Village Clusters Housing Allocations Plan

Site Assessments

Wreningham, Ashwellthorpe and Fundenhall

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SN0009SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN0009SL
Site address	Land at Top Row, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	0.18 ha
Promoted Site Use, including **(a) Allocated site** **(b) SL extension**	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	1 dwelling (25 dph = 4.5 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	Existing access from Top Row. Potential access constraints but these could be overcome through development. **NNC Highways** - Red. 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. Limited frontage onto Top Row precludes creation of access. Top Row is limited in width, has no footway and substandard visibility into Norwich Road. No continuous footway to catchment school.	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	Green	1.25km walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. **NCC Minerals** - site under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If these sites were to go forward as allocations then information that future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, should be included within any allocation policy.	Amber
Flood Risk	Amber	Southern section in flood zones 2 & 3. SW flow path across large southern section.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: N/A	
Overall Landscape Assessment	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network could be reasonably mitigated. **NCC Ecology** – Amber. SSSI IRZ Site identified as priority habitat. Potential for protected species/ habitats and Biodiversity Net Gain	Amber
Historic Environment	Amber	May impact on setting of designated HAs to north. **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. **NNC Highways** - Red. 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. Limited frontage onto Top Row precludes creation of access. Top Row is limited in width, has no footway and substandard visibility into Norwich Road. No continuous footway to catchment school.	Red
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	May impact on setting of LBs on north side of Top Row through this could be mitigate through good design	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Existing gated field access. Improvements limited by TPO on boundary with highway. NCC/tree officer to comment.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Grazing	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential – compatible uses	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Ground level falls towards watercourse along southern boundary	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow including some significant trees and TPO on northern boundary.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees/hedgerow to boundaries and TPO on northern boundary. Watercourse along southern 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 constraints. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views from Top Row and from farmland to south due to changes in ground level.	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)	Walking route to school lacks footpath provision although wider verge at points - characteristic of settlement – but also separated by B1113. This impacts on access to other local services too. Single dwelling would fit within existing pattern of development but restricted by TPO on highway boundary and identified SW flood risk in southern part of site.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Access already improved under 2018/2301. Limited frontage onto Top Row precludes creation of access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No. Advises promoted for market housing only.	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for SL extension due to isolation from main settlement and resulting lack of connectivity, flood risk, heritage and tree issues.

Site Visit Observations

Walking route to school lacks footpath provision although wider verge at points - characteristic of settlement – but also separated by B1113. This impacts on access to other local services too. Single dwelling would fit within existing pattern of development but restricted by TPO on highway boundary and identified SW flood risk in southern part of site.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-3 years

OVERALL CONCLUSION:

UNREASONABLE. The site is not close to any settlement boundary and is very remote from services. It has very poor connectivity to the school along narrow, unlit roads with no footpaths and across the B1113. This also results in highway safety concerns because Top Row is limited in width and has substandard visibility into Norwich Road. It would be a significant intrusion within the landscape to the south and it is constrained by a TPO and flood risk to the south.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0013SLREV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0013SLREV
Site address	New Road, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	Historic refusal for residential
Site size, hectares (as promoted)	0.23 ha
Promoted Site Use, including **(c) Allocated site** **(d) SL extension**	SL extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Unspecified (25 dph = 6 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	Field access from New Road. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. Network poor with no footways, unlikely to be able to achieve acceptable visibility at Silfield Road junction.	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	Red	More than 3000m walk to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	

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 (with groups), recreation ground and public house within 1800m	Red
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter has not provided any confirmation	Amber
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. **SNC Environmental Protection** – Green. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database or PCLR database. - Historic OS maps show a void (about 7m by 11m) was once present about 190m to the south which has been filled with unknown material. This is considered to represent a low risk to the site in question. - Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - No issues observed.	Green
Flood Risk	Amber	Flood zone 1. Identified SW flood risk along western and southern boundaries. LLFA – Amber. Mitigation required for heavy constraints.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Amber	Detrimental impacts may be reasonably mitigated through design	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network could be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Amber
Historic Environment	Green	Abuts AAI to south. Impact could be reasonably mitigated. **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. Network poor with no footways, unlikely to be able to achieve acceptable visibility at Silfield Road junction.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Abuts AAI to south. Comment from HES required	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Existing field access. NCC to confirm if access achievable while retaining tree at southern end of highway boundary.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential – compatible uses	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/trees to north. Hedgerow to highway and open to west.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow to northern 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)	Telegraph poles and O/H lines along highway boundary. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views from New Road and from open land to west.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Isolated from school with no continuous footpath provision and access to limited local services only.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private	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?	Not confirmed	Amber

