

Appendix A- Site Assessment Database

Land Rep Reference:	[042]003
Area	6.51
Proposed Use	Residential
Alternative Use	Open Space
Land Type	Greenfield
Surname	
Agent Name	
Assessor	
Will the allocation for development be in accordance with the strategy and policies contained within the Breckland Core Strategy?	Yes
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)	
Planning History	No relevant history.
Could the development allocation impact upon other environmental designations?	Site lies adjacent to Mid Harling Fen (County Wildlife Site) Natural England - Potential adverse impacts on Middle Harling Fen SSSI
Could the allocation for development be at risk from flooding or increase flood risk in the locality?	Flood Zone 1
Is the site well related to existing settlements?	Site lies adjacent to the existing settlement boundary.
Is the site deliverable?	** SHLAA identifies the site as unachievable/unsuitable.
Is the site available and when could it be reasonably expected to be delivered?	No information in SHLAA

Could the allocation for development have an adverse impact upon the local highway safety?

Acceptability would depend upon provision of safe access and improved footway links to village. Subject to suitable level of improvements works the Highway Authority is neutral in of preference. Access: 4; Highway Improvements: 3; Public Transport Access: 3.

Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?

Greenfield (grassy field). Agricultural Grade 4.

What impact will the site have on infrastructure Capacity”?

No

Will the development allocation have an impact on amenity? Could the amenity of new development on the site be affected by existing features?

- See site photos
- Site is adjacent to horse paddocks**
- Site is not in close proximity to any gas mains, pylons or sewage treatment plants.

Is the allocation for development in a location which has easy access to key services?

- Site is within 800m of a doctor's surgery and a school.
- The nearest bus stop is located approximately 200m from the site on Pound Corner

Will the development allocation have a detrimental impact on the landscape/townscape?

- See site photos
NCC - Some sensitive development may be acceptable although site 012 is preferred.
Majority of site is located in an area characterised as moderate/high sensitivity.
Arable land on western edge of village with good hedgerows and hedgerow trees.

Could the allocation for development impact upon the historic environment?

No

Could the allocation of the site impact upon local biodiversity/geodiversity?

Possible tree issues. Important site for biodiversity and geodiversity.

Would the allocation for development result in a loss of accessible open space?

No

Would the allocation of the site for development have an adverse impact upon the viability and vitality of the town centre?

No

Would the allocation of the site for development result in a loss of employment land?

No

Other Constraints

Summary of Consultation Responses

5 letters of objection received regarding impact on the natural habitat, flooding on site and impact on residential amenity.
1 letter of support received regarding the fact that the site would have no impact on existing residential amenity and the fact that the development would be part of the village.

Conclusion

- Possible impact on adjacent Mid. Harling Fen
- SHLAA identifies the site as unachievable/unsuitable.
- Neighbours concerned that the site is prone to flooding/boggy.
- Possible tree issues. Important site for biodiversity and geodiversity.
- Site is adjacent to horse paddocks
- Northern part of site might have potential for development but is not preferable

Unreasonable Option?

Land Rep Reference:	[042]004
Area	0.6
Proposed Use	Residential
Alternative Use	
Land Type	Greenfield
Surname	Fox
Agent Name	Spalding & Co Ltd
Assessor	
Will the allocation for development be in accordance with the strategy and policies contained within the Breckland Core Strategy?	Yes
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)	
Planning History	No relevant history
Could the development allocation impact upon other environmental designations?	Not directly, although County Wildlife Site is about 200m from the site Natural England - Potential adverse impacts on Middle Harling Fen SSSI
Could the allocation for development be at risk from flooding or increase flood risk in the locality?	Flood Zone 1
Is the site well related to existing settlements?	Site is adjacent to the existing settlement boundary.
Is the site deliverable?	SHLAA identifies the site as deliverable/developable
Is the site available and when could it be reasonably expected to be delivered?	SHLAA states 2009-14.
Could the allocation for development have an adverse impact upon the local highway safety?	NCC- Acceptability would depend upon provision of safe access and improved footway links to village

Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?

Vast majority of site is greenfield (Grade 3). Site is currently used as horse paddocks.

What impact will the site have on infrastructure Capacity”?

No

Will the development allocation have an impact on amenity? Could the amenity of new development on the site be affected by existing features?

Site is not in close proximity to any gas mains, pylons or sewage treatment plants.

Is the allocation for development in a location which has easy access to key services?

Site is within 800m of a school and doctors surgery
NCC - nearest bus stop is located approximately 350m from the site on Pound Corner

Will the development allocation have a detrimental impact on the landscape/townscape?

