 dwellings = 20dph
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	<p>A new access via The Street would be required. No footpath along The Street.</p> <p><b>NCC HIGHWAYS</b> – Access would require localised carriageway widening to 5.5m, 2m wide frontage footway and removal of existing frontage trees. However, local road network is restricted in width and lacks footway provision. No continuous footway to catchment primary school.</p> <p><b>NCC HIGHWAYS</b> – the catchment school is Manor Field in Long Stratton rather than Hapton. The road network in the vicinity of the site is very poor. Likely to object to even a single dwelling, therefore not a suitable location to put a new Settlement Limit</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Red	<p>Hapton Primary School – 3379 meters from site.</p> <p>Within close proximity to Long Stratton:</p> <p>Long Stratton High School – 1800m from the site</p> <p>Post Office – 2000m from the site</p>	Amber
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		<p>Within close proximity to Long Stratton:</p> <p>Long Stratton Nursery – 2100 meters from site</p> <p>Leisure centre – 2000 meters from site</p>	Amber
Utilities Capacity	Amber	To be confirmed through consultation	Amber
Utilities Infrastructure	Green	Promoter advises that all key services are available to site. Query over mains sewage and gas supply.	Amber
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues.	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type ( <i>Land Use Consultants 2001</i> )	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B1 – Tas Tributary Farmland  ALC = Grade 3	Green
Overall Landscape Assessment	Green	<p>Site not within an area of significance. Any potential harm could be mitigated through careful design and landscaping.</p> <p><b>SNC LANDSCAPE AND TREE OFFICER</b>  This site is problematic – there is a possible conflict with Policy DM4.5 as well as issues relating to roadside trees and visibility. These trees are potential TPO trees.</p>	Amber
Townscape	Amber	Potential impact which could be mitigated against.	Amber
Biodiversity & Geodiversity	Green	Potential impact on the protected presence of protected species. A pond is noted to be within 500 meters to the east of the site.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Amber	<p>Potential impact on nearby (within 100 metres of site) listed buildings. This could be mitigated through careful design and proposed landscaping.</p> <p><b>SNC HERITAGE OFFICER -</b> In townscape terms village is mainly linear – although a farm to west. Development would need to be further back into site. Existing development already encloses site and it would be well screened by the curtilages of houses to the east. Listed building (Church Farm Cottage) to east but set within grounds but principal elevations face east and south towards street/church with outbuilding to the rear/west – so impact on setting could be reasonably mitigated.</p> <p><b>NCC HES - Amber</b></p>	Amber
Open Space	Green	Development of the site would not result in the loss of any open space.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Red	<p>New access would need to be provided; potential impact on local network.</p> <p><b>NCC HIGHWAYS</b> – Access would require localised carriageway widening to 5.5m, 2m wide frontage footway and removal of existing frontage trees. However, local road network is restricted in width and lacks footway provision. No continuous footway to catchment primary school.</p> <p><b>UPDATED NCC HIGHWAYS</b> – the catchment school is Manor Field in Long Stratton rather than Hapton. The road network in the vicinity of the site is very poor. Likely to object to even a single dwelling, therefore not a suitable location to put a new Settlement Limit</p>	Amber
Neighbouring Land Uses	Green	The site is bounded to the north and south east by residential development.	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed Building located to the east – restricted from view due to existing residential development within Tharston	Not applicable
Is safe access achievable into the site? Any additional highways observations?	No existing access; access could be achieved via The Street to the south. Potentially good visibility Existing verge between road and site, including a passing place.	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)	Agricultural to the north and south Residential to the west	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	There are several semi-mature trees on the site frontage, and established hedges and trees to the side boundaries.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Large and mature trees to the south east and west. No visible ponds	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)	Nonvisible	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views out of the site to the north are open countryside. Views are limited to the south, west and east by vegetated boundaries.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
<b>Initial site visit conclusion</b> (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)	Located on the edge of the Tharston so would appear well related to the existing settlement. No access, however a new access is achievable.	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)
Norwich Policy Area (NPA)		
<b>Conclusion</b>	Does not conflict with existing or proposed land use designations	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private ownership	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

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	The promoter has confirmed that the site is deliverable.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvements likely to be required – NCC Highways to advise.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Landowner has acknowledged that there are likely to be policy requirements such as affordable housing provision. Confirmed site to still be viable for proposed use taking into account the policy requirements and CIL.  No viability assessment has been submitted.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	The Parish Council have expressed an interest for a village hall and play area.	