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Not confirmed	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Improvements would be required to the frontage.	Amber

ACHIEVABILITY (in liaison with landowners, and including viability)	**Comments**	**Site Score (R/A/G)**
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Not confirmed	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for SL extension due to isolation from school and lack of connectivity to most services.

Site Visit Observations

Isolated from school with no continuous footpath provision and access to limited local services only.

Local Plan Designations

Open countryside.

Availability

Not confirmed.

Achievability

Not confirmed .

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school and other services with poor connectivity along narrow, unlit roads with no footpaths. Development here is sporadic and as the site is physically and visually separate from the existing village it would be a significant intrusion in the wider landscape as it breaks into the open countryside to the south-west. Possible surface water flooding.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0093

Part 1 - Site Details

Detail	Comments
Site Reference	SN0093
Site address	Field 2484, w/o All Saints Church at junction of Hethel Road & Church Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	2015/1036 – para 55 dwelling – refused 2018/1431 – 5 self-build dwellings - refused
Site size, hectares (as promoted)	0.51 ha
Promoted Site Use, including **(e) Allocated site** **(f) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 6 self-build dwellings = 12 dph (25 dph = 12.75 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	Field access from Hethel Road. Potential access constraints but these could be overcome through development. **NCC Highways** - Amber. An access would require a 2m wide footway and carriageway widening around both road frontages. The wider local road network is substandard due to restricted width and lack of footway. No footway to the catchment school.	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	600m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed AW advise sewers cross this site	Amber
Utilities Infrastructure	Amber	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Amber	Flood zone 1. Identified SW flood risk in central section.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: N/A	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design	Amber
Townscape	Red	Detrimental impacts may not be reasonably mitigated through design.	Red
Biodiversity & Geodiversity	Red	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/habitats/ habitats and Biodiversity Net Gain. Adjacent to priority Habitat.	Amber
Historic Environment	Red	Impact on setting of designated HA may not be reasonably mitigated. **HES** – Amber - setting of church. **SNC Heritage Officer** - Red. Non-starter as refused para 55 proposal in past on this site due to detrimental impact on setting of church. Views of church across field and its rural setting.	Red
Open Space	Green	Development would not result in the loss of any open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. **NCC Highways** - Red. An access would require a 2m wide footway and carriageway widening around both road frontages. The wider local road network is substandard due to restricted width and lack of footway. No footway to the catchment school.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Would detract from the setting of the listed church	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Grazing	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential/ church – compatible uses	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 to boundaries.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow to boundaries with some larger trees. Pond and ditch along northern boundary. Promoter has advised presence of GCN so potential for high ecological value.	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)	Telegraph poles and O/H lines along both highway frontages. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent and open in views from Hethel Rd and Church Rd. Screened on other boundaries. Forms part of setting of listed church to 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)	Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement. Development as promoted would be uncharacteristic of grain of development and would detract from setting of church.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. NCC to confirm if access to further development achievable	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoted for 6 self-build dwellings	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Community orchard	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to impacts on townscape, heritage and ecology.

Site Visit Observations

Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement. Development as promoted would be uncharacteristic of grain of development and would detract from setting of church.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-3 years.

