Village Clusters Housing Allocations Plan

Site Assessments

Morley and Deopham

Contents

SN0130SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN0130SL
Site address	Land east of Brecon Lodge, Golf Links Road, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	2019/1014 – Two detached dwellings – dismissed at appeal 2014/0836 – Two detached dwellings – dismissed at appeal 2013/0973 – Two detached dwellings – dismissed at appeal
Site size, hectares (as promoted)	0.3ha
Promoted Site Use, including **(a) Allocated site** **(b) SL extension**	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25dph (7dph)
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 is available from Golf Links Road. There are no public footpaths **NCC Highways** – Amber. Frontage development could be accessed via Golf Links Road, subject to 2.0m wide frontage footway and carriageway widening to 5.5m min. 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.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Primary school and secondary school at Wymondham College – approximately 300m from the site- no footpaths Employment opportunities are located within Besthorpe which forms the adjoining development to the site. Peak time bus travel available from bus stops on Norwich Road	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall and playing field– this is located to the south of the site and there are not existing footpaths	Green
Utilities Capacity	Amber	Waste-water capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is minas water and electricity to the site	Green
Better Broadband for Norfolk		Site is already covered by high speed broadband	Green
Identified ORSTED Cable Route		Site is not affected by the Orsted Cable route	Green
Contamination & ground stability	Amber	There are no known ground stability or contamination issues	Green
Flood Risk	Amber	A small area of surface water flood risk (1 in 1000 year) is located along the roadside boundary. This is not considered to affect the ability to develop the site.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2 – Tiffey Tributary Farmland	
Overall Landscape Assessment	Green	Grade 3 agricultural land The site is currently screened from the wider landscape by a hedgerow, part of which would be required to be removed to achieve access. This would have a negative impact upon the landscape	Amber
Townscape	Green	Development along Golf Links Road is sporadic. Residential development on this site will result in a consolidation of the built form eroding the sparse and sporadic patter of development in this area.	Amber
Biodiversity & Geodiversity	Green	Any impacts of development could be reasonably mitigated	Green
Historic Environment	Green	Development of the site is not considered to impact the historic environment **HES** – Amber.	Green
Open Space	Green	Development of the site will not result in the loss of open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	Golf Links road is a 40mph road and there are no existing footpaths to services and facilities **NCC Highways** – Red. Comment re SN0103 - frontage development could be accessed via Golf Links Road, subject to 2.0m wide frontage footway and carriageway widening to 5.5m min. 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.	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?	Development pattern is sporadic in this location	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access can be achieved from Golf Links Road	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Pasture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	The site is bounded by hedges	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	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into or out of the site due to the existing hedges	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)	Whilst adjacent to other residential properties, it is isolated from the main settlement. Development of the site would impact on the landscape and townscape	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 LP designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	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)	Promoter has confirmed the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Improvements would be required to provide footpaths	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed the site is viable	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is not considered suitable for development by virtue of its rural location which would result in harm to the landscape/townscape and poor connectivity to services and facilities.

Site Visit Observations

The site is isolated from the main village.

Local Plan Designations

Site is located within the open countryside and not in close proximity to an existing development boundary.

Availability

Promoter has confirmed that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for a settlement limit extension. The site is isolated from the main built extent any settlement, remote from most services with no safe walking route to the school. Development of the site would result in harm to the landscape and townscape by virtue of the consolidation of the built form which is currently sporadic. In addition, improvements to the local road network would be required to provide footpaths.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN0356REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0356REV
Site address	Land west of Golf Links Road, Morley St Botolph
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	1.5 hectares
Promoted Site Use, including **(c) Allocated site** **(d) SL extension**	Developable area of 0.76 hectares promoted for 5 to 10 dwellings with reserve site of 0.74 hectares
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	if 1.5ha then 7dph if 0.76ha then 13dph (if 1.5ha then 37 dwellings, if 0.76ha then 19 dwellings)
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	Potential constraints on access from visibility due to bends in road and hedgerow **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. **Highways Meeting** – Red. Narrow roads, sporadic houses, poor footway provision. Remote from services/facilities. Unacceptable from a highways perspective.	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Distance to Morley Primary School 1.7km, only a small portion of which has footways. Wymondham College, which will include a primary school, is 700 metres to the south. Buses serve Wymondham College, but regular bus services are 1.5km away	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Distance to village hall and recreation ground 1.2km Distance to playing field (within main part of village) 800 metres Distance to The Buck public house 770 metres	Amber
Utilities Capacity	Amber	Sewerage infrastructure, including the water recycling centre, may need upgrading	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

