

Hales, Heckingham, Langley with Hardley,  
Carlton St Peter, Claxton, Raveningham &  
Sisland Village Cluster  
Site Assessment Forms

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## SN Village Clusters Housing Allocations Document – Site Assessment Form

### Part 1 Site Details

<b>Site Reference</b>	SN0308
<b>Site address</b>	Land off Briar Lane, Hales
<b>Current planning status (including previous planning policy status)</b>	Unallocated
<b>Planning History</b>	<p>Site below to south: 2018/1934 Outline application for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space. Approved</p> <p>2015/0875 Variation of condition 2 of permission ref C/7/2013/7024 to regularise the site layout and 0.06 hectare extension of the site (eastwards). Hales Community Composting. 2013/2295 - Construction of a community composting scheme on existing farmland, including new vehicular access- NORFOLK COUNTY COUNCIL C/7/2013/7024.</p>
<b>Site size, hectares (as promoted)</b>	3.21Ha
<b>Promoted Site Use, including (a) Allocated site (b) SL extension</b>	Allocated site
<b>Promoted Site Density (if known – otherwise assume 25 dwellings/ha)</b>	Assume 25dph unspecified number of dwellings
<b>Greenfield/ Brownfield</b>	Greenfield

### Part 2 Absolute Constraints

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (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:	
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>Would not be feasible to provide visibility/acceptable access with limited frontage.</p> <p><b>NCC Highways</b> – Red, wouldn't be feasible to provide visibility/acceptable access with limited frontage. Briar La is highly constrained and unsuitable for development traffic. There is no safe walking route from the site to local amenities, including the catchment school located at Loddon.</p> <p><b>NCC Highways Meeting</b> - Previous comments relate to the larger site, accessed via Briar Lane. A smaller development accessed via the HAL1 allocation would be acceptable. Safe walking route to Loddon is available.</p>	Amber
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> <li>o Primary School</li> <li>o Secondary school</li> <li>o Local healthcare services</li> <li>o Retail services</li> <li>o Local employment opportunities</li> <li>o Peak-time public transport</li> </ul> <p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> <li>o Village/ community hall</li> <li>o Public house/ cafe</li> <li>o Preschool facilities</li> <li>o Formal sports/ recreation facilities</li> </ul>	Amber	<p>BP garage and shop 654m</p> <p>Bus stop within 359m is on the bus route for 86 traveline</p> <p>Hobart High school within 2.70km</p> <p>Primary School 3.20km</p> <p>Chet Valley medical Practice 3.20km</p>	
		<p>Village Hall 104m</p> <p>Masala Garden restaurant 340m</p> <p>1.93km from Loddon Industrial estate</p> <p>Loddon Town centre 2.80km</p>	Green
Utilities Capacity	Amber	<p>Wastewater infrastructure capacity should be confirmed</p> <p>AW advise sewers crossing the site</p>	Amber
Utilities Infrastructure	Green	Promoter advises water, sewage and electricity available to site.	Green

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  <b>NCC Mineral &amp; Waste</b> - sites over 1ha which are 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	Amber	Flood Zone 1. Surface water flooding 1:100, 1:30 and Flood Hazard upper most part of the site and around the existing pond in the northeast corner of the site; 1:1000 running from north to south covering the western part of the site,	Amber
<b>Impact</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
SN Landscape Type ( <i>Land Use Consultants 2001</i> )		Rural River Valley	
		Tributary Farmland	X
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B5 - Chet Tributary Farmland	

Overall Landscape Assessment	Green	<p>Development would have a detrimental impact on landscape which may not be reasonably mitigated.</p> <p><b>SNC Landscape Meeting</b> - development of a smaller site would be acceptable in landscape terms, especially in the context of the existing allocation. There may be an opportunity to connect footpaths to Briar Lane. A landscape assessment should be undertaken to assess where the boundaries of the site should sit.</p>	Amber
Townscape	Green	<p>Adjacent to the development boundary. 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. Consideration needs to be given to the recently consented site and Hales hospital redevelopment which already change the character of the village in this location.</p> <p><b>SNC Heritage &amp; Design</b> - Green.</p>	Amber
Biodiversity & Geodiversity	Green	<p>Development may impact on protected species, but the impact may be reasonably mitigated.</p> <p><b>NCC Ecology</b> – Green, SSSI IRZ. Site near Priority habitat - potential for Biodiversity Net Gain and enhancement.</p>	Amber

Historic Environment	Amber	<p>Development could have detrimental impact on setting of the former Hales hospital which is a grade II listed building but could be reasonably mitigated.</p> <p>Site identified as having archaeological records.</p> <p><b>SNC Heritage &amp; Design</b> - Amber, some impact on setting of listed former workhouse to the east but nothing significant, especially with existing permission to south.</p> <p><b>HES</b> - Amber</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>Wouldn't be feasible to provide visibility/acceptable access with limited frontage. Briar Lane is highly constrained and unsuitable for development traffic.</p> <p><b>NCC Highways</b> – Red, wouldn't be feasible to provide visibility/acceptable access with limited frontage. Briar La is highly constrained and unsuitable for development traffic. There is no safe walking route from the site to local amenities, including the catchment school located at Loddon.</p> <p><b>NCC Highways Meeting</b> - Previous comments relate to the larger site, accessed via Briar Lane. A smaller development accessed via the HAL1 allocation would be acceptable. Safe walking route to Loddon is available.</p>	Amber
Neighbouring Land Uses	Green	Residential and agricultural	Green



#### Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>Technical officer to assess impact on setting of Hales Hospital.</p> <p>The development would have a detrimental impact on townscape which could be reasonably mitigated.</p> <p>The density proposed is high given the character/context of the site.</p>	
Is safe access achievable into the site? Any additional highways observations?	Wouldn't be feasible to provide visibility/acceptable access with limited frontage. Briar Lane is highly constrained and unsuitable for development traffic. Narrow single track road with no footpaths.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural Grade 3	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and Agricultural	
What is the topography of the site? (e.g. any significant changes in levels)	Land rises from north to south	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Residential to the west, consented development to the south, trees and hedge field boundary to east and substantial trees to the north but limited vegetation	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Pond to northeast corner, substantial tree on north boundary. Substantial trees and hedgerows.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is visible from the surrounding road network and across the open landscape.	

<p><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)</p>	<p>The application site is located on the eastern side of the settlement of Hales. The site comprises of the norther part of a field in between the existing main part of the village and open countryside. To the south is the consented residential development and the former Hales Hospital. This site is undulating with changes in ground level.</p> <p>Evidence has highlighted concerns that it would not be possible to achieve a suitable access to the site and the local road network is unsuitable.</p> <p>Adjacent to the existing development boundary and well related to services. It would represent a breakout of the village. The site is adjacent to the built environment. Views of the site are afforded from both the highway networks and across the open landscape. Therefore, the landscape harm may be more difficult to mitigate.</p>	<p>Red/Amber</p>
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### 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 ( <i>UNIFORM</i> )	Comments	Site Score (R/ A/ G)
Open Countryside		
<b>Conclusion</b>	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	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	X
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Statement from promoter advising same	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	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

### CONCLUSION

**Suitability** Adjacent to the existing development boundary and well related to services, with a continuous walking route to employment/services in nearby Loddon and bus services on the main Lowestoft/Beccles/Norwich route. Evidence has highlighted concerns that it would not be possible to achieve a suitable access to the site and the local road network is unsuitable, if accessed via Briar Lane and any access would need to be via the adjoining HAL1 allocation.

**Site Visit Observations** The application site is located on the eastern side of the settlement of Hales. The site comprises of the northern part of a field in between the existing village and open countryside. To the south is the consented residential development (HAL1) and the former Hales Hospital is to the east. This site is undulating with changes in ground level. It would represent a breakout of the village. Views of the site are afforded from both the highway networks and across the open landscape. Therefore, the landscape harm may be more difficult to mitigate.

**Local Plan Designations** Within open countryside

**Availability** Promoter has advised availability immediately

**Achievability** No additional constraints identified

**OVERALL CONCLUSION: Reasonable** – The site is well located to access the limited local facilities; Hales also benefits from a continuous footway to employment and higher order services in Loddon, as well as being on the main Lowestoft/Beccles/Norwich bus route. The site as promoted is too large, but a more restricted site (approx. 1/3 of the land promoted) would be less intrusive in the landscape and on the setting of the listed former Hales Hospital, as well as allowing for any necessary mitigation of the 1:1000 year surface water flood risk. The site would need to be accessed via the current HAL1 allocation, which has outline consent for 20 dwellings.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 26/01/2021

## SN Village Clusters Housing Allocations Document – Site Assessment Form

### Part 1 Site Details

Site Reference	SN0530
Site address	Land west of Claxton Church Road, Claxton
Current planning status (including previous planning policy status)	Unallocated
Planning History	None
Site size, hectares (as promoted)	1.79ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Approximately 8 dwellings – however assuming 25dph
Greenfield/ Brownfield	Greenfield

### Part 2 Absolute Constraints

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (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:	
SPA, SAC, SSSI, Ramsar	No but within 3km of Broads(SAC, SPA, National Park, SSSI) and recorded protected species on site (Brown Hare).
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>There is no possibility of creating suitable access to the site.</p> <p><b>NCC Highways</b> – Red, 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 so development here would be likely to result in an increased use of unsustainable transport modes. There is no possibility of creating suitable access to the site.</p>	Red
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	Amber	<p>Bus stop within 2.08km bus route 85</p> <p>Bus stop on the A146 1.85km</p> <p>Primary school 1.72km</p> <p>Employment opportunities within 2km</p>	

<b>Part 2:</b> Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Claxton Village Hall 1.78km  Thurlton Village hall/recreational ground and pre-school 1.67km  Thurlton George and Dragon PH and takeaway1.86km	Green
Utilities Capacity	Green	Wastewater infrastructure capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises water and electricity available to site. No mains sewer	Green
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.  <b>SNC Environmental Services</b> Land Quality, Green: o No potentially contaminated sites shown within 500m of the site in question on the Landmark database. o A potentially contaminated site is shown about 380m to northeast of the site in question on PCLR database which is identified as a pit that was shown on Historic OS maps from 1881 to 1891 after which it was not shown to be present. o Historic OS maps do not show any additional information. o As the filled site is over 100 years old it is not considered significant. o Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application.	Green