OVERALL CONCLUSION:

The site is **UNREASONABLE**. It has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in highway safety concerns because of the poor visibility at the Church Road junction. The site is prominent at this junction and would have a negative impact on the adjacent Listed church and its setting. It would be an intrusion within the landscape encroaching beyond a natural edge of the settlement and access would require the removal of a strong frontage hedge line.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0187

Part 1 - Site Details

Detail	Comments
Site Reference	SN0187
Site address	Land adjacent to Rosko, north of Wymondham Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/2301 3 dwellings approved (southern section only)
Site size, hectares (as promoted)	2.04 ha
Promoted Site Use, including **(g) Allocated site** **(h) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	15 dwellings = 7.4 dph (25 dph = 51 dwellings)
Greenfield/ Brownfield	Part greenfield/part brownfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS *(if 'yes' to any of the below, the site will be excluded from further assessment)*

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site
Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Existing access from Wymondham Road, serving 3 recently constructed dwellings. Potential access constraints but these could be overcome through development. **NCC Highways** – Red. Limited frontage and road alignment would preclude creation of safe access. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to the catchment school.	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	700m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises electricity to site. No UKPN constraints.	Amber
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Amber	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Green	Flood zone 1. No identified flood risk within site	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design.	Amber
Townscape	Green	Detrimental impacts may not be reasonably mitigated through design.	Red
Biodiversity & Geodiversity	Green	Any detrimental impacts on protected species or ecological network could be reasonably mitigated. **NNC Ecologist** – Green. SSSI IRZ. Potential for protected species/habitats/habitats and Biodiversity Net Gain. Adjacent to priority Habitat	Amber
Historic Environment	Green	No detrimental impact on HAs. **HES** – Amber.	Green
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. Limited frontage and road alignment would preclude creation of safe access. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to the catchment school.	Amber

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

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Dis-used railway to west is AAI so investigation would be required. No other direct impacts.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Southern section of site developed for 3 dwellings with access onto Wymondham Road. Layout does not provide access to remainder of site. No other access proposed.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Grazing	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/woodland/ residential – compatible uses	Not applicable
What is the topography of the site? (e.g. any significant changes in levels)	Slight increase in level towards northern boundary	Not applicable
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow to west and north and landscaping/fencing to remainder.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow/woodland to north and west. PRoW along northern boundary. Potential for significant ecological value.	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 constraints. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views from Wymondham Road, Screened form views along disused railway by established trees. View across site from Prow at northern end.	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)	Walking route to school lacks footpath provision although wider verge at points - characteristic of settlement. This impacts on access to other local services too. Site as promoted would represent breakout to north and have significant landscape and townscape impacts. Recent development at south of site has effectively blocked access to remainder. Any further access form Wymondham Road would impact on amenity of new residents.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Access already improved under 2018/2301 but layout prevents access to rear.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No. Advises promoted for market housing only.	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Site as promoted now superseded by development of southern section only for 3 dwellings. Remainder not ***s***uitable for allocation due to lack of connectivity, access and impacts on townscape and landscape.

Site Visit Observations

Walking route to school lacks footpath provision although wider verge at points - characteristic of settlement. This impacts on access to other local services too. Site as promoted would represent breakout to north and have significant landscape and townscape impacts. Recent development at south of site has effectively blocked access to remainder. Any further access form Wymondham Road would impact on amenity of new residents.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-3 years.

OVERALL CONCLUSION:

The site is **UNREASONABLE.** Although it is close to the school it has poor connectivity along a narrow road with no footpaths and limited verges. The size of the site is out of scale with the village, 2.04ha (51 dwellings). It is also out of character as it would be contrary to the existing settlement pattern of linear development and would encroach into the countryside to the north with significant detriment to the landscape setting of the village. There is an issue with access as it has been blocked by the recent frontage development.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0213SL

Part 1 - Site Details

Detail	Comments
Site Reference	SN0213SL
Site address	Timber Yard, The Street, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	Historic approvals associated with business use. 2004-2016 refusals for residential development 2007/0615 approval for 1 dwelling (fronting highway only)
Site size, hectares (as promoted)	0.35 ha
Promoted Site Use, including **(i) Allocated site** **(j) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	4 dwellings = 11 dph (25 dph = 9 dwellings)
Greenfield/ Brownfield	Brownfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS *(if 'yes' to any of the below, the site will be excluded from further assessment)*

