



Village Clusters Housing Allocations Plan

Site Assessments

Bunwell

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SN0009

Part 1 - Site Details

Detail	Comments
Site Reference	SN0009
Site address	Land at Church Farm, Church Lane, Bunwell
Current planning status (including previous planning policy status)	Part allocated for residential development, part outside development boundary
Planning History	2019/1518 reserved matters for 8 dwellings
Site size, hectares (as promoted)	6.15 hectares <i>(The site exceeds the VCHAP site size threshold and a smaller site area is also considered as part of this assessment)</i>
Promoted Site Use, including (a) Allocated site (b) SL extension	Market housing, no number specified. Form states that it could either be in stages or as one development
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Not specified, but 6 hectares would provide over 150 dwellings at 25dph
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	Access to site may be constrained by hedgerows NCC HIGHWAYS – Green. Acceptable walking distance to school, site provides sufficient frontage to form safe access at both Church Rd & Bunwell St. Seems acceptable vis from Bunwell St. Road widening will be required if it is determined access should be from Church Rd. Subject to highway conditions in planning application.	Green

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>Distance to Bunwell Primary School 300 metres</p> <p>Bus stop with peak time service to Norwich just to south of site on B1113</p> <p>Distance to shop / post office 1.4km with footway</p> <p>Local employment just to north of site</p>	
<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>Distance to Bunwell village hall 120 metres to south of site</p>	Green
Utilities Capacity	Amber	<p>Wastewater infrastructure capacity to be confirmed</p> <p>AW advise sewers crossing the site</p>	Amber
Utilities Infrastructure	Green	Promoter states that mains water and electricity are available but sewerage is not	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	<p>No identified risk on site, although there is some risk on Bunwell Street to north of site</p> <p>LLFA – Green. No areas of surface water risk identified on this site as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent. AW foul sewer present in Bunwell Street to the north of the site. Located in Source Protection Zone 3.</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Plateau Farmland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Development of the site would not respect the linear character of settlements which is an identified landscape feature of the area. No loss of high grade agricultural land	Amber
Townscape	Green	Development of entire site would not relate well to linear form and character. A reduced linear development along the frontage would be more appropriate but would still extend further than existing development on the opposite side of the road.	Amber
Biodiversity & Geodiversity	Green	3km protection zone around a SSSI	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Amber	Grade II listed building adjacent to site and Grade I listed Church of St Michael to south HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Potential improvements required for footway provision NCC HIGHWAYS – Green. Acceptable walking distance to school, site provides sufficient frontage to form safe access at both Church Rd & Bunwell St. Seems acceptable vis from Bunwell St. Road widening will be required if it is determined access should be from Church Rd. Subject to highway conditions in planning application.	Green
Neighbouring Land Uses	Green	Mainly residential and agricultural but commercial premises nearby to north	Amber

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Will have impact on setting of listed Church Farm and potentially on church as well in views from north. Creation of estate development here would introduce a new form of development to the area. Construction work has commenced on approved scheme which will constrain what can be delivered. A smaller linear development would break out further into the countryside and risk the coalescence of the separate areas of the settlement.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Safe access should be achievable, although may require removal of sections of hedgerow	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural, no redevelopment or demolition issues	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to south, agricultural to west, east and north-east. Commercial premises to the north, but unlikely to raise any compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is relatively level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows along nearly all of the site's boundaries	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Habitat in hedgerows and trees on boundary likely to provide some habitat	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 evidence of existing infrastructure or contamination on or adjacent to 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 across site from surrounding roads, particularly where there are gaps in the hedgerow	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)	Development of the site would take a form of development that is not characteristic of this part of Bunwell and likely to have adverse impacts on setting of heritage assets. A reduced scheme would also have a detrimental impact on the character of the area.	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)
Conclusion	Does not conflict with existing or proposed land use designations other than allocation	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?	Site is on sole private ownership	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown	Not applicable
When might the site be available for development?	Within 5 years	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)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Possible highways works	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has acknowledged that affordable housing could be required but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

Site is excessive in size for an allocation of 12-25 dwellings, although a reduced sized site is possible, particularly as work has commenced on the approved scheme on the already allocated portion of the site – this could be a linear development adjacent to the existing allocation (BUN2).

