



Village Clusters Housing Allocations Plan

Site Assessments

Wacton

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SN4029SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN4029SL
Site address	Wacton
Current planning status (including previous planning policy status)	Unallocated
Planning History	N.A
Site size, hectares (as promoted)	0.46ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Settlement Limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	
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>Existing access via Stratton Road – this is a shared access which also give access to the northern field.</p> <p>There is a Public Right of Way which runs along the north eastern boundary (outside of the site boundary).</p> <p>NCC HIGHWAYS – Red Substandard highway network. No safe walking routes.</p> <p>HIGHWAYS MEETING (Jan 2021) Limited footpaths in the village. On a sweeping bend, with potential forward visibility issues. Development would require significant highway works to the frontage – therefore issues with viability for a small development.</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"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	<p>Long Stratton Primary School-1950 meters from site</p> <p>Long Stratton High School – 2500 meters from site</p> <p>Limited employment opportunities within Wacton</p> <p>Bus stop/shelter – 150 meters from site</p>	Amber
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		<p>Village Hall and Playing field – 250 meters from site</p> <p>Long Stratton Leisure centre – 2700 meters from site</p>	Amber
Utilities Capacity	Amber	No known constraints.	Amber
Utilities Infrastructure	Green	Promoter advises that other than gas, all other key services are readily available.	Green
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. Small portion of the site (northern boundary) which is at low risk of surface water flooding	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	Amber
Overall Landscape Assessment	Amber	Detrimental impact on landscape could be mitigated through design and landscape treatment.	Amber
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 (CGN due to pond), however these could be reasonably mitigated. NCC ECOLOGY – SSSI IRZ. Adjacent to priority habitat (buffer suggested). Potential for protected species/habitat, and Biodiversity Net Gain	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Amber	<p>Within 200m: Wacton House - Grade II LB Church of All Saints – Grade I LB</p> <p>Wacton has a conservation area which borders the site by running along Stratton Road. The properties to the south west are not included within the conservation area.</p> <p>NCC HES - Amber</p> <p>SNC HERITAGE OFFICER In LB setting terms, Wacton House is to the north in quite a large curtilage, with outbuildings to the south which affect intervisibility between this site and the house, together with plenty of mature planting. I therefore consider that there will be minimal impact on the setting of the LB. Wacton House and its landscaped setting is however also included within the conservation area – and the setting is therefore a designated heritage asset in terms of being within the CA and contributing positively towards it.</p>	Amber
Open Space	Green	Development of the site would not result in the loss of any open space.	Green
Transport and Roads	Red	<p>Potential impact on local network and concerns regarding provision of a suitable and safe access.</p> <p>NCC HIGHWAYS - Red Substandard highway network. No safe walking route.</p>	Red
Neighbouring Land Uses	Amber	Residential dwellings are located to the north and west of the site. To the north east and south east of the site is agricultural land.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The Grade I LB church is not visible from the site.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Stratton Road is subject to a 30mph speed limit at this point – visibility appears to be achievable. There is no public footpath along Stratton Road. There is an existing footpath within Wacton; the footpath ends where Hall Road becomes Stratton Road (150 meters from the site). The dwellings located opposite the site have separate drives.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential dwellings are located to the north and west of the site. To the north east and south east of the site is agricultural land. No issues with overlooking.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Relatively flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mix of tress and hedgerow to all boundaries	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Small pond located to the north west corner.	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)	Overhead electricity lines crossing over south western corner of the site. These will be buried under ground.	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	The site is well screened via existing hedging and tree boundaries.	Not applicable
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is well screened and well related to the existing dwellings within Wacton. Access is not established and would need upgrading.	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 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

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)	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. No viability information submitted to date.	Amber
Are there any associated public benefits proposed as part of delivery of the site?		

Part 7 - Conclusion

Suitability

The site is of a suitable size for a SL limit extension, subject to securing a satisfactory access. There is a section to the north of the site which is at low risk of surface water flooding; the layout submitted with the rep takes this into account. Highways, Landscape and heritage constraints have also been identified.

Site Visit Observations

Road upgrading would be required to achieve a safe and suitable site access. There are also potential issues with the adequacy of the local network to accommodate development of the site. There is an existing footpath within Wacton; the footpath ends where Hall Road becomes Stratton Road (150 meters from the site).

Local Plan Designations

Within area defined as Countryside.

Availability

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

Achievability

The site is achievable, subject to highway requirements.

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE** due to access and highways issues, the impact upon the historic character and the detrimental townscape impact the development would have. The site is also at the limits of accessibility to services in terms of distance, a problem which is exacerbated by the lack of footways. Areas of the site are also affected by surface water flood risk.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 15 November 2020