Flood Risk	Green	Flood zone 1. Surface water flooding 1:100 and 1:000 to the north west part of the site boundary	Green
<b>Impact</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
SN Landscape Type ( <i>Land Use Consultants 2001</i> )		Rural River Valley	
		Tributary Farmland	X
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		B3 - Rockland Tributary Farmland	
Overall Landscape Assessment	Amber	Development would have a detrimental impact on landscape which may not be reasonably mitigated.	Amber
Townscape	Amber	<p>The site is located in a distinctly rural part of the District. Open flat landscape with small groups of dwellings and farms complexes characterises the area.</p> <p>The site is detached from the main part of the village. Not adjacent to a development boundary.</p> <p>The development would have a detrimental impact on townscape which could not be reasonably mitigated. The density proposed is high given the character/context of the site</p>	Red/Amber
Biodiversity & Geodiversity	Amber	<p>Development may impact on protected species, which may not be reasonably mitigated.</p> <p>Within 3km of Broads(SAC, SPA, National Park, SSSI) and recorded protected species on site (Brown Hare).</p>	Amber



Historic Environment	Amber	Development could have detrimental impact on LB's. St Andrews's Church Grade 1 listed building is located to the north.  HES - Amber	Amber
Open Space	Green	Development of the site would not result in the loss of any open space	Green
Transport and Roads	Amber	The local road network is considered to be unsuitable either in terms of road or junction capacity, and 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.  NCC Highways – Red, 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 so development here would be likely to result in an increased use of unsustainable transport modes. There is no possibility of creating suitable access to the site.	Red
Neighbouring Land Uses	Amber	Agricultural and residential  SNC Environmental Services Amenity, Green: - No issues observed.	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 LB's.</p> <p>The development would have a detrimental impact on townscape which could not be reasonably mitigated.</p>	
Is safe access achievable into the site? Any additional highways observations?	<p>The local road network is considered to be unsuitable either in terms of road or junction capacity, and 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. There is no possibility of creating suitable access to the site.</p>	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural and residential	
What is the topography of the site? (e.g. any significant changes in levels)	Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow to front boundary north and south open to the west	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	<p>Hedgerow to front boundary.</p> <p>Proximity to the Boards noted.</p>	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	no	

<p>Description of the views (a) into the site and (b) out of the site and including impact on the landscape</p>	<p>Low hedgerow and flat landscape the site is clearly visible from the road and across the open countryside in long views. Public footpath located the west beyond the site running north – south. From which the site will be clearly visible.</p>	
<p><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)</p>	<p>The site is located in a distinctly rural part of the District. Open flat landscape with small groups of dwellings and farms complexes characterises the area.</p> <p>The site is located beyond an existing cluster of development and farm buildings to the south in Ashby St Mary with Claxton House opposite.</p> <p>Development would harm the open landscape separating Ashby from Claxton and Hellington .</p> <p>The site is detached from the main part of the village. Not adjacent to a development boundary. It is not well related to services.</p> <p>Development could have detrimental impact on LB's. St Andrews's Church Grade 1 listed building is located to the north via views across the open landscape.</p> <p>There is no possibility of creating suitable access to the site.</p>	<p>Red/Amber</p>

## 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 ( <i>UNIFORM</i> )	Comments	Site Score (R/ A/ G)
Open Countryside		
<b>Conclusion</b>	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		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	X	Green
	Within 5 years		
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional</i>	Statement from promoter advising same	Green

<i>information to be included as appropriate)</i>		
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	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

### CONCLUSION

**Suitability** Not considered suitable, due to potential adverse impacts on Heritage assets, Landscape, biodiversity and highway safety. There is no possibility of creating suitable access to the site. The site is detached from the main part of the village, not adjacent to a development boundary and is not well related to services. Development could have detrimental impact on LB's including St Andrews's Church Grade 1 listed building, located to the north, with views across the open landscape.

**Site Visit Observations** The site is located in a distinctly rural part of the District. Open flat landscape with small groups of dwellings and farms complexes characterises the area. The site is located beyond an existing cluster of development and farm buildings to the south in Ashby St Mary with Claxton House opposite. Development would harm the open landscape separating Ashby from Claxton and Hellington .

**Local Plan Designations** Within open countryside

**Availability** Promoter has advised availability immediately

**Achievability** No additional constraints identified

**OVERALL CONCLUSION: Unreasonable** – The site is poorly located for access to services either within this Village Cluster, or within the adjoining cluster of Thurton and Ashby St Mary (some of which are closer) and Highways do not consider a suitable access can be achieved to the site from Church Lane. The site is very rural with consequent detrimental impacts on the relatively open landscape (visible from highways and footpaths) and development would effectively be a isolated group of dwellings in the countryside. There are also heritage assets in the vicinity, including the Grade 1 Listed St Andrew's Church, and protected species (brown hare) have been noted on site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26/01/2021