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Amber	Areas of surface water flooding in western part of site and along highway. **LLFA** – Green. Surface water flood risk, standard information required. The site is affected by and adjacent to moderate/significant flooding which must be considered in the assessment.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2 Tiffey Tributary Farmland	
Overall Landscape Assessment	Amber	Extends into open landscape to south of village with limited relationship with existing settlement. Development of site would result in the loss of high grade agricultural land. **SDC Heritage Officer** - Significant landscape concerns. Development of the site contrary to policies DM4.5 and DM4.8. Development on this site not appropriate in landscape terms. **SDC Heritage Officer** – disconnected from the village. Prefer to keep separation of village with Wymondham College.	Red
Townscape	Green	Disconnected from the village.	Red
Biodiversity & Geodiversity	Green	No protected sites in close proximity **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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	Local road network is constrained **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. **Highways Meeting** – Red. Narrow roads, sporadic houses, poor footway provision. Remote from services/facilities. Unacceptable from a highways perspective.	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?	Site would be slightly detached from settlement due to large gardens of properties to north. Allocated development is also at risk of creating a uniform area of development in a village that has grown up through the additional of very small developments resulting a wide variety of types of design and no estate development	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Creation of access will require removal of at least part of hedgerow along highway boundary	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Used as a paddock currently. 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 garden to north. A couple of residential properties on opposite side of road to east. Agricultural land on other boundaries. No compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge along highway boundary with hedging and some trees on other boundaries	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in trees and hedges	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

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 are limited into site from road by hedgerow. There is currently a footpath within the site next to the hedgerow which is open to the public although it appears to be there only at the landowner's discretion	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)	Site has potential benefits of improving pedestrian connectivity between the village and Wymondham College but would feel detached from pattern of settlement	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)	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)	Footway provision is proposed and is likely to be required	Amber
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 of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Creation of footpath along boundary of site that will link the village with Wymondham College	

Part 7 - Conclusion

Suitability

Site is of a suitable size to be allocated when including the land promoted as a reserve site.

Site Visit Observations

Paddock with hedgerow along highway boundary. Includes permissive path linking village towards Wymondham College on inside of hedge. Site feels slightly detached from main part of village due to large gardens of properties to north resulting in a feel that you have not arrived in the village as you pass the site when approaching from the south.

Local Plan Designations

Outside and slightly detached from the 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:

The site is considered to be **UNREASONABLE** for allocation. The site is remote from most services, detached from the main part of the settlement and there is no safe walking route to the school. It would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the south. Achieving an access and footway would require frontage hedge/tree removal and there is a surface water flood risk.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN1033

Part 1 - Site Details

Detail	Comments
Site Reference	SN1033
Site address	Adjacent Attleborough Road/Hill Road, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.88
Promoted Site Use, including **(e) Allocated site** **(f) SL extension**	Allocation (6 dwellings proposed)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	13dph (22dph)
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 would be from Attleborough Road, which has a reduced width, however it is not as restricted as Hill Road. There are no footpaths. **NCC Highways** – Red. Unlikely to be able to achieve satisfactory access with limited frontage at Attleborough Rd and adjacent junction. Visibility from Hill Rd constrained by 3rd party land. No safe walking route to catchment school. Site considered remote and unsustainable.	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Primary school and secondary school at Wymondham College – approximately 2km from the site no footpaths Employment opportunities are located within Besthorpe which forms the adjoining development to the site. Peak time bus travel available from bus stops on Norwich Road	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall and playing field – 1.5km from the site. There are no footpaths	Amber
Utilities Capacity	Amber	Waste water capacity should be confirmed	Amber
Utilities Infrastructure	Green	Site promoted has confirmed that there is mains water, sewerage and electricity available to the site	Green
Better Broadband for Norfolk		Site is already covered by high speed broadband	Green
Identified ORSTED Cable Route		Site is not affected by the Orsted Cable route	Green
Contamination & ground stability	Green	No known ground stability or contamination issues	Green
Flood Risk	Amber	Surface water flow path crosses the western side of the site. This includes an area in 1 in 100 year risk and a larger area (approx. 60% of the site) at 1 in 1000 year risk.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2: Tiffey Tributary Farmland	
Overall Landscape Assessment	Green	Grade 3 agricultural land Open landscape, detached from main areas of development so would be an encroachment into the landscape.	Amber
Townscape	Green	Development of this site would extent the built form to the east and not reflect the existing townscape. Which is of individual properties which individually access the road.	Amber
Biodiversity & Geodiversity	Amber	Any impacts of development could be mitigated	Green
Historic Environment	Green	Development of the site would not impact the historic environment **HES** – Amber.	Green
Open Space	Green	Development of the site will not result in the loss of open space	Green
Transport and Roads	Amber	The local road network has a restricted width. **NCC Highways** – Red. Unlikely to be able to achieve satisfactory access with limited frontage at Attleborough Rd and adjacent junction. Visibility from Hill Rd constrained by 3rd party land. No safe walking route to catchment school. Site considered remote and unsustainable.	Red
Neighbouring Land Uses	Amber	Residential and Agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site is located within Morley St Peter, which includes a small cluster of development. Development of this site would expand the built form of the hamlet to the east and not reflect the existing form and character.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access can be achieved from Attleborough Road	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	The site is currently used for growing Christmas trees	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site slopes from west to east	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows along the western and northern boundaries, open to the south and east.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are existing hedgerows.	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)	Electricity lines cross the site	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are open views across the site to the wider countryside to the east.	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 of the site would impact on the townscape and landscape	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 LP designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No – site is owned by a developer/promoter	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)	Promoter has confirmed the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Improvements to off-site highways including footpaths	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed the site is viable	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is of a suitable size for allocation however it is remote from services and facilities, and would impact on the townscape and landscape. There is an area of identified flood risk within the site and significant highways constraints have been identified.