- See site photos
NCC - Some sensitive development may be acceptable although site 012 is preferred.
Site lies within East Harling Heathlands Area (moderate sensitivity).

Could the allocation for development impact upon the historic environment?

Not directly - is a Grade II listed building opposite the site.

Could the allocation of the site impact upon local biodiversity/geodiversity?

Possible tree issues on-site.

Would the allocation for development result in a loss of accessible open space?

No

Would the allocation of the site for development have an adverse impact upon the viability and vitality of the town centre?

No

Would the allocation of the site for development result in a loss of employment land?

No

Other Constraints

Summary of Consultation Responses

Objections (3 letters) - highway safety/movements
Support 92 letters) - Infill site, would clearly be part of the village, would mean that a mixture of sites would be used for Harling, near to sewers/water pipes

Conclusion

- 200m from a County Wildlife Site
- possible impact on Middle Harling Fen (Natural England)
- Highway improvements would be required
- Grade II building opposite site
- NCC would prefer site 012 with regard to landscape issues
- Possible tree issues on-site.

Unreasonable Option?

Land Rep Reference:	[042]012
Area	13.3
Proposed Use	Residential
Alternative Use	
Land Type	Greenfield
Surname	Prodromow
Agent Name	CSA Design Studio
Assessor	
Will the allocation for development be in accordance with the strategy and policies contained within the Breckland Core Strategy?	Yes
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)	
Planning History	3PL/2006/1167/F - Erection of replacement dwelling (permission)
Could the development allocation impact upon other environmental designations?	No
Could the allocation for development be at risk from flooding or increase flood risk in the locality?	Flood Zone 1 Recorded history of Sand bag delivery on southern boundary of site
Is the site well related to existing settlements?	The site is adjacent to the existing settlement boundary.
Is the site deliverable?	** SHLAA identifies the site as deliverable/developable**
Is the site available and when could it be reasonably expected to be delivered?	SHLAA states that the housing would be delivered from 2009-14 and 2014-19.
Could the allocation for development have an adverse impact upon the local highway safety?	Desirability of vehicular access to Quidenham Road is doubtful therefore access should be taken from King Street/Kenninghall Road only with carriageway widening and further footway provision on this road being provided from land within the site. Subject to suitable improvement works the Highway Authority is neutral in of preference. Access: 4; Highway Improvements: 3; Public Transport Access:3

Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?

Greenfield mainly, arable land (Grade 3). Some sheep grazing on part of the site and an existing dwelling along the southern boundary of the site.
There is one dwelling along the southern boundary of the site.

What impact will the site have on infrastructure Capacity”?

No

Will the development allocation have an impact on amenity? Could the amenity of new development on the site be affected by existing features?

Site is not in close proximity to any gas mains, pylons or sewage treatment plants.

Is the allocation for development in a location which has easy access to key services?

Site is within 800m of a doctor's surgery and a school.
NCC - It is less than 400m from this site to the nearest bus stops (Jubilee Avenue) however only Service 10A stops there. The next closest bus stops are at Pound Corner; these are just over 400m from the closest (southwest) corner of the site.

Will the development allocation have a detrimental impact on the landscape/townscape?

- See site photos. There is a mature hedgerow in the middle of the site.
Site lies within a landscape described as moderately sensitive.
Development on the site should be of low density according to the Landscape Assessment.

Could the allocation for development impact upon the historic environment?

No

Could the allocation of the site impact upon local biodiversity/geodiversity?

Possible tree issues on-site and geodiversity importance.

Would the allocation for development result in a loss of accessible open space?

No

Would the allocation of the site for development have an adverse impact upon the viability and vitality of the town centre?

No

Would the allocation of the site for development result in a loss of employment land?

No

Other Constraints

- Historic landfill site to north of Quidenham Road.

Summary of Consultation Responses

3 letters of support regarding;
* degree of symmetry
* Traffic associated with the site would not need to go through village centre as much as the other possible sites
* close to services
* easy access

21 letters of objection regarding;
* overburden on infrastructure (inc. sewers)
* overburden on services (inc. schools)
* loss of wildlife
* impact on view
* highway safety
* distance from village centre
* lack of public transport
* increased flood risk
* detrimental to residential amenity
* loss of agricultural land
* loss of flood plain
* drainage issues
* lack of parking in village
* loss of village feel
* erosion of countryside
* air pollution
* close proximity of site to Snetterton race track
* development of this site would affect people more than the development of any other site

Conclusion

- NCC - It is less than 400m from this site to the nearest bus stops (Jubilee Avenue) however only Service 10A stops there. The next closest bus stops are at Pound Corner; these are just over 400m from the closest (southwest) corner of the site.
- Possible tree issues on-site and geodiversity importance.
- Recorded history of Sand bag delivery on southern boundary of site
- Historic landfill site to north of Quidenham Road.
- There is a mature hedgerow in the middle of the site.
- existing dwelling along the southern boundary of the site.