## Part 7 - Conclusion

### **Suitability**

The site is well related to the existing settlement and adjacent to existing dwellings located off The Street and therefore would lend itself to a SL extension. Development of the site will impact on the adjacent listed building and could potentially impact on the presence of any protected species. A new site access will be required where highways have raised concern that this is not feasible. There are also potential issues with the adequacy of the local network to accommodate development of the site.

### **Site Visit Observations**

The site is well connected to the village to the east. The site would lend itself to SL extension provided safe access would be achieved.

### **Local Plan Designations**

There are no conflicting LP designations.

### **Availability**

The site is promoted by Agent on behalf of Landowner and appears available based on the information provided.

### **Achievability**

No further issues identified.

### **OVERALL CONCLUSION:**

The site is considered to be an unreasonable extension to the existing settlement limit due to highway concerns. Access to the site would require localised carriageway widening to 5.5m, 2m wide frontage footway and removal of existing frontage trees (these trees may have TPOs). However, the local road network is restricted in width and lacks a footway provision. There is no continuous footway to catchment primary school (the catchment school is Manor Field in Long Stratton rather than Hapton). Heritage impacts have also been identified, however the impact of development on the setting of the LB (Church Farm Cottage) could be reasonably mitigated.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 11 November 2020

SN2147

Part 1 - Site Details

Detail	Comments
Site Reference	SN2147
Site address	Land East of Greenways, Flordon, NR15 1QL
Current planning status (including previous planning policy status)	Unallocated
Planning History	N/A (none post current local plan)
Site size, hectares (as promoted)	0.4 ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site - Residential development (number unspecified)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	12dph
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	<p>Existing access via Greenways to the east. No footpath along Greenways</p> <p>HELAA: Highways Authority concerns raised concerns regarding the unsuitability of the road network</p> <p><b>NCC HIGHWAYS –</b> Access could be achieved with road widening and frontage footway, would require total removal of hedge and trees at site frontage. Greenway south of the site is narrow with no footway, visibility at its junction with Station Road is limited by a bridge structure. The local network is unsuitable for development traffic without scope for sufficient improvement. No safe walking route to the catchment school. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes.</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Hapton Primary school – 2800m from site</p> <p>Limited Employment opportunities within Flordon: mushroom factory, agricultural including horse sanctuary</p> <p>Limited bus services: 2 times daily to Norwich.</p> <p>Nearest bus stop located to the south east at an approximate distance of 470meters along Station Road.</p> <p>Within close proximity to Tasburgh.</p> <p>HELAA: Lack of services within an accessible distance from Flordon and the bus service is the only core service within an accessible distance to the site.</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>		<p>Community Hall- 1000 meters from site</p> <p>Pre-School –3000 meters</p> <p>Primary School – 3200meters</p>	Amber
Utilities Capacity	Green	No known constraints. Site would be subject to confirmation via consultation.	
Utilities Infrastructure	Green	Promoter advises all key facilities are available to the site. Query relating to gas connectivity.	
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	No known constraints	
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk	

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> )		Tas Rural River Valley (A1)  ALC-Grade 3	
Overall Landscape Assessment	Amber	Potential Impact – Loss of open countryside.	Amber
Townscape	Green	Potential Impact – could be mitigated through careful design	Amber
Biodiversity & Geodiversity	Amber	<p>Potential impact on potential presence of protected species within site but this could be mitigated.</p> <p>HELAA: Site is located adjacent to woodland, ecological constraints relate to the site's proximity to habitats around the River Tas.</p> <p>The site is within the 3,000 metre buffer distance to SAC (Special Area of Conservation) and SSSI (Sites of Special Scientific Importance) designations.</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Green	<p>Rainthorpe Hall, Historic Park and Garden (Grade II) located 650metres to the east.</p> <p>The Old Rectory Grade II Listed Building 350metres to the south.</p> <p>Technical Officer to comment on the impact on the heritage assets.</p>	Amber
Open Space	Green	Development of the site would not result in the loss of any open space.	Green
Transport and Roads	Amber	<p>Potential impact on local network. Greenway lane is narrow and has now footpath provision</p> <p>HELAA: Highways Authority has raised concerns about the unsuitability of the road network.</p> <p><b>NCC HIGHWAYS</b> – Red.</p> <p>Access could be achieved with road widening and frontage footway, would require total removal of hedge and trees at site frontage. Greenway south of the site is narrow with no footway, visibility at its junction with Station Road is limited by a bridge structure. The local network is unsuitable for development traffic without scope for sufficient improvement. No safe walking route to the catchment school. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes.</p>	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Amber	Land to the south is unused and overgrown land. Further to the south is residential development Land to the north occupies a number of outbuildings used as storage.	Amber