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	In proximity of Ashwellthorpe SSSI
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 from The Street. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. Narrow access with limited frontage may require third party land to provide an acceptable junction, to widen the access and provide footway. No safe walking route to Wreningham Primary 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	Amber	2.9km to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	

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 (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Potential for contamination due to previous use. **SNC Environmental Protection** – Amber. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database. - Two potentially contaminated sites shown within 500m of the site in question on the PCLR database which are: - The former Ashwellthorpe Garage, 79 to 85 The Street, Ashwellthorpe which has been redeveloped for residential use and a site investigation report was included. - 1 Knyvett Green Ashwellthorpe where a Heating oil spill occurred. - Historic OS maps do not show any significant additional information other than the historic use of the site as a timber yard - a potentially polluting land use. - Having regard to the past and current use of the site along with size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - The site in question is adjacent to the White Horse 51-55 The Street Ashwellthorpe Norfolk NR16 1AA and its garden. Consideration should be given to the potential impact of the Public House on future residents along with the impact on the future viability of the Public House of introducing noise sensitive receptors close to it.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: N/A	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design	Amber
Townscape	Green	Detrimental impacts may be reasonably mitigated through design.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated	Amber
Historic Environment	Amber	Amy detrimental impacts could be reasonably mitigated. **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Amber. Narrow access with limited frontage may require third party land to provide an acceptable junction, to widen the access and provide footway. No safe walking route to Wreningham Primary School.	Amber
Neighbouring Land Uses	Green	Agriculture/residential/employment	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Well separated from LB to east and impacts have could be mitigated through design.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm feasibility of improvements as access from private drive proposed	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Timber yard (redundant)	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential – compatible uses. Abuts PH which could impact on future residential amenity.	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)	Residential boundary to south, hedgerow to remaining boundaries.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow/trees to boundaries including highway. In proximity to woodland and SSSI to north.	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)	Telegraph poles and O/H lines along highway frontage. Potential for contamination from previous use.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site set back from highway and partially screened by frontage development. Remainder visually contained by boundary landscaping.	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)	Employment use now ceased. Isolated from school and access to limited local services only. Site as promoted would represent breakout to north which would be out of character in this linear settlement although impact could be limited by design. In proximity to SSSI requiring ecological investigation. NCC to confirm acceptability of further dwellings off private drive and impact on local highway network. Would raise significant amenity concerns for existing occupiers.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Promoter submitted evidence of unsuccessful marketing for previous use.	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Access improvements.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	N/A	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to lack of connectivity to school and impacts on townscape, ecology and residential amenity.

Site Visit Observations

Employment use now ceased. Isolated from school and access to limited local services only. Site as promoted would represent breakout to north which would be out of character in this linear settlement although impact could be limited by design. In proximity to SSSI requiring ecological investigation. NCC to confirm acceptability of further dwellings off private drive and impact on local highway network. Would raise significant amenity concerns for existing and future occupiers.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school although it is close to the limited services of the village hall and pub. The site does not have a road frontage, except for access, and would be a significant breakout to north which would be out of character with the surrounding townscape. The narrow access may require third party land to widen it and provide a footway and increased use could have a detrimental impact on adjoining residential properties. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN2033

Part 1 - Site Details

Detail	Comments
Site Reference	SN0233
Site address	Rose Farm, The Street, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	2020/0390 - 9 dwellings refused (out of character) 2020/1537 - 7 dwellings – approved (site area 0.31ha)
Site size, hectares (as promoted)	0.53 ha
Promoted Site Use, including **(k) Allocated site** **(l) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 15 dwellings = 28 dph (25 dph = 13 dwellings)
Greenfield/ Brownfield	Brownfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS *(if 'yes' to any of the below, the site will be excluded from further assessment)*