Unreasonable Option?

Land Rep Reference:	[042]015
Area	2.34
Proposed Use	Residential
Alternative Use	
Land Type	Greenfield
Surname	Osborne
Agent Name	
Assessor	
Will the allocation for development be in accordance with the strategy and policies contained within the Breckland Core Strategy?	Yes
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)	
Planning History	None
Could the development allocation impact upon other environmental designations?	Natural England - Potential adverse impacts on Middle Harling Fen SSSI. Appears to fall within 1500m buffer zone and not screened by existing development although shown on Map 7.15 and described as a conforming site.
Could the allocation for development be at risk from flooding or increase flood risk in the locality?	Flood Zone 1
Is the site well related to existing settlements?	Yes - site is adjacent to the settlement boundary
Is the site deliverable?	- SHLAA identifies the site as Deliverable/Developable - **
Is the site available and when could it be reasonably expected to be delivered?	- 2009 to 2014 and 2014 to 2019 according to SHLAA.

Could the allocation for development have an adverse impact upon the local highway safety?

A cumulative assessment of the impact on the junction with the trunk road would be required
Access would be preferable from Lopham Road where vehicle speeds are likely to be lower than those on Garboldisham Road where vehicle speeds rise as they exit the main part of the village.
Adequate visibility could be achieved on this relatively straight stretch of road if located roughly towards the centre of the plot. There is no footway on either side of Lopham Road, however if this site is developed, a footway should be provided to link with that further along Lopham Road beyond The Crescent, with a pedestrian crossing.
Visibility at the junction of Lopham Road with Garboldisham Road is limited by the slight bend in the road in the traffic direction. However both these roads have a 30mph speed limit, so vehicle speeds should be relatively slow leaving the main part of the village.
There are streetlights on the northern part of Lopham Road and the nearest bus stop is about 500m away.
Informal comments from the highways authority suggest they would be neutral regarding development of this site subject to a footway link to the existing provision.
[042]15, [042]17 and [042]18 are much more suitable for development; although sites [042]15 and [042]18 are preferred (informal highway comment).
- Footway links to the school and local facilities would be necessary.

Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?

Arable field
- Greenfield land (Agricultural Grade 3)

What impact will the site have on infrastructure Capacity”?

- None

Will the development allocation have an impact on amenity? Could the amenity of new development on the site be affected by existing features?

Site is not in close proximity to any gas mains, pylons or sewage treatment plants.

Is the allocation for development in a location which has easy access to key services?

- Site is within 800m of a school and doctor's surgery.
- NCC: The Highways Agency would question the sustainability of this site.

Will the development allocation have a detrimental impact on the landscape/townscape?

- See site photos
- Site lies within an area of moderate sensitivity
- NCC: Site could be acceptable in landscape terms.

Could the allocation for development impact upon the historic environment?

- There are listed buildings to the north of the site
- NLA: The site has uncertain archaeological potential. Norfolk Landscape Archaeology should be consulted pre-application.

Could the allocation of the site impact upon local biodiversity/geodiversity?

- Possible impact upon geodiversity.

Would the allocation for development result in a loss of accessible open space?

No

Would the allocation of the site for development have an adverse impact upon the viability and vitality of the town centre?

No

Would the allocation of the site for development result in a loss of employment land?

No

Other Constraints

Summary of Consultation Responses

2 letters of support regarding:
- suitability of site along Lopham Road for semi-detached housing
- site is not prone to flooding
- site is not near a SSI
- within walking distance of school / village

4 letters of objection regarding:
- increased traffic
- loss of attractive countryside
- noise
- highway safety
- lack of services e.g. doctors
- close proximity of nature reserves
- impact on residential amenity

1 neutral letter was received

Conclusion

- The Highways Agency would question the sustainability of this site. A cumulative assessment of the impact on the junction with the trunk road would be required
- There are listed buildings to the north of the site
- NLA: The site has uncertain archaeological potential. Norfolk Landscape Archaeology should be consulted pre-application.
- Informal comments from the highways authority suggest they would be neutral regarding development of this site subject to a footway link to the existing provision.
- [042]15, [042]17 and [042]18 are much more suitable for development; although sites [042]15 and [042]18 are preferred (informal highway comment).
- Footway links to the school and local facilities would be necessary.
- Possible impact upon geodiversity.

Unreasonable Option?