#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is relatively open	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access to the north of the site (gated) – would need to confirm where access to the site could be achieved here. Greenway Lane is narrow National speed limit No footpath.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Storage – demolition of shed and stables required.	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential Static caravan to the north Agricultural to the west	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Flat Site sits higher than the highway	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Minimal boundary to the west – wire fence and broken hedges Eastern boundary – dense hedging/trees.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No visible pounds Hedging and trees to the east – does not appear to be significant	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)	Nonvisible	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is relatively open to the west	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
<b>Initial site visit conclusion</b> (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 access options. Greenway lane does not appear suitable for additional traffic. No footpath Site is relatively clear from vegetation and appears maintained, however exiting structures would need to be removed.	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)
Norwich Policy Area (NPA)		
<b>Conclusion</b>	Does not conflict with existing or proposed land use designations	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private – part owner of the site (multiple land owners)	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Landowner is also promotor No developer on board at this stage	Not applicable
When might the site be available for development?	Immediately. No details submitted by the promoter of the site.	Green

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	The promoter has confirmed that the site is deliverable but not provided any supporting information/evidence.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvements likely to be required – NCC Highways to advice.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Expected to be policy compliant. No viability information submitted to date.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Limited other than affordable provision. No further information has been submitted.	

## Part 7 - Conclusion

### **Suitability**

The site is 0.4ha in size and is considered an appropriate size for allocation. The site is well related to the existing settlement and approximately 100m to the north of existing residential development. Highways have raised concerns with potential impacts created on the local road network and whether an adequate site access can be achieved.

### **Site Visit Observations**

The site would have limited access option; Greenway Lane is narrow and would require upgrading. The footpath that runs through the village stops at the start of Greenway Lane to the south.

### **Local Plan Designations**

There are no conflicting LP designations.

### **Availability**

The site is promoted by one of the landowners and appears available based on the information provided.

### **Achievability**

The site is considered to be achievable, subject to overcoming highways concerns.

### **OVERALL CONCLUSION:**

The site is considered to be unsuitable for allocation due to its physical separation from the main settlement, access issues and the adverse impact development would have on the townscape. Whilst an extension of the existing footpath could be created it would require the use of land which is either highway verge or in third party land ownership. It would also require total removal of hedge and trees along the site frontage. Greenway is narrow with no footway and visibility at its junction with Station Road is limited by a bridge. The site is also detached from the village and the existing residential dwellings to the south.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 11 November 2020

## SN4048SL

### Part 1 - Site Details

Detail	Comments
Site Reference	SN4048SL
Site address	Land to the north of The Street, Hapton
Current planning status (including previous planning policy status)	Unallocated
Planning History	N/A
Site size, hectares (as promoted)	0.48 ha
Promoted Site Use, including (i) Allocated site (j) SL extension	Allocated site for residential development of up to 25 dwellings (mix of private and affordable)  SL Extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	12dph
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**