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 - Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site
Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Existing access onto The Street. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. Subject to provision of acceptable 2.4 x 59m visibility splays, which are likely to require third party land, frontage development and footway widening to 2.0m across frontage. (Unspecified Residential). No safe walking route to Wreningham Primary School. NCC Highways Meeting - has permission for 7 dwellings (2020/1537), is there any further scope for this site (site assessment concerned re impact on SSSI to the rear of 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	2.6km to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. **SNC Environmental Protection** - Amber. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database. - Two potentially contaminated sites shown within 500m of the site in question on the PCLR database which are: - The former Ashwellthorpe Garage, 79 to 85 The Street, Ashwellthorpe which has been redeveloped for residential use and a site investigation report was included. - 1 Knyvett Green Ashwellthorpe where a Heating oil spill occurred. - Historic OS maps do not show the site having contained a further building (since demolished) and a pond (since filled with an unknown material). - Having regard to the past and current use of the site along with size of the site and sensitivity of the proposed development it is recommended that as a minimum a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - No issues observed.	Amber
Flood Risk	Green	Flood zone 1.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: N/A	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design. **SNC Landscape Officer** - Recent planning permission for 7 dwellings on a brownfield site (2020/1537) - the site frontage already lies within the settlement limits.	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated	Amber
Historic Environment	Green	Any detrimental impacts could be reasonably mitigated **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Amber. Subject to provision of acceptable 2.4 x 59m visibility splays, which are likely to require third party land, frontage development and footway widening to 2.0m across frontage. (Unspecified Residential). No safe walking route to Wreningham Primary School. NCC Highways Meeting - has permission for 7 dwellings (2020/1537), is there any further scope for this site (site assessment concerned re impact on SSSI to the rear of the site).	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Well separated from LB to west to likely to have acceptable impact subject to design.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Improved access achieved under 2020/1537. NCC to confirm acceptability of any revisions	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agricultural buildings	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	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)	Residential boundaries to south and hedgerow to highway boundary. Open to farmland to north. PRoW along western boundary.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow to highway boundary. Hedgerow including trees to western boundary. SSSI outside northern site 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)	Telegraph poles and O/H lines along highway frontage. Potential for contamination from previous use.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent and open in views along The Street and from open farmland to north and 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)	Isolated from school and access to limited local services only. Site as promoted extends further to north than scheme approved under 2020/1537 with increased townscape impacts. Ecological impacts would need careful consideration.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Access improvements approved under 2020/1537	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter but also identifies possible extra costs for demolition and contamination	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

2020/1537 approves layout for 7 dwellings**.** Not suitable for allocation for further development due to lack of connectivity from some local services including school and impacts on townscape, landscape and ecology.

Site Visit Observations

Isolated from school and access to limited local services only. Site as promoted extends further to north than scheme approved under 2020/1537 with increased landscape and townscape impacts. Ecological impacts would need careful consideration.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school although it is close to the limited services of the village hall and pub. There is extant permission for 7 dwellings on a slightly smaller area and an increase in site area or numbers would be out of character with the surrounding density and have a greater negative impact on the townscape. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0234REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0234REV
Site address	Land adjacent to Rose Farm, The Street, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	2018/0172 - agricultural building - approved
Site size, hectares (as promoted)	1.3 ha
Promoted Site Use, including **(m) Allocated site** **(n) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	30-50 dwellings = 23 - 38 dph (25 dph = 32 dwellings)
Greenfield/ Brownfield	Part greenfield/ part brownfield

Part 2 - Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS *(if 'yes' to any of the below, the site will be excluded from further assessment)*

