



Village Clusters Housing Allocations Plan

Site Assessments

Thurlton and Norton Subcourse

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SN0309

Part 1 - Site Details

Detail	Comments
Site Reference	SN0309
Site address	Land south of Loddon Road, Norton Subcourse
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	1.06ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Not specified (26dph)
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	NCC HIGHWAYS – Red. The road has restricted forward visibility, it is unlikely satisfactory accesses could be achieved without setting the development back and removing banks & hedges to improve visibility along Loddon Road, carriageway widening to 5.5m min and frontage footway of 2.0m width would also be required.	Amber
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	Village Shop 763m Bus stop within 455m on the bus route for 86 traveline Primary School 659m	

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 		Village Hall and Recreational ground 545m Public House 472m	Green
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water, sewage and electricity available to site. AW advise sewers cross this site.	Amber
Better Broadband for Norfolk		The site is within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Site is unaffected by the identified ORSTED cable route or substation location	Green
Contamination & ground stability	Green	The site is unlikely to be contaminated as an agricultural field and no known ground stability issues. NCC Minerals - Site over 1ha underlain or partially underlain by safeguarded sand and gravel resources. If these sites were to go forward as allocations then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	Green
Flood Risk	Green	Flood zone 1. Surface water flooding 1:00 through part of the site running north south, larger flow path 1:1000 across eastern part running north to south.	Amber

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 with Parkland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		C2 - Thurlton Tributary Farmland with Parkland	
Overall Landscape Assessment	Amber	Development would have a detrimental impact on landscape which may not be reasonably mitigated.	
Townscape	Amber	<p>The site is located in a distinctly rural part of the District on the edge of Norton Subcourse. This part is characterised by a more linear form of development. Development boundary is located on the opposite side of the road and adjacent to the east.</p> <p>Development would have a detrimental impact on townscape which could be reasonably mitigated. The density proposed is high given the character/context of the site, especially taking into consideration the constraints of the site with surface water flooding</p>	Amber
Biodiversity & Geodiversity	Amber	<p>Development may impact on protected species, but impact could be reasonably mitigated.</p> <p>Noted the proximity to the Broads.</p>	Amber
Historic Environment	Amber	Development could have detrimental impact on setting of nearby LB. St Mary and St Margaret's Church Grade 1 listed building is located to the west of the site separated by Church Road	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	Green	NCC HIGHWAYS – Red. The road has restricted forward visibility, it is unlikely satisfactory accesses could be achieved without setting the development back and removing banks & hedges to improve visibility along Loddon Road, carriageway widening to 5.5m min and frontage footway of 2.0m width would also be required.	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>Technical officer to assess impact on setting of LBs.</p> <p>The development would have a detrimental impact on townscape which could be reasonably mitigated. The density proposed is high given the character/context of the site. The site is opposite and adjacent to the development boundary.</p>	Not applicable
Is safe access achievable into the site? Any additional highways observations?	The road has restricted forward visibility, it is unlikely satisfactory accesses could be achieved without setting the development back and removing banks & hedges to improve visibility along Loddon Road, carriageway widening to 5.5m min and frontage footway of 2.0m width would also be required. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural grade 3	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)	East and west residential, open to the south with natural hedge boundary with substantial trees to the north	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Substantial trees and hedgerow to the site frontage which, with the banks, will likely to need removing to provide visibility	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Overhead lines north to south cutting across the site	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site clearly visible from the surrounding road network and in views across the open countryside.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
<p>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)</p>	<p>The site is located in a distinctly rural part of the District on the edge of Norton Subcourse. This part is characterised by a more linear form of development.</p> <p>This is a greenfield site with a long road frontage, opposite and adjacent to the existing development.</p> <p>It would represent a breakout to the west of the village. Development would have a detrimental impact on townscape which could be reasonably mitigated. The density proposed is high given the character/context of the site, especially taking into consideration the constraints of the site with surface water flooding.</p> <p>Views of the sites are afforded from the surrounding road network and across the open landscape. Therefore, the landscape harm may be more difficult to mitigate.</p> <p>The proximity of the Broads and the presence of veteran trees and hedgerows are constraints of the site.</p> <p>Development could have detrimental impact on setting of nearby LB. St Mary and St Margaret's Church Grade 1 listed building is located to the west of the site separated by Church Road, especially in longer views.</p>	Amber

Part 5 - Local Plan Designations

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

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with 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)	No	Not applicable
When might the site be available for development?	Immediately	Green

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

Part 7 - Conclusion

Suitability

Not considered suitable, due to potential adverse impacts on Heritage assets, landscape and highway safety.

Site Visit Observations

The site is located in a distinctly rural part of the District on the edge of Norton Subcourse. This part is characterised by a more linear form of development. This is a greenfield site with a long road frontage, opposite and adjacent to the existing development.

It would represent a breakout to the west of the village. Development would have a detrimental impact on townscape which could be reasonably mitigated. The density proposed is high given the character/context of the site, especially taking into consideration the constraints of the site with surface water flooding.

Views of the sites are afforded from the surrounding road network and across the open landscape. Therefore, the landscape harm may be more difficult to mitigate.

The proximity of the Broads and the presence of veteran trees and hedgerows are constraints. Development could have detrimental impact on setting of nearby LB. St Mary and St Margaret's Church Grade 1 listed building is located to the west of the site separated by Church Road, especially in longer views.

Local Plan Designations

Within open countryside.

Availability

Promoter has advised availability immediately.

Achievability

Overhead lines north to south cutting across the site.

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE**. The site is adjacent to the settlement limit where development is characterised by a linear form of development. However, the site is out of scale with the village and would extend into the landscape elongating the village in wider views to the west with a detrimental impact on the setting of the listed church. There is no continuous footpath back to the village and there would not be a safe walking route to school. The constraints of the site in respect of the ditch and surface water flooding reduces the developable area and frontage hedging would have to be removed for access.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26/01/2021