Site Visit Observations

The site is located within a small hamlet which does not have services and facilities. Development of the site would harm the landscape and townscape.

Local Plan Designations

The site does not conflict with LP designations.

Availability

Promoter has confirmed that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for allocation. Morley St Peter is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. The limited development is sporadic with a loose grain and development of this site would be at a higher density which would not reflect the form and character of the area having a negative impact on the landscape. In addition, a surface water flow path crosses the site reducing the developable area, and it is unlikely to be able to achieve satisfactory access with limited frontage and hedgerow to remove at Attleborough Rd and adjacent junction.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN3012SLREV

Part 1 - Site Details

Detail	Comments
Site Reference	SN3012SLREV
Site address	Adjacent to Fir Grove, Deopham Road, Morley St Botolph
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.5 hectares
Promoted Site Use, including **(g) Allocated site** **(h) SL extension**	Promoted for four dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	8dph (12dph)
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 is constrained by trees and existing access arrangement. No footway by site **NCC Highways** – Red. No footpaths. No suitable access.	Red
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Distance to Morley Primary School 650 metres with no footway Distance to regular bus service 2.7km (nearer bus service serves Wymondham College)	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Distance to village hall and recreation ground 2.3km Playing field within main part of village on opposite side of road Distance to The Buck public house 230 metres	Amber
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter states that mains water and electricity are available but not sewerage	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	Amber	Small area of surface water flood risk in south-east corner of site. **LFFA** – Green, surface water flood risk, standard information required.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2 Tiffey Tributary Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Site is contained within the settlement with little impact in the wider landscape. No loss of high grade agricultural land.	Green
Townscape	Green	Site is contained within the existing pattern of settlement	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Green
Historic Environment	Amber	Grade II listed buildings immediately to west and on opposite side of road to north **HES** – Amber.	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Local road network is constrained due to narrow road widths and lack of footways **NCC Highways** – Red. No footpaths. No suitable access.	Red
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 harm to setting of listed buildings, particularly Fir Grove Cottage to west to which the land is associated.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access for one or two dwellings could be achievable using existing access, development beyond this may not be possible	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Garden space 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)	Residential to north, east and west. Agricultural land to south. No compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Wooded periphery to site	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Wooded areas offer habitat. Ponds on adjoining sites	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	Views into site are possible although constrained by trees	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 as site is well wooded which contributes to character of local area and would come under pressure if the site were to be included in the settlement limit. Also potential issues with setting of listed building.	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?	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 not stated that affordable housing which may not be required depending on the final site area	Amber
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 to be included as a settlement limit extension. The site is adjacent to the existing settlement limit but would represent a significant extension to the existing built form. Heritage and highways constraints have been identified.

Site Visit Observations

Land acts as part of garden to listed property. Wooded area.

Local Plan Designations

No conflicting LP designations.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE**. Although it is adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car. It is not suitable as the site is well wooded which contributes to the character of local area and would have an adverse impact on the setting of the adjacent listed building. There is a small area of surface water flood risk in south-east corner of site. Highways concerns have also been identified.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN4027

Part 1 - Site Details

Detail	Comments
Site Reference	SN4027
Site address	Land North of Deopham Road, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	1.4ha
Promoted Site Use, including **(i) Allocated site** **(j) SL extension**	Both (The site has been promoted for 10 dwellings but is of a scale that can be considered as an allocation)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted at 7 dph 35 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	Existing access on minor road - Stone Brigg, near junction, new access could be created onto Deopham Road. **NCC Highways** – Amber.	Amber
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Distance to Morley Primary School 80 metres with no footway. Wymondham College is 2.3k to the south No regular bus service within 1.8km	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Distance to village hall and recreation ground 2.3km Distance to playing field within main part of village on Deopham Road 580 metres Distance to The Buck public house 800 metres	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter states that mains water and electricity are available but not sewerage or gas	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	Flood Zone 1. Surface water 1 in 30 risk to north of site from ditch. There is also a ditch to southern boundary. **LLFA** – Green, surface water flood risk, standard information required.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2 Tiffey Tributary Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Site is exposed in open views with low hedges to frontage and is part of the rural landscape. Agriculture Land Grade 2	Amber
Townscape	Red	Site is an agricultural field and remote from any consolidated development.	Red
Biodiversity & Geodiversity	Green	No protected sites in close proximity **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Green
Historic Environment	Green	No HAs on or adjacent to site. **HES** – Amber. Cropmarks.	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Local road network is constrained due to narrow road widths and lack of footways **NCC Highways** – Red. No footpaths. No suitable access.	Red
Neighbouring Land Uses	Green	Agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No identified HE impact however the development would not have a strong relationship with the existing townscape.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access could be achievable to south onto Deopham Road.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural grazing land	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to north, agricultural to east, bounded by round to south and west. No compatibility issues.	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level, with slight slope south to north.	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Low native hedge to south, with a ditch and verge to roadside. Low native hedge to Stone Brigg roadside to west. Reinforced hedge to south along ditch. Post and wire paddock fencing to east.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Nothing within site, monoculture. Native hedges to three sides providing green corridor for wildlife, particularly along ditches.	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 any use other than grazing, no evidence of any contamination. Telegraph poles along western boundary.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into and out of site are open, particularly from Deopham Road.	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 is remote from main part of settlement and is entirely rural in character. Development would have a significant impact on the landscape and be incongruous.	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)	No	Not applicable
When might the site be available for development?	Immediately	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	**Comments**	**Site Score (R/A/G)**
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	No. However, 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)	No abnormal costs likely, access improvements would be required as standard.	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Stated would provide 2 units but no evidence of viability.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None proposed	

Part 7 - Conclusion

Suitability

Scale as promoted is too large but could be reduced in size to meet the objectives of the VCHAP. Greenfield site with no identified constraints subject to standard drainage, highway requirements.