Is the site located in, or does the site include:	Response
SPA, SAC, SSSI, Ramsar	Site abuts Ashwellthorpe SSSI
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 field access from The Street. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. No safe walking route to school. Subject to provision of acceptable visibility (2.4m x 59m splays), frontage development and footway widening to 2.0m across frontage. Along with connection to and improvement of PROW Ashwellthorpe FP1 within 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	2.6km to primary school Limited employment opportunities within 300om and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Potential for contamination from previous use. **SNC Environmental Protection** - Green. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database. - Two potentially contaminated sites shown within 500m of the site in question on the PCLR database which are: - The former Ashwellthorpe Garage, 79 to 85 The Street, Ashwellthorpe which has been redeveloped for residential use and a site investigation report was included. - 1 Knyvett Green Ashwellthorpe where a Heating oil spill occurred. - Historic OS maps do not show the adjacent agricultural site having contained a further building (since demolished) and a pond (since filled with an unknown material). - Having regard to the past and current use of the adjacent site along with size of the site and sensitivity of the proposed development it is recommended that as a minimum a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - The site in question is adjacent to agricultural. Consideration should be given to the potential impact of the agricultural premises on future residents along with the impact on the future viability of the agricultural premises of introducing noise sensitive receptors close to it.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1. **LFFA** – Few or no constraints. 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	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design.	Amber
Townscape	Amber	Detrimental impacts may not be reasonably mitigated through design.	Red
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ. 113m from Lower Wood Ashwellthorpe SSSI and ancient woodland. Potential for impacts, protected species/habitats and Biodiversity Net Gain	Amber
Historic Environment	Amber	Amy detrimental impacts could be reasonably mitigated **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. No safe walking route to school. Subject to provision of acceptable visibility (2.4m x 59m splays), frontage development and footway widening to 2.0m across frontage. Along with connection to and improvement of PROW Ashwellthorpe FP1 within the site.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Well separated from LB to west although impacts may not be mitigated due to scale of development promoted.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm feasibility of improvements	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture. Large agricultural building sited centrally.	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	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)	Woodland to north, mostly hedgerow to remaining boundaries. PRoW along eastern boundary.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow to boundaries including highway. Site close to woodland and SSSI on northern 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)	Telegraph poles and O/H lines along highway frontage. Potential for contamination from previous use.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views along The Street and from open farmland to 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)	Isolated from school and access to limited local services only. Site as promoted would represent significant breakout to north which would be out of character in this linear settlement. Development as promoted in proximity to SSSI would require investigation of ecology impacts. NCC to confirm impact of development as promoted on local highway network. While limiting development to southern section only would reduce these impacts, remains isolated from school.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	No	Not applicable
When might the site be available for development?	Within 5 years	Green

ACHIEVABILITY (in liaison with landowners, and including viability)	**Comments**	**Site Score (R/A/G)**
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Supporting statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Footway widening and access. Footpath upgrade within the site.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to lack of connectivity to school and impacts on landscape, townscape and ecology due to excessive scale.

Site Visit Observations

Isolated from school and access to limited local services only. Site as promoted would represent significant breakout to north which would be out of character in this linear settlement. Development as promoted in proximity to SSSI would require investigation of ecology impacts. NCC to confirm impact of development as promoted on local highway network. While limiting development to southern section only would reduce these impacts, remains isolated from school and so not supported as alternative.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school but it is close to the limited services of the village hall and pub. It would be a further significant breakout to north which would be out of character with the surrounding density and have a greater negative impact on the townscape. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north and providing access and widening the footway would require the removal of all the frontage hedge.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0236

Part 1 - Site Details

Detail	Comments
Site Reference	SN0236
Site address	Land to rear of 47 The Street, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	
Site size, hectares (as promoted)	0.49 ha
Promoted Site Use, including **(o) Allocated site** **(p) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 5 dwellings = 10 dph (25 dph = 12 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	In proximity of Ashwellthorpe SSSI
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 via a track from The Street. Potential access constraints but these could be overcome through development. **NCC Highways** – not scored. Narrow access with requirement for site lines over 3rd party land.	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	2.9km to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	