<b>Constraint</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Access to the site	Amber	No existing access; access would be required via The Street to the south.  Footpath runs from the south west corner of the site and continues along The Street to the School.  <b>NCC HIGHWAYS</b> OK in highways terms- immediately adjacent to the primary school	Amber
Accessibility to local services and facilities  <i>Part 1:</i> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	Primary school – 250meters from site Limited employment opportunities: vehicle service centre	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<b>Part 2:</b> Part 1 facilities, plus <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>			Red
Utilities Capacity	Amber	No known constraints.	Amber
Utilities Infrastructure	Amber	Promoter advises that other than all other key services are readily available. Query raised over gas connection. AW advise sewers crossing the site.	Amber
Better Broadband for Norfolk		Site is within an area already served by faster available broadband technology.	Green
Identified ORSTED Cable Route		The site is not within an area affected by the ORSTED cable route.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues.	Green
Flood Risk	Green	Site is within Flood Zone 1 with no identified surface water flood risk.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type ( <i>Land Use Consultants 2001</i> )	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B1- Tas Tributary Farmland ALC – Grade 3	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Impact on landscape could be mitigated through design and landscape treatment.  <b>SNC LANDSCAPE OFFICER</b> - There is a change of levels across the site and new hedgerow planting associated with Redwings. Planting across the site relates to the restoration of historic field patterns (1998/1022)	Amber
Townscape	Amber	Potential impact of the character could be mitigated through careful design.  <b>SNC HERITAGE OFFICER</b> – Amber Townscape – no real issue except numbers and density proposed. Appears a sensible and straightforward site for linear development – however 25 dwellings too ambitious.	Amber
Biodiversity & Geodiversity	Amber	Site is well maintained. Potential impact on the presence of any protected species, however these could be reasonably mitigated.	Amber
Historic Environment	Amber	5 grade II Listed Buildings within 300 meters of the site (to the west).  <b>SNC HERITAGE OFFICER</b> - Green Heritage Assets are some distance away and their setting not affected.	Green
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Amber	Potential access on local network.	Amber
Neighbouring Land Uses	Green	To the north and east is further agricultural land (grazing) Located to the south is an existing substation. Located to the west is residential development.	Green



#### Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed buildings within the village to the west. These are clusters together within existing residential development.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	No existing access via The Street- new access would be required. Good visibility Existing verge to the south of the site Existing footpath to the south west – this links the village to the school.  There is a footpath that runs to the western boundary – this links the village to the redwings sanctuary.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Maintained grass/meadow land	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)	The site is set higher than The Street. There is an embankment on the southern side The site itself is relatively flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is bounded by wooden fencing Footpath runs to the west which runs to the Redwings sanctuary.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Open views into the countryside to the north No visible pounds Site is well maintained	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)	Telegraph poles located to the southern boundary – the lines run to the eastern section of the site.	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 to the north are relatively open. The site is situated within a residential area where the impact of the landscape could be mitigated against. The most prominent views will be to the north and this view is towards the open countryside.	Not applicable
<b>Initial site visit conclusion</b> (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)	Minimal site constraints. A new access will be required via The Street there this is subject to highway approval. The site is well connected to the existing village and has the potential to offer a safe walking route to the school.	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)
Norwich Policy Area (NPA)		
B1- Tas Tributary Farmland		
<b>Conclusion</b>	Does not conflict with existing or proposed land use designations	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private and sole owner.	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. The landowner (Redwings Horse Sanctuary) owns the land to the north and west of the site.	Green

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

## Part 7 - Conclusion

### **Suitability**

The site has been promoted for a high-density form of development that would be an appropriate scale in the locality. It has therefore been assessed as a potential settlement limit extension, subject to a reduction in number of dwellings. The site is well related to the existing settlement of Hapton and adjacent to the south and west to existing residential dwellings. It has been noted that there is a significant change of levels across the site which may impact on creating a new access.

### **Site Visit Observations**

The site has no existing visible access; however, access could be achieved via The Street to the south. The site is well maintained, previously used for agricultural. No significant visible site constraints.

### **Local Plan Designations**

Within open Countryside and adjacent to development boundary of Hapton.

### **Availability**

The site is promoted by the landowner and appears available based on the information provided.

### **Achievability**

No further issues have been identified.

### **OVERALL CONCLUSION:**

The site was originally proposed as a Settlement Limit Extension. However, it is only under the 0.5ha threshold and therefore considered suitable for a small allocation. The allocation of the site will require the creation of a new Settlement Limit for Hapton. The site is reasonably well connected and related to the main settlement, including the primary school where there is an existing footpath from the site to the school. The site is considered as an appropriate location for linear development, subject to creating a safe access which addresses the significant change of level from the site to the highway. Whilst heritage assets (listed buildings) have been identified, it has been acknowledged that they are at a distance where their setting would not be affected by development. There are few constraints.