Site Visit Observations

Site is remote from main part of settlement and is entirely rural in character. Development would have a significant impact on the landscape and be incongruous. Do not consider it is suitable for development.

Local Plan Designations

No conflicting LP designations.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being provided and adequate surface water drainage.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for allocation, even with a reduced number of dwellings. The site is remote from all services, apart from the school, and is detached from the main part of the settlement. There is no safe walking route to the other village facilities. It would have a significant detrimental impact on the landscape and townscape by virtue of its open rural nature and remote location in the countryside away from the main part of the settlement. Achieving an access would require some frontage hedge removal and there is a possible surface water flood risk.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN4035

Part 1 - Site Details

Detail	Comments
Site Reference	SN4035
Site address	Land north of Wymondham Road, Deopham
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic applications refused for single dwellings
Site size, hectares (as promoted)	0.65 hectares
Promoted Site Use, including **(k) Allocated site** **(l) SL extension**	Promoted for five dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	8 dph (16 dwellings)
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 options are constrained by nature of road and hedge and trees on site frontage	Amber
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Distance to Morley Primary School 1.7km with no footways Distance to bus service 2.8km	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Distance to sports pavilion and playing field 280 metres	Amber
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 surface water flood risk. **LLFA** – Green, few or no constraints.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		E3 Hingham – Mattishall Plateau Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Site has no relation to existing patterns of settlement so would be isolated area of settlement in landscape. No loss of high grade agricultural land	Amber
Townscape	Amber	Site does not relate to existing areas of settlement	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity **NCC Ecologist** - Green. SSSI IRZ. Potential for protected species and Biodiversity Net Gain	Green
Historic Environment	Amber	Grade I Church of St Andrew to north-west of site **HES** – Amber.	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Local road network is constrained due to road widths and lack of footways	Amber
Neighbouring Land Uses	Green	Agricultural land	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site does not relate to any existing settlement. There would also be potential harm to setting of church	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access may be difficult to achieve given relatively high vehicle speeds and vegetation on boundary and neighbouring land	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Site has no current use; used previously for agricultural use, reference made in promoter's form to previous gravel extraction 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 land with no compatibility issues	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Site is largely level	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedging and trees on boundaries	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within site as well as trees and hedging on boundary that 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)	Only potential issue is previous gravel extraction use referred to in promoter's form	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into site possible from road	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 due to site being detached from settlement with any development therefore standing alone in the landscape. Possible impact on setting of church to north-west	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 stated that affordable housing will be provided 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 potentially large enough to accommodate a small allocation but is separated from any other development. Landscape and townscape impacts would result.

Site Visit Observations

Remote site with no relationship to existing areas of settlement. Potential impact on setting of church to north-west.

Local Plan Designations

Outside and remote from any development boundary. No conflicting LP designations.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE**. Deopham is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. The site is detached from any development therefore standing alone in the landscape which will have a negative impact and also an impact on setting of church to north-west.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN4041

Part 1 - Site Details

Detail	Comments
Site Reference	SN4041
Site address	Land to the east of Hill Road, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	3.96
Promoted Site Use, including **(m) Allocated site** **(n) SL extension**	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dph (99dph)
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 is available from Hill Road which has a reduced with. There are also no footpaths **NCC Highways** – Red. Hill Rd not suitable for acceptable access. No safe walking route to school, local network poor.	Red
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	Primary school and secondary school at Wymondham College – approximately 1.3km from the site no footpaths Employment opportunities are located within Besthorpe which forms the adjoining development to the site. Peak time bus travel available from bus stops on Norwich Road	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall – development of this site would provide a pedestrian link to the village hall and playing fields	Amber
Utilities Capacity	Amber	Waste-water capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is water and electricity available to the site	Green
Better Broadband for Norfolk		Site is already covered by high speed broadband	Green
Identified ORSTED Cable Route		Site is not affected by the Orsted Cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	Surface water flow path along the south-eastern boundary of the site including 1 in 30 to 1 in 1000 year flood risk. The 1 in 100year flood extent includes approx. 60% of the site including the access. **LFFA** – Red. Severe constraints make this unfavourable for development, recommend a review and potential removal of site. The site is located in an area of internal and external flood events, the eastern half is affected by significant flooding.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2: Tiffey Tributary Farmland	
Overall Landscape Assessment	Amber	Grade 3 agricultural land Development of the site would represent a significant expansion. It would result in the joining up of the settlement between Hill Road and Golf Links Road which could harm the landscape.	Amber
Townscape	Amber	Development of the site would expand the settlement to the east and not reflect the existing form and character.	Amber
Biodiversity & Geodiversity	Amber	Development of the site would require the loss of hedgerow to provide access and visibility splays. **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Amber
Historic Environment	Amber	Hill Farm located to the west of the site is grade II listed. **HES** – Amber.	Amber
Open Space	Green	Development of the site will not result in the loss of open space	Green
Transport and Roads	Amber	Local road network is narrow, however this could be mitigated **NCC Highways** – Red. Hill Rd not suitable for acceptable access. No safe walking route to school, local network poor.	Red
Neighbouring Land Uses	Green	Residential, agricultural and village hall playing field	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Listed building located to the north, Impact could be mitigated through appropriate design	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access could be achieved from Hill Road. This would involve the removal of trees	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Significant tress and hedgerows surrounding the site and within the site. Development would require removal of some of these to provide access and visibility	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	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited views into the site by virtue of the existing hedgerows	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 of the site would extend the built form to the east and fail to have regard to the existing grain of development. Furthermore, to achieve access the proposal will have to remove hedgerows. Development of the site is considered to impact on the landscape and townscape.	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	No conflicting existing or proposed LP designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Immediately	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	**Comments**	**Site Score (R/A/G)**
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Promoter has confirmed site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Improvements to footpath provision to link with existing	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed site is viable	Green
Are there any associated public benefits proposed as part of delivery of the site?	Proposal would provide a pedestrian connection to the village hall	