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 (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. **SNC Environmental Protection** - Green. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database. - Two potentially contaminated sites shown within 500m of the site in question on the PCLR database which are: - The former Ashwellthorpe Garage, 79 to 85 The Street, Ashwellthorpe which has been redeveloped for residential use and a site investigation report was included. - 1 Knyvett Green Ashwellthorpe where a Heating oil spill occurred. - Historic OS maps do not show any significant additional information . - Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - The site in question is adjacent to Timber Yard. Consideration should be given to the potential impact of the Timber Yard on future residents along with the impact on the future viability of the Timber Yard of introducing noise sensitive receptors close to it. - The site in question is adjacent to the White Horse 51-55 The Street Ashwellthorpe Norfolk NR16 1AA and its garden. Consideration should be given to the potential impact of the Public House on future residents along with the impact on the future viability of the Public House of introducing noise sensitive receptors close to it.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated	Amber
Historic Environment	Amber	Amy detrimental impacts could be reasonably mitigated **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – not scored. Narrow access with requirement for site lines over 3rd party land.	Amber
Neighbouring Land Uses	Green	Agriculture/residential/employment	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Well separated from LB to east and impacts could be mitigated through design.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm feasibility of improvements as access from private track proposed	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture, residential, employment – potential to impact on residential amenity	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)	Residential boundary to south, hedgerow to remaining boundaries.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow/trees. In proximity to woodland and SSSI to north.	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)	Telegraph poles and O/H lines along narrow highway frontage.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site set well back from highway and screened by frontage development. Remainder visually contained from wider views by boundary landscaping.	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)	Isolated from school and access to limited local services only. Site as promoted would represent breakout to north which would be out of character in this linear settlement although impact could be limited by design. In proximity to SSSI requiring ecological investigation. NCC to confirm feasibility of providing access and impact on local highway network. Adjacent use may impact on residential amenity.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	Not applicable
Is the site currently being marketed? (Additional information to be included as appropriate)	Not known	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Footway and access improvements.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	N/A	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to lack of connectivity to school and impacts on townscape, ecology and residential amenity.

Site Visit Observations

Isolated from school and access to limited local services only. Site as promoted would represent breakout to north which would be out of character in this linear settlement although impact could be limited by design. In proximity to SSSI requiring ecological investigation. NCC to confirm feasibility of providing access and impact on local highway network. Adjacent use may impact on residential amenity.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school although it is close to the limited services of the village hall and pub. It does not have a road frontage, except for a narrow access, and would be a significant breakout to north beyond existing tree lines which would be out of character with the surrounding townscape. The very narrow access may require third party land to widen it and provide a footway which would have a detrimental impact on adjoining residential properties. Ecological impacts would need careful consideration given the ancient woodland/SSSI to the north.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0239

Part 1 - Site Details

Detail	Comments
Site Reference	SN0239
Site address	Land at New Road, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	Historic refusal for residential
Site size, hectares (as promoted)	0.72 ha
Promoted Site Use, including **(q) Allocated site** **(r) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Unspecified (25 dph = 18 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	Currently no access. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes. No safe walking route to Wreningham Primary School. Carriageway widening and footways would be required.	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	More than 3000m walk to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Amber
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises water, foul drainage and electricity available to site	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. **SNC Environmental Protection** – Green. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database or PCLR database. - Historic OS maps show a void (about 7m by 11m) was once present about 230m to the south which has been filled with unknown material. This is considered to represent a low risk to the site in question. - Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - No issues observed.	Green
Flood Risk	Green	Flood zone 1. Identified SW flood risk along northern boundary and outside eastern boundary.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network could be reasonably mitigated	Amber
Historic Environment	Green	Development would not have any direct impacts on HAs **HES** – Amber.	Green
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. 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. No safe walking route to Wreningham Primary School. Carriageway widening and footways would be required.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Currently no access although drive to Lark Farm along northern boundary. NCC to confirm if access achievable.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/residential - compatible	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 to most boundaries including highway which would need to be removed.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within boundary hedgerows Pond outside eastern 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)	Telegraph poles and O/H lines along northern and highway boundary. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views from New Road. Otherwise visually contained by boundary landscaping.	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)	Isolated from school with no continuous footpath provision and access to limited local services only. Townscape and landscape impacts would be limited through frontage development only.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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. Not confirmed.	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)	Statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, new access required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to isolation from school and lack of connectivity to most services and landscape impact.

Site Visit Observations

Isolated from school with no continuous footpath provision and access to limited local services only. Townscape and landscape impacts may be limited through frontage development only.

Local Plan Designations

Open countryside.

Availability

Statement from promoter.

Achievability

Statement from promoter.