**Preferred Site:** Yes

**Reasonable Alternative:**

**Rejected:**

Date Completed: 11 November 2020

## SN5043

### Part 1 - Site Details

Detail	Comments
Site Reference	SN5043
Site address	Land south of Station Road (and St Michael's View), Flordon
Current planning status (including previous planning policy status)	Largely outside development boundary
Planning History	1979/2313/O and 1980/3590/D for 1 dwelling approved, not built.
Site size, hectares (as promoted)	0.77
Promoted Site Use, including (k) Allocated site (l) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 on part inside development boundary & 11 on rest of site due to sewer easement.
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	Existing access onto Station Road. Needs assessing by Highway Authority as it is single track and lies at an acute angle to frontage. No footpath along Station Rd.  <b>NCC Highways</b> – Red. Not clear access to the highway is achievable in an acceptable form. Catchment school remote from site with no footway, no sustainable link to village.	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Hapton Primary school – 3,000m from site</p> <p>Nearest supermarket: Co-op, Mulbarton – 3,500 metres from site</p> <p>Limited Employment opportunities within Flordon: mushroom factory, agricultural, horse sanctuary</p> <p>Limited bus services: 2 times daily to Norwich. Nearest bus stop located to the south east at an approximate distance of 80 metres east along Station Road.</p> <p>In close proximity to Tasburgh.</p> <p>HELAA: Lack of services within an accessible distance from Flordon and the bus service is the only core service within an accessible distance to the site.</p>	N/A
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>	N/A	<p>Community Hall – 880 metres from site</p> <p>Small children’s play area/field- 770 metres from site</p>	Amber
Utilities Capacity	Amber	Capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises that an Anglian Water foul sewer runs along the entirety of the western boundary of the site and through the access. This would restrict any new homes or other buildings being placed within 3m of the sewer.	Amber
Better Broadband for Norfolk	N/A	Site is within an area already served by faster available broadband technology.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Identified ORSTED Cable Route	N/A	The site is not within an area affected by the ORSTED cable route	Green
Contamination & ground stability	Green	<p>No evidence of contamination, unlikely given grassland use of site.</p> <p><b>NCC Minerals &amp; Waste</b> - site under 1ha underlain or partially underlain by safeguarded sand and gravel resources. If this site were to go forward as an allocation then information that - 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, should be included within any allocation policy.</p>	Green
Flood Risk	Green	<p>Site is within Flood Zone 1 with no identified surface water flood risk.</p> <p><b>LLFA</b> – Green. Few or no constraints. Standard information required at planning stage. The site is within proximity of a known record of anecdotal internal flooding on Low Road. We advise this is considered in the site assessment.</p> <p><b>Environment Agency:</b> Green</p>	Green



Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	B1 Tas Tributary Farmland; small area to north and the southern section is covered by;  A1-Tas Rural River Valley landscape character area.	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland  Rural River Valley  Agricultural Land Classification Grade 3	N/A
Overall Landscape Assessment	Green	The site encroaches into the wider landscape and would impact on the river valley.	Red
Townscape	Red	The front of the site is in the development boundary and an application could be submitted to determine if it could accommodate a dwelling. This would be in keeping with the existing form and character with larger detached properties and landscaped areas but a larger number of dwellings to the south would not reflect the existing built-form.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Amber	<p>Some habitat present in hedges and trees that would need investigating.</p> <p><b>NCC Ecologist:</b> Amber. Residential development of 100 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas requires consultation with Natural England. No priority habitat onsite (identified on MAGIC). Site within GI corridor and amber risk zone for great crested newts. No PROW nearby.</p>	Amber
Historic Environment	Green	<p>No designated heritage assets; no negative impact.</p> <p><b>HES</b> – Amber. Site of former windmill.</p>	Amber
Open Space	Green	No	Green
Transport and Roads	Amber	<p>Potential impact on local rural network.</p> <p>Await Highway Officer consult.</p> <p><b>NCC Highways</b> – Red. Not clear access to the highway is achievable in an acceptable form. Catchment school remote from site with no footway, no sustainable link to village.</p>	Red
Neighbouring Land Uses	Green	Residential along frontage of Station Road to north. Cricket ground to east and agricultural to south and west.	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on any listed building or other heritage asset. Does not relate well to existing development with large plots set back but generally fronting Station Road. It encroaches beyond the line of development to the south into the river valley landscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access set back from frontage at narrowest part of site – would need to be assessed by Highway Authority.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused grassland, with small building.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential, agricultural and cricket ground – all compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Sloping	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows & trees.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees to north near access and mature hedge/trees on boundary.	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)	National Grid Overhead lines with towers and buffer running to east outside of site. Would need checking.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	No views into the site from the road frontage.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
<b>Initial site visit conclusion</b> (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)	This is a significant change from the existing pattern of development and would have an impact on the townscape as well as the wider landscape.	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)
Norwich Policy Area		
Rural River Valley		
<b>Conclusion</b>	Would have an impact on The Tas River Valley.	Amber