Site Visit Observations

Development of the promoted site would result in an estate scale of development which is not characteristic of this part of Bunwell. In addition, development is likely to have an adverse impact on both the adjacent listed building and views towards the church.

Local Plan Designations

Part of site allocated in development boundary; the rest is outside.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

The overall scale of the submitted site, if developed, would result in an excessive and uncharacteristic addition in this location detrimental to the character and appearance of the area. Heritage concerns have also been identified. The site is also considered to be unreasonable for a small scale linear frontage development. However, the further extension of the settlement in this way would result in the coalescence of the two distinct settlement sections. This is also considered detrimental to the character and appearance of the area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 August 2020

SN0539

Part 1 - Site Details

Detail	Comments
Site Reference	SN0539
Site address	Lilac Farm, Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Applications relating to car workshop and agricultural uses on site
Site size, hectares (as promoted)	0.79 hectares
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation for new housing
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for a variety of densities on site: 15 dwellings at 20dph; 22 dwellings at 30dph; or 30 dwellings at 40dph
Greenfield/ Brownfield	Brownfield

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>Large site frontage with substantial existing access</p> <p>NCC HIGHWAYS – Green.</p> <p>Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Green
<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 	Green	<p>Distance to Bunwell Primary School 1.6km with footway.</p> <p>Distance to bus stop with peak time service to Norwich 145 metres with footway</p> <p>Distance to shop / post office 245 metres with footway</p> <p>Local employment 870 metres with footway</p>	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 1.3km largely with footway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known ground stability issues. Technical consultee input regarding possible contamination issues on site.	Amber
Flood Risk	Amber	Some identified flood risk on eastern boundary and on road LLFA - Green. There is a small area of ponding in the southeast of the site for the 0.1% event as shown on the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps. No watercourse apparent. AW foul sewer in Bunwell Street to the northeast of the site. Located in Source Protection Zone 3.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Plateau 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>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Site is contained within existing settlement. No loss of high grade agricultural land	Green
Townscape	Amber	<p>Constraints working around existing listed building on site</p> <p>Senior Heritage and Design Officer - Development of the site would offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development – however 12 units + would be too many for site and likely result in harm. This would also improve neighbourhood character and streetscene etc so amber for both design and heritage impact. – However – is having this as an allocated site the right method towards development and enhancement? It could be developed through inclusion in the settlement boundary.No reason to have it as an allocated site.</p>	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Amber	<p>Lilac Farm is a Grade II listed building</p> <p>Senior Heritage and Design Officer – Amber. Development of the site would offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development – however 12 units + would be too many for site and likely result in harm.</p> <p>HES – Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Road has reasonable capacity and footways</p> <p>NCC HIGHWAYS – Amber. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Potential for development to enhance setting of farmhouse, however a development of 12 dwellings or more would not be suitable.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Large existing access with benefits for pedestrians from rationalising this access	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Residential with associated farm business including some commercial use on site	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural to north and south. Residential to east and north west. No compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees on western boundary	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No trees within site, limited potential for habitat given existing use and extensive hardstanding	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)	Some potential for contamination	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Contained within existing built-up area of village	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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)	Not suitable for allocation as scheme of 12 dwellings or more would not be suitable in regard to the setting of the listed building within the site. Residential development could be used to enable enhancement to the heritage asset, so inclusion of site in development boundary could be considered. Also potential loss of employment issue depending on nature of any scheme, although this consideration would need to be taken into account regardless of whether the site was inside or outside the development boundary.	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?	Site is in single private ownership	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Developer option on the land	Not applicable
When might the site be available for development?	Within 5 years	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)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified other than visual enhancement of site	

Part 7 - Conclusion

Suitability

Suitable for development.