OVERALL CONCLUSION:

UNREASONABLE. The site is next to the settlement limit but is remote from the school although relatively close to the village hall, recreation ground and public house. It is contained within the existing field boundaries but would have a negative impact on the wider landscape as it would encroach beyond existing development to the east and require removal of significant frontage hedge as carriageway widening and footways would be required.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0431

Part 1 - Site Details

Detail	Comments
Site Reference	SN0431
Site address	Land south of Hethel Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	0.92 ha
Promoted Site Use, including **(s) Allocated site** **(t) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 10 dwellings = 11 dph (25 dph = 23 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	Field access from Hethel Road. Potential access constraints but these could be overcome through development. NCC Highways for larger site – Green. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school. NCC Meeting for larger site- Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.	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	700m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints. AW advise sewers cross the site.	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1. Identified SW flood risk outside site along Hethel Road. **LLFA** – for larger site. One flood event recorded. Few or no constraints, 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	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design. SDC Landscape Officer for larger site. Landscape concerns about the loss of roadside hedgerow and trees. Development of the site would be contrary to the existing settlement pattern.	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design. SNC Heritage Officer - No significant townscape or heritage objections.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. NCC Ecologist – green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain.	Amber
Historic Environment	Amber	No detrimental impact on designated or non-designated HAs. SNC Heritage Officer - No significant townscape or heritage objections.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. NCC Highways for larger site – Red. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school. NCC Meeting for larger site - Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.	Red
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable while retaining significant trees. No alternative access to farmland to south.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	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 with some trees on western and highway boundaries. Open to larger parcel of farmland to south.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow with some trees to western and highway boundaries. Ditch butting southern 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 constraints and no evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent and open in views along Hethel Road and from open farmland to south.	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)	Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted would not reflect dispersed pattern of development on north side of Hethel Road and so would result in significant extension of settlement to the north.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Access improvement required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to poor connectivity and townscape impact.

Site Visit Observations

Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted would not reflect dispersed pattern of development on north side of Hethel Road and so would result in significant extension of settlement to the north.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

The smaller size of the site is more appropriate than SN0431REV, however it is still **UNREASONABLE**. It has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in highway safety concerns because of the blind bend and poor visibility at the Church Road junction. It is out of character as Hethel Road only has sporadic development to the north and comparatively this would be a large increase. This site is prominent to the south and would be a significant intrusion within the landscape requiring the removal of a strong frontage hedge line for access.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0431REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0431REV
Site address	Land south of Hethel Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	2.8 ha
Promoted Site Use, including **(u) Allocated site** **(v) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 dwellings = 9 dph (25 dph = 70 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	Field access from Hethel Road. Potential access constraints but these could be overcome through development. **NCC Highways** – Green. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school. NCC Highways Meeting - Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.	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	700m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints. AW advise sewers crossing the site	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood zone 1. Identified SW flood risk outside site along Hethel Road. **LLFA** - One flood event recorded. Few or no constraints, 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	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	At scale promoted, detrimental impacts may not be reasonably mitigated through design. **SDC Landscape Officer**. Landscape concerns about the loss of roadside hedgerow and trees. Development of the site would be contrary to the existing settlement pattern.	Red
Townscape	Amber	At scale promoted, detrimental impacts may not be reasonably mitigated through design. **SNC Heritage Officer** for smaller site - No significant townscape or heritage objections.	Red
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Historic Environment	Amber	No detrimental impact on designated or non-designated HAs. **SNC Heritage Officer** for smaller site - No significant townscape or heritage objections. **HES** – Amber.	Green
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school. NCC Highways Meeting - Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.	Red
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable while retaining significant trees.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	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 with some trees on western and highway boundaries. Residential boundaries to south.	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow with some trees to western and highway boundaries. Drains within site and butting southern 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 constraints and no evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent and open in views along Hethel 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)	Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted, would represent excessive development in relation to scale of settlement and would not reflect dispersed pattern of development on north side of Hethel Road. Would result in significant expansion of settlement to the north. Landscape and townscape impacts could be limited by development of southern section only for 10-15 dwellings, subject to satisfactory access, but impact on residential amenity may be concern.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes to access the site.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation as promoted due to poor connectivity, landscape and townscape impact.

Site Visit Observations

Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted, would represent excessive development in relation to scale of settlement and would not reflect dispersed pattern of development on north side of Hethel Road. Would result in