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No – but enquiries received.	N/A
When might the site be available for development?	Immediately/within 5 years	Green

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	No. The promoted states that an application is being pursued on the part of the site within the development boundary, no Enquiry received.	Amber
Are on-site/off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Possible access improvements.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it would be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

## Part 7 - Conclusion

### **Suitability**

The site is considered a suitable size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings located off Station Road, however the development of the site would appear as unsuitable back land development.

### **Site Visit Observations**

This is a significant change from the existing pattern of development and would have an impact on the townscape as well as the wider landscape.

### **Local Plan Designations**

The most northern part of the site falls within the settlement boundary, the rest is located outside it. The site is also located in the Tas River Valley.

### **Availability**

The site is promoted by Agent on behalf of Landowner and appears available within 5 years, based on the information provided.

### **Achievability**

No further constraints identified.

### **OVERALL CONCLUSION:**

The site is considered to be **UNREASONABLE** option for allocation. Development of the site would represent a type of backland development that would have a poor relationship with existing development and appear at odds with the built form. The Highway Authority have also raised concerns with the access proposal onto Station Road as this is a single track which lies at an acute angle to the site frontage. The site is also remote from the school with no footpath link to the village.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected:** Yes

Date Completed: 12 May 2022

## SN5044

### Part 1 - Site Details

Detail	Comments
Site Reference	SN5044
Site address	Land east of St Michael's View, Flordon
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1974/1265/F for 1 dwelling refused 10/12/1974.
Site size, hectares (as promoted)	0.81
Promoted Site Use, including (m) Allocated site (n) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	20-24
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**

<b>Constraint</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Access to the site	Amber	<p>The promoter advises that the site benefits from a right of access from the cul-de-sac at the bottom of St. Michaels view, heading east to a gated access into the site. This would need to be confirmed and would require up-grading.</p> <p><b>NCC Highways</b> – Red. Remote from highway. Remote from services &amp; no walking route to school.</p>	Red



Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	<p>Hapton Primary School – 3,000m</p> <p>Nearest supermarket: Co-op, Mulbarton – 3,500 metres from site</p> <p>Very limited employment opportunities within Flordon; mushroom factory, agricultural, horse sanctuary</p> <p>Limited bus services: 2 times daily to Norwich. Bus stop located to the east along Station Road</p> <p>HELAA: Lack of services within an accessible distance from Flordon and the bus service is the only core service within an accessible distance to the site.</p>	Amber
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>○ Village/ community hall</li> <li>○ Public house/ café</li> <li>○ Preschool facilities</li> <li>○ Formal sports/ recreation facilities</li> </ul>	N/A	<p>Community Hall – 450 metres from site</p> <p>Small children’s play area/field- 500 metres from site</p>	Amber
Utilities Capacity	Amber	To be confirmed. No known constraints.	Amber
Utilities Infrastructure	Amber	Promoter does not consider there to be infrastructure constraints.	Amber
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	Development of the site does not conflict with any existing or proposed land use designations.	Green
Contamination & ground stability	Green	No known contamination or ground stability issues, unlikely given existing use as scrubland.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	<p>Site is within Flood Zone 1 with no identified surface water flood risk except a very small area at very low risk at top north-east corner and eastern boundary.</p> <p><b>LLFA</b> – Green. Few or no constraints, on-site flood risk is very minor on the site boundary. Standard information required at planning stage.</p> <p><b>Environment Agency:</b> Green</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type ( <i>Land Use Consultants 2001</i> )	N/A	Tributary Farmland	N/A
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )	N/A	<p>B1 Tas Tributary Farmland</p> <p>Agricultural Land Classification Grade 3</p>	N/A
Overall Landscape Assessment	Green	Site is contained by strongly delineated boundaries and any detrimental impact on landscape character could be mitigated through design and landscape treatment.	Amber
Townscape	Amber	The design of the dwellings would need to be sensitive to the character of the village.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Amber	<p>No designations. Potential impact on reptiles and potential presence of protected species on land to south but this could be mitigated. Would need further investigation.</p> <p><b>NCC Ecologist:</b> Amber. Residential development of 100 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas requires consultation with Natural England. No priority habitat onsite (identified on MAGIC). Site within GI corridor and amber risk zone for great crested newts.</p> <p><b>Norfolk Wildlife Trust:</b> 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.</p>	Amber
Historic Environment	Amber	<p>Site lies in proximity to Flordon's medieval parish church (Grade II LB) – potential that heritage assets with archaeological interest could be present, would need investigation.</p> <p><b>HES</b> - Amber</p>	Amber
Open Space	Green	No.	Green
Transport and Roads	Red	<p>Likely negative impact on local rural network which is constrained with no footpaths or street lights along Long Lane.</p> <p><b>NCC Highways</b> – Red. Remote from highway. Remote from services &amp; no walking route to school.</p>	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

#### Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	St Michaels Church is located to the west.	N/A
Is safe access achievable into the site? Any additional highways observations?	Access from existing residential road, would pass all properties on St Michaels View.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Unused scrubland, appears as if some informal use taking place? If developed would be preferable to provide open/play space if appropriate.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to west. Would need care to northern end as it's adjacent to bungalows. Closest to south is a pair of semi-detached houses which would need to be mirrored.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Unknown	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature hedges. Fences to west with existing residential properties.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedges on boundaries are significant with potential habitat particularly when considering the mature trees to the south on the site. Would need further investigation.	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)	No evidence, no buildings on site.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views from existing properties to north-west over the site. Some views out of site with fields to north-east and south-east. Woodland to south-west.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009)	Site Score (R/ A/ G)
<b>Initial site visit conclusion</b> (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)	Adjacent to existing housing with no on-site constraints evident. However, concern about the remoteness from services with Hapton Primary School being over 3k and only a community hall and small play area being within walking distance. The local road network is narrow with no continual paths and no safe walking routes to the school.	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)
Norwich Policy Area		
<b>Conclusion</b>	Development of the site does not conflict with any existing or proposed land use designations.	Green

## Part 6 - Availability and Achievability

<b>AVAILABILITY ASSESSMENT</b> (in liaison with landowners)	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
Is the site in private/ public ownership?	Private	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No – but enquiries received.	N/A
When might the site be available for development?	Immediately	Green

<b>ACHIEVABILITY</b> (in liaison with landowners, and including viability)	<b>Comments</b>	<b>Site Score (R/A/G)</b>
Evidence submitted to support site deliverability? (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)	Highway improvements to access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated it will be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No.	N/A

## Part 7 - Conclusion

### **Suitability**

The site is of an appropriate size for allocation. The site is well related to the existing settlement and adjacent to existing dwellings. Development of the site will impact on the adjacent listed building and potential highways concerns have been identified.

### **Site Visit Observations**

Adjacent to existing housing with no on-site constraints evident. However, concern about the remoteness from services with Hapton Primary School being over 3k and only a community hall and small play area being within walking distance. The local road network is narrow with no continual paths and no safe walking routes to the school.

### **Local Plan Designations**

Within open Countryside and adjacent to development boundary of Flordon.

### **Availability**

The site is promoted by the landowner and appears available based on the information provided

### **Achievability**

The site is considered to be achievable, subject to overcoming highways concerns.

### **OVERALL CONCLUSION:**

The site is considered to be the **UNREASONABLE** for allocation. Flordon has limited services and accessibility to services elsewhere is very limited. The Highway Authority have raised concerns with the surrounding road network and access to the site; the local road network is narrow with no continual paths and no safe walking routes to the school. Access to the site is via an existing cul-de-sac which would not be suitable for additional traffic.. There are also landscape and heritage concerns; St Michaels Church (Grade I LB) to the south west corner of the site.

**Preferred Site:**

**Reasonable Alternative:**

**Rejected: Yes**

Date Completed: 29/04/2022