Site Visit Observations

Farmyard site containing listed farmhouse. However, the site is well contained within settlement.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

REASONABLE – Development of the site could offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development. However, development of the site as a smaller scale settlement limit extension, could diminish impacts on the heritage asset. Acceptable walking distance to school.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 26 August 2020

SN2001SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN2001SL
Site address	Land between Colstream and Burnlea, Chapel Road, Bunwell
Current planning status (including previous planning policy status)	Outside but adjacent to development boundary – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.07 hectares
Promoted Site Use, including (e) Allocated site (f) SL extension	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	n/a
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	Access constrained by narrow lane and planting on boundary NCC HIGHWAYS – Amber. Unsuitable road network, no safe walking route to school.	Amber
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Distance to Bunwell Primary School 1.5km by country lane & public right of way or 2km on road route mainly with footway; 1.3km to Carleton Rode primary school by country lane Distance to bus stop with peak time service to Norwich service 435 metres Distance to shop / post office 210 metres	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 2km	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Amber	No information provided regarding mains water, sewerage and electricity	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified 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	Plateau Farmland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Contained site that would not have an impact on the wider landscape. No loss of high grade agricultural land	Green
Townscape	Green	Infill plot in between two dwellings	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Green	No heritage assets in close proximity HES – Amber	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Narrow constrained lane with no footway CURRENT HIGHWAYS CONCERNS ABOUT ACCESS TO THE SITE	Amber
Neighbouring Land Uses	Green	Some commercial use to south, otherwise residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Whilst the plot is an infill plot in between two dwellings, the character of this narrow lane is semi-rural in part due to the nature of the lane and in part due to the vegetation on this site. Development of the site would therefore have an urbanising effect on the character of Chapel Lane.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access is very restricted due to the constraints of the lane and Highway guidance would be required. Any access will require the removal of at least part of the thick hedging on the boundary.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Greenfield site with no redevelopment or demolition issues	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mainly residential. Commercial use to the rear of the residential property to the south although it is not clear how active this remains.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Thickly vegetated on highway boundary	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees and hedgerows on the site likely to provide habitat	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 evidence of infrastructure or contamination on or adjacent to 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 into the site are heavily screened by vegetation	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)	Not suitable as would be detrimental to character of Church Lane to develop this site	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)
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 ownership	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown	Not applicable
When might the site be available for development?	Unknown	Amber

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)	Supporting letter from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No affordable housing provision required	n/a
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

Site is of a suitable size for a settlement limit extension.

Site Visit Observations

Site is in between existing dwellings, however is well vegetated and has semi-rural character which would be lost by development.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

NOT REASONABLE – The site is not reasonable as a settlement limit extension due to the urbanising effect that it would have, thereby adversely affecting the character of Chapel Lane.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 August 2020

SN2004SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN2004SL
Site address	Land south of Church Lane, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for a single dwelling
Site size, hectares (as promoted)	0.25 hectares
Promoted Site Use, including (g) Allocated site (h) SL extension	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 6 dwellings at 25dph
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	Access to the site likely to be restricted due to vegetation NCC HIGHWAYS – Amber. Subject to widen Church Lane to 5.5m and a 2.0m footway along site frontage.	Amber
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	Bunwell Primary School on opposite side of road Distance to bus stop with peak time service to Norwich service 250 metres Distance to shop / post office 1.85km with footway Local employment 660 metres to the north	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 300 metres	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified 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	Plateau Farmland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Potential impact on landscape in front of church. No loss of high grade agricultural land	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Townscape	Amber	Would not relate well to existing development as no other development on this side of the Old Turnpike	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	Grade I listed church on opposite side of road to north HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Reasonable road and pedestrian access NCC HIGHWAYS – Amber. Subject to widen Church Lane to 5.5m and a 2.0m footway along site frontage.	Amber
Neighbouring Land Uses	Green	Church and school to north, agricultural to south	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Any development would have an adverse impact on the setting of the church, particularly in views from the B1113 to the south. Would also have a poor relationship with other development and lead to the loss of woodland which contributes positively to the local area	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Potentially, but would involve loss of trees and hedging	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Woodland, no potential redevelopment or demolition issues	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural, place of worship and school. No compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is relatively level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is heavily wooded	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	As above – potential habitat in woodland	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 evidence of existing infrastructure or contamination	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	View into site limited due to wooded nature of site. However if woodland were to be removed then views across site from road and also from B1113 to south and west	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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)	Site not suitable for development due to wooded nature of site and impact on setting of church and character of area	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)
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?	Site is in single private ownership	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown	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)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has acknowledged that affordable housing could be required but has not provided any evidence of viability. However given site size it is highly unlikely there would be an affordable housing requirement	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

Site of suitable size for settlement limit extension.