Part 7 - Conclusion

Suitability

The site is located next to the village of Besthorpe which is located within Breckland Council LPA. The Besthorpe development boundary was removed through the adopted Local Plan (adopted 2019) and is classified as open countryside. The site is excessive is size but could be reduced in scale to meet the objectives of the VCHAP however significant highways constraints and flood concerns have been identified on the site.

Site Visit Observations

Site is screened from wider view by existing hedgerows. Removal of these to provide appropriate access and would impact negatively on the landscape.

Local Plan Designations

Site is adjacent to the Morley development boundary.
The adjacent Besthorpe development boundary was removed through the adopted Breckland Local Plan (adopted 2019) and is classified as open countryside.

Availability

Promoter has confirmed that the site is available

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE** for allocation. The site is remote from most services and there is no safe walking route to the school. It is out of scale with the existing settlement and would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the east. A reduced site area would not address the identified concerns. Achieving an access and footway would require tree removal. The site is also affected by a surface water flood path and is in risk of significant surface water flooding.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN4042

Part 1 - Site Details

Detail	Comments
Site Reference	SN4042
Site address	Land to the north of Norwich Road, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	3.3ha
Promoted Site Use, including **(o) Allocated site** **(p) SL extension**	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	15dph (82dph)
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 is available from Norwich Road. There are no footpaths. **NCC Highways** – Amber. Subject to suitable access, requiring tree removal and 2.0m frontage footway. No safe walking route to school.	Amber
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	Primary school and secondary school at Wymondham College – approximately 900m from the site however there are no footpaths Employment opportunities are located within Besthorpe which forms the adjoining development to the site. Peak time bus travel available from bus stops on Norwich Road	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall – development of this site would provide a pedestrian link to the village hall and playing fields	Green
Utilities Capacity	Amber	Waste water capacity should be confirmed	Amber
Utilities Infrastructure	Green	Promoter has confirmed that there is water and electricity available to the site	Green
Better Broadband for Norfolk		Site is already covered by high speed broadband	Green
Identified ORSTED Cable Route		Site is not affected by the Orsted Cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues	Green
Flood Risk	Amber	Surface water flow path along the north-western boundary of the site including 1 in 30 to 1 in 1000 year flood risk. The 1 in 100year flood extent includes approx. 30% of the site. **LFFA** – Red. Severe constraints make this unfavourable for development, recommend a review and potential removal of site. The site is located in an area of internal and external flood events, the west/north west is affected by significant flooding.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2: Tiffey Tributary Farmland	
Overall Landscape Assessment	Amber	Grade 3 agricultural land Development of the site would represent a significant expansion. It would result in the joining up of the settlement between Hill Road and Golf Links Road which would harm the landscape. In addition the landscape currently provides open views across the countryside	Amber
Townscape	Amber	Development of the site would expand the settlement to the east and not reflect the existing form and character.	Amber
Biodiversity & Geodiversity	Green	Any impacts could be reasonably mitigated **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Amber
Historic Environment	Green	Development would not impact the historic environment **HES** – Amber.	Green
Open Space	Green	Development of the site will not result in the loss of open space	Green
Transport and Roads	Green	Development of the site would not impact the functioning of the local road network **NCC Highways** – Red. Subject to suitable access, requiring tree removal and 2.0m frontage footway. No safe walking route to school.	Red
Neighbouring Land Uses	Green	Residential, agricultural and village hall	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	The site is located on the edge of Besthorpe village. The proposal would expand the village and not reflect the existing grain of development harming the form and character.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access is available from Norwich Road. New footpaths would be needed	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural. The village hall is located to the north	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow along the northern boundary. Open boundaries to the south and east. Borders residential properties to the west.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow along northern boundary. Individual trees along southern and western boundary	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	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Open views into and across the site to wide countryside.	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)	The site forms a key gateway into Besthorpe parish from the east. Development of the site would have an adverse impact on both the landscape and the townscape.	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 LP designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Site is under option	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)	Promoter has confirmed the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Footpaths to link to existing provisions	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed the site is viable.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Proposal would provide a pedestrian connection to the village hall	

Part 7 - Conclusion

Suitability

The site is located next to the village of Besthorpe which is located within Breckland Council LPA. The Besthorpe development boundary was removed through the adopted Local Plan (adopted 2019) and is classified as open countryside. Significant flood and highways constraints have been identified. The site is also excessive in scale but could be reduced in size.