Site Visit Observations

Wooded site opposite that forms part of setting of church. Any development would also relate poorly to other development.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

NOT REASONABLE – Development of this site would not be characteristic of the existing form of development and would have an adverse impact on the setting of the Church opposite the site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 August 2020

SN2126

Part 1 - Site Details

Detail	Comments
Site Reference	SN2126
Site address	Land adjoining The Laurels, 114 Bunwell Street
Current planning status (including previous planning policy status)	Part within and partly outside development boundary – unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.54 hectares
Promoted Site Use, including (i) Allocated site (j) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Not specified but could accommodate 12 dwellings at 25dph
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	Large highway frontage, but with hedge and trees NCC HIGHWAYS – Green. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.	Green
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	Distance to Bunwell Primary School 1.7km with footway Distance to bus stop with peak time service to Norwich service 300 metres with footway Distance to shop / post office 130 metres with footway Local employment 1km with footway	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 1.5km	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk LLFA - Green	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	Not applicable	Plateau Farmland	Not applicable
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Site is contained within settlement from wider landscape. No loss of high grade agricultural land	Green
Townscape	Amber	<p>Development of site would not be linear development as within immediately adjoining development</p> <p>Senior Heritage & Design Officer – Amber. Development of the site would be at odds with the existing grain of the settlement – so amber depending on how much is proposed - this would be better suited as settlement boundary extension and a much lower density as more sympathetic development could potentially come forward.</p>	Amber
Biodiversity & Geodiversity	Green	No protected sites within close proximity	Green
Historic Environment	Green	<p>Listed Lilac Farm to east</p> <p>Senior Heritage & Design Officer – Amber. There will be some impact on the setting of Lilac Farm, although there is significant landscaping in-between – so not necessarily harmful if this is retained and this would need to be considered in allocation number.</p> <p>HES – Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	<p>Road appears to have reasonable capacity and footway</p> <p>NCC HIGHWAYS – Amber. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Unlikely to have adverse impact on listed building to east. Not linear development but the site is contained by development along Bunwell Street, Chapel Road and Lilac Farm	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Hedgerow on site frontage would need to be removed at least in part to provide access to site	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Greenfield with no potential redevelopment or demolition issues	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mainly residential but with agricultural and some commercial to east and south, however these are considered to be of a scale or nature to make residential development here unacceptable	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow on highway boundary	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within site	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 existing infrastructure or contamination	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 contained by existing development	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
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)	Development would be well contained and relate well to services. However there are trees and hedges on site which could constrain development	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?	Site is in multiple 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

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)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has acknowledged that affordable housing could be required but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

Potentially just large enough to allocate for 12 dwellings.

Site Visit Observations

Well contained site but with trees within site which could constrain development. Also would be loss of hedgerow to provide access.

Local Plan Designations

Partly within and partly outside development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

Reasonable Alternative.

The site is constrained by existing trees which would limit the number of dwellings that could be accommodated on the site below allocation level. However, part of the site currently lies within the settlement limit and there may be scope for development.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 26 August 2020

SN5003SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN5003SL
Site address	Land at Barham's Lane and Church Lane, Bunwell.
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.12
Promoted Site Use, including (k) Allocated site (l) SL extension	Settlement Limit Extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted for 1 dwelling (3 dwellings at 25dph)
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	Gated access from Church Lane. NCC Highways - Amber. Access requires hedge removal. Subject to widening Barham's LA & frontage f/w provision.	Amber
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Distance to Bunwell Primary School; 450 metres Bus stop with peak time service to Norwich to south of site on B1113; 300m Distance to Bunwell shop/post office; 1,500m with no footway Limited local employment to north of site	N/A