Site Visit Observations

Site provides open views across the countryside. Site forms a key gateway into Besthorpe.

Local Plan Designations

Site is adjacent to the Morley development boundary. The adjacent Besthorpe development boundary was removed through the adopted Breckland Local Plan (adopted 2019) and is classified as open countryside.

Availability

Promoter has confirmed that the site is available.

Achievability

No additional constraints identified.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for development. The site is remote from most services and there is no safe walking route to the school. It is out of scale with the existing settlement and would have a detrimental impact on the landscape and townscape by virtue of its extension into the countryside to the east. A reduction in the size of the site would not address the constraints identified. Achieving a suitable access and footway would require tree removal. The site is also affected by a surface water flood path and is in risk of significant surface water flooding.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN4073SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN4073SL
Site address	Land adjacent Clearview, Hookwood Lane, Morley
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/1697 – Erection of 1 self-build dwelling – Appeal dismissed 2018/1196 – Erection of 1 self-build dwelling - Refused
Site size, hectares (as promoted)	0.2
Promoted Site Use, including **(q) Allocated site** **(r) SL extension**	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	5dph
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 is from Hookwood Lane which is restricted width **NCC Highways** – Red. Substandard highway network.	Red
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Primary school and secondary school at Wymondham College – approximately 2.2km from the site no footpaths Employment opportunities are located within Besthorpe which forms the adjoining development to the site. Peak time bus travel available from bus stops on Norwich Road	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall and recreation ground in Morley, however there are no footpaths	Amber
Utilities Capacity	Amber	Waste-water capacity should be confirmed	Amber
Utilities Infrastructure	Amber	TBC if the site progresses	Amber
Better Broadband for Norfolk		Site is already covered by high speed broadband	Green
Identified ORSTED Cable Route		Site is not affected by the Orsted Cable route	Green
Contamination & ground stability	Green	There are no known ground stability or contamination issues	Green
Flood Risk	Green	Site is in flood zone 1. **LFFA** – Green. Few or no constraints. The site is adjacent to moderate/significant flooding which must be considered in the assessment.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Tributary Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		B2: Tiffey Tributary Farmland	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Grade 3 agricultural land Site is relatively enclosed. Impact on landscape could be mitigated	Amber
Townscape	Amber	Site is located adjacent to the hamlet of Morley St Peter. Development of the site would extend the built form to the east	Amber
Biodiversity & Geodiversity	Amber	Any impacts could be mitigated **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain	Green
Historic Environment	Green	Development of the site would not impact the historic environment **HES** – Amber.	Green
Open Space	Green	Development of the site will not result in the loss of open space	Green
Transport and Roads	Amber	Local Road network is narrow with no footpaths **NCC Highways** – Red. Substandard highway network.	Red
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Site is located to the west of Morley St Peter which is a small hamlet.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Access is available from Hookwood Lane	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Pastures	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Generally flat	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There are trees and hedgerows surrounding the site. Mature trees within the 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	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	There are limited views into or out of the site due to the existing boundary treatments	Not applicable
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	The site is located to the west of Morley St peter which is a small hamlet without services and facilities. There are no existing footpaths and as such the site is not considered suitable for development.	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 LP designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No – site is proposed for a self-build dwelling for site owner	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)	Promoter has confirmed the site is deliverable	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has confirmed the site is viable	Green
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is of a suitable size to be considered as a settlement limit extension. There are no existing settlement limits in close proximity to the site. The site is poorly connected and highways concerns have been identified.

Site Visit Observations

The site is screened from wider view. Hookwood Lane is narrow and there is no footpath provision within the vicinity.

Local Plan Designations

There are no conflicting LP designations.

Availability

The site is available.

Achievability

The site is considered to be achievable.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** extension to the settlement limits. Morley St Peter is a small hamlet without services and facilities, there is no footpath provision resulting in access being predominantly by car and no safe walking route to the school. Hookwood Lane is particularly narrow. The limited development on Hookwood Lane is sporadic with a loose grain, development of this site would be at a higher density and would not reflect the form and character of the area, although the site is relatively contained. There are significant mature trees within the site and a strong line of trees along the frontage. There is a flooding risk from a surface water flow path adjacent to the site.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 21 January 2021