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 	N/A	Distance to Bunwell village hall; 280m to south of site	Green
Utilities Capacity	Amber	Utility capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Amber	Mains water and all electrical services are already nearby to existing housing, linking to a single dwelling would involve normal linking into available services. Private water treatment system would be required, current resident land and home owner would be keen to upgrade existing system to more modern methods if suitable during development. Gas availability unknown. Intention to use air or ground source heating to provide main source of heating for property.	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	Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	Unknown but unlikely as it is currently a garden and likely to previously have been farmed.	Amber
Flood Risk	Green	Flood Zone 1. Very low surface water flooding risk identified. LLFA: Green. Few or no constraints. Standard information required at planning stage. Environment Agency: Green (Flood Risk)	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i> Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland	N/A	Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	E1 Ashwellthorpe Plateau Farmland Agricultural Land Classification; 3 Good to moderate (Green)	N/A
Overall Landscape Assessment	Red	The site sits outside the defined development boundaries in an area which is part of the rural landscape. Whilst there is a hedge which would screen the site to some degree development of this piece of land does not fit with the agricultural rural character of the immediate area. New residential development would be relatively prominent on the corner of these two lanes.	Red
Townscape	Green	No adverse effect on any townscape.	Green
Biodiversity & Geodiversity	Green	No designations. Some habitat, although may be limited as cultivated land and any impact could be mitigated. NCC Ecologist: Amber. SSSI IRZ - housing and water discharge not listed as triggers requiring Natural England consultation. One pond within 250m - site in amber risk zone for great crested newts.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Green	No heritage assets on the site. Listed building: Church Farm House 30m to south-east. Listed Church across the field to the south. Site of archaeological interest to the south in adjacent field. HES - Amber	Amber
Open Space	Green	No	Green
Transport and Roads	Amber	Barham's Lane is a narrow road with no footpath. Footpath along Church Road and access to bus service. NCC Highways - Amber. Access requires hedge removal. Subject to widening Barham's LA & frontage f/w provision.	Amber
Neighbouring Land Uses	Green	Associated dwelling to the west, dwelling to the north, otherwise surrounded by countryside. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009 & June 2011)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	None	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is already in place onto Church Lane, over existing verge and footpath.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Garden land/grass.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Landowner's dwelling, property on opposite side of road. Large field to south.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Established native hedgerows to north and east. Open boundary to field.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No trees within site, on boundaries. No pond.	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 known contamination. Telephone line across frontage.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Long views into and out of site. Long view of Grade I listed Church of St Michael to south. Does have hedge screening to road but residential development would be visible and prominent above this.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009 & June 2011)	Site Score (R/ A/ G)
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)	Not considered suitable for residential development as would be out of character and not part of the built-up areas within Bunwell which have been included within the existing settlement limits. This area has been excluded to prevent the coalescence of the distinct parts. Development of this site would have an impact on the landscape at this junction.	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)
Conclusion	Development of the site does not conflict with any 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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	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)	Promoter's land therefore likely to be deliverable, no evidence submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Unknown	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

This is a greenfield site of suitable size for a settlement limit extension but it is an isolated parcel of land that is not connected to any of the existing defined settlement limits within the village. The site has an existing access but Barham's Lane is of narrow width and does not have an existing footway. Connectivity via Church Lane to existing facilities and services would be possible. There would be a landscape impact arising development in this location due to the open nature of the site.

Site Visit Observations

The site is open within the landscape with minimal boundaries and vegetation and therefore limited existing screening opportunities. There is an existing boundary hedgerow but development would extend above this boundary. Development of this site would therefore have a landscape impact and any development would be particularly prominent at the Barham's Lane and Church Lane junction. Barham's Lane is of narrow width and without footways but Church Lane benefits from footpaths that connect to the central areas of the village. There is limited residential development in close proximity to the site reflecting the rural context of the site.

Local Plan Designations

None

Availability

The site is considered to be available.

Achievability

The site is considered to be achievable subject to appropriate mitigation measures.

OVERALL CONCLUSION: The site is considered to be an **UNREASONABLE** option for inclusion within the existing settlement limit due to its isolated location and separation from the existing settlement limits. It is not considered to be either reasonable or appropriate to introduce an additional settlement limit within this location as to do so would result in the erosion of the distinct groupings within the village, a key characteristic of Bunwell. A new dwelling in this location would be prominent within the landscape and whilst there is good access (vehicular and pedestrian) along Church Lane to the centre of the settlement Barham's Lane is considered to be of a poor standard. The site is therefore not considered to be suitable for the VCHAP.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 28 April 2020