SN5001

Part 1 - Site Details

Detail	Comments
Site Reference	SN5001
Site address	Lot 3, Church Road, Deopham
Current planning status (including previous planning policy status)	Outside Development Boundary
Planning History	None
Site size, hectares (as promoted)	0.75
Promoted Site Use, including **(s) Allocated site** **(t) SL extension**	Allocated site for one retirement dwelling (19 dwellings at 25dph)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 retirement bungalow for the owners
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	Would require a new access from frontage with Church Road. NCC Highways – Red. The alignment of Church Road, frontage vegetation on adjacent land and limited frontage are likely to negate the ability to provide acceptable visibility splays.	Red
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Red	Distance to Morley Primary School 2.3km with no footways Bus service over 1.8km distance	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities	N/A	Distance to sports pavilion and playing field 470 metres	Amber
Utilities Capacity	Amber	Utility capacity to be confirmed **Environment Agency:** Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Amber	Promoter states mains water, electricity and broadband are available in the road. There is no mains sewerage or gas nearby.	Amber
Better Broadband for Norfolk	N/A	Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route	N/A	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	Flood Zone 1 Small areas of low surface water flood risk off site from ponds to the south and to west along Church Road. LLFA – Green. Few or no constraints. Standard information required at planning stage. On-site flood risk is localised ponding in the 0.1% AEP event. Access to the site may be affected by flood risk but development has potential to mitigate the on-site flood risk issues through appropriate engineering. We advise that the site is within proximity to known records of internal and anecdotal/external flooding associated with London Road. We advise this is considered in the site assessment. Environment Agency: Green (Fluvial Flood Risk)	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	N/A	Site is in: Tributary Farmland Plateau Farmland lies to the south	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area *(Land Use Consultants 2001)*	N/A	Site is in: B2 – Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland lies to the south Agricultural Land Classification; Grade 3	N/A
Overall Landscape Assessment	Green	Site is contained by strong boundaries and a frontage hedgeline although this is likely to need part removing for access. Development would extend into the rural landscape.	Amber
Townscape	Amber	Development is sporadic along Church Road and the site does not relate to existing concentrated areas of settlement.	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity. Trees and hedging surrounding providing potential habitat. NCC Ecologist: Amber. Located within GI corridor and amber risk zone for great crested newts. No PROW nearby. No priority habitat onsite. SSSI IRZ residential and discharge of water are not identified by NE as requiring their consultation. Pond nearby and in amber risk zone for great crested newts.	Amber
Historic Environment	Green	Grade I Church of St Andrew to south of site but separated by heavily treed area therefore no significant impact. HES – Amber. Earthworks present, will need recording.	Amber
Open Space	Green	No loss of public open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	Local road network is severely constrained due to narrow road widths and lack of footways. NCC Highways – Red. The local highway network is poor with restricted forward visibility. No off-carriageway walking route to local facilities including catchment primary school (Morley) and bus routes.	Red
Neighbouring Land Uses	Green	Agricultural land to north, east and west, dwelling to south	Green

Part 4 - Site Visit

Site Visit Observations	**Comments** **(Based on Google Street View images dated August 2016)**	**Site Score (R/ A/ G)**
Impact on Historic Environment and townscape?	Listed church to south but views across are limited so no detrimental impact on the setting of the LB	N/A
Is safe access achievable into the site? Any additional highways observations?	Currently no access with hedge which would need to be altered if access gained from Church Road. This is a narrow rural road with few passing places and severe bends which limit visibility. In addition there are no paths or street lighting making walking hazardous.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural and equine, residential.	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)	Hedges with some trees.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	See above	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)	None evident	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views are limited both into and out of the site as it has boundaries with vegetation.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2016)	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)	Whilst the site is contained and a single dwelling would not have a significant visual impact the undeveloped site is very much part of the rural landscape and is remote from services and facilities. The local road network is constrained and there are no footpaths.	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?	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)	No but the owner lives to the south and is proposing a retirement home for themselves so would be deliverable on this basis.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	No	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated yes however only one dwelling is proposed.	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site has been promoted for single private dwelling but at 0.75ha is of a suitable size for allocation. It could however be reduced in size to below 0.5ha. However, the site is not located in proximity to any existing settlement limits and therefore could not be an extension to the existing settlement limit. The site is in a relatively isolated location, in a rural environment with established vegetation along the boundary. The existing road access has been identified as a constraint to development of this site.

Site Visit Observations

The site is close to a LB but is unlikely to have a significant impact on this building due to existing screening between the sites. The road network is poor with narrow roads and few passing places. Existing boundary vegetation is and the undeveloped site is a characteristic of the rural context of the site. A single dwelling on the site would not have a significant visual impact on the wider landscape.

Local Plan Designations

None

Availability

The site is available for development

Achievability

The site may be achievable subject to agreement of highway improvements which may impact on the viability of the site.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for development. The site has been promoted for allocation but also for a single private dwelling. SN5001 is not located in proximity to any existing settlement limits and it is not considered appropriate to introduce a new settlement limit in this location due to the remoteness of the site. The road network is not considered to be appropriate for new residential development and the existing vegetation along the site boundaries is characteristic of the rural context of the site.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 3 May 2022

SN5047

Part 1 - Site Details

Detail	Comments
Site Reference	SN5047
Site address	Land between Hall Lane and Golf Links Road, Morley St Botolph
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.77ha
Promoted Site Use, including **(u) Allocated site** **(v) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 10-12 dwellings (17-18dwellings 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	Existing gated field access onto Hall Lane, this is a narrow lane and it is close to the junction. Alternative would be onto Golf Links Road, wider but also a rural road with limited visibility due to bends and hedges. NCC Highways – Amber. Subject to satisfactory visibility, would require hedge removal and possibly carriageway widening. No feasibility of safe walking route to school, Golf Links Road has limited width.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Accessibility to local services and facilities *Part 1:* ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Amber	Distance to Morley Primary School 1,930m, only a small portion of which has footways and the section along Deopham Road is not pedestrian friendly. Wymondham College (day and boarding), which will include a primary school, is 930m to the south, 1,200m to its nursery. Buses serve Wymondham College, but regular bus services are 1,730m away and village is not served by regular service. Limited local employment.	N/A
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities	N/A	Distance to village hall and recreation ground 970m Distance to playing field (within main part of village) 570m Distance to The Buck public house 640m	Amber
Utilities Capacity	Amber	Promoter indicates sewerage infrastructure, including the water recycling centre, may need upgrading. – this would need to be confirmed **Environment Agency:** Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Green	Promoter has confirmed that mains water, sewerage and electricity are all available.	Green
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned.	Green
Identified ORSTED Cable Route	N/A	Not in an area identified as being within the ORSTED cable route	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unknown but unlikely as no buildings and use is grassland.	Green
Flood Risk	Amber	Flood Zone 1 Surface water flood low risk to north-east along Hall Lane boundary and to south-east corner from pond on site, may reduce developable area. Adjacent along Golf Link Road Surface water flood low risk.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)* Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland	N/A	Tributary Farmland	N/A
SN Landscape Character Area *(Land Use Consultants 2001)*	N/A	B2 Tiffey Tributary Farmland Agricultural Land Classification; Grade 2-3 Good to moderate	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Site is close to rural built-up area which is to the north. It would have some limited views when approaching from the south but these would be softened by the high hedges on the roadside and the established southern boundary of the site. It would not encroach into the open countryside. The broken views you would get would be balanced by similar views on the opposite side of the road and would read against existing development on the north side of Hall Lane.	Green
Townscape	Green	This site marks the start of the development which is centred along Chapel Road. Although there is no current development on the south side it would sit in a cluster around this junction, with roads on two sides and would be an area of natural extension which would not encroach into the open countryside. It would be balanced by the development on the opposite side of the road and would read against existing development on the north side of Hall Lane.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Amber	No protected sites in close proximity, 4K from nearest SSSI. Grassed area contained by trees and hedging, some habitat value. Would need checking. NCC Ecologist: Amber. SSSI ISZ - but residential and discharge of water not identified for NE consultation. Amber risk zone for Great Crested Newts and ponds onsite and within 250m. No priority habitats and not in GI corridor. No PROW. Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.	Amber
Historic Environment	Green	No heritage assets. Not within the woodland setting of the Grade II listed Morley Hall, 600m to the southeast. HES – Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	Local road network is constrained due to narrow road widths and lack of footways, Hall Lane to the north boundary is a narrow dead-end. There is a small section of footpath on opposite side of Golf Links Road. NCC Highways – Red. Subject to satisfactory visibility, would require hedge removal and possibly carriageway widening. No feasibility of safe walking route to school, Golf Links Road has limited width.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Neighbouring Land Uses	Green	Residential to north/north-east facing Hall Lane, large, scattered houses to west and agricultural to south. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No adverse effect on any heritage assets. The site is close to the existing dwellings and adjacent to the development boundary.	N/A
Is safe access achievable into the site? Any additional highways observations?	Possibly, there is a field access but this is onto a narrow side road so development would probably need to be accessed from Golf Links Road – await Highway Authority advice.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassed area. No buildings.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agriculture which are compatible.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slight slope	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges with trees on all sides of this triangular piece of land, should be retained.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes; hedges, trees and a 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)	Contamination unlikely as is an undeveloped site. Power lines cross the site.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Limited due to substantial hedges which contain the site. If developed the south boundary must be kept to delineate the edge of the settlement with the open countryside.	N/A

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)	The site is contained but it does extend beyond Hall Lane which is the southern reach of the village. Although it is adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car.	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		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?	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)	Promoter indicated that the site is deliverable.	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Access improvements, possible footpath provision, upgrade to foul water network.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter indicated that this will be provided, no evidence on viability.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Off-site footpath	N/A

Part 7 - Conclusion

Suitability

The site is of suitable size for allocation and is adjacent to an existing settlement limit. The site relates reasonably well to the existing built form but would represent a breakout into the open countryside to the south of the existing settlement. The road network has been identified as being constrained and the site is remote from existing services and facilities. Some areas of limited flood risk have been identified but would not prevent development of the site.

Site Visit Observations

Narrow roads and limited connectivity to existing facilities and services. The site extends beyond Hall Lane and would extend the settlement into the rural surroundings. Established vegetation along the site boundaries.

Local Plan Designations

None.

Availability

The site is considered to be available for development.

Achievability

The site is likely to be achievable subject to highway mitigation works which impact on the viability of the site.

OVERALL CONCLUSION:

The site is considered to be **UNREASONABLE** option for allocation. Whilst adjacent to a settlement limit, the site is remote from most services and there is no safe walking route to the school resulting in access being predominantly by car. An off-site footpath has been promoted alongside the allocation of SN5047 although no further evidence has been submitted at this stage. Development would mean the loss of some frontage hedging for access. Part of southern corner is at risk of surface water flooding however this is not considered to be a constraint to development of the site.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 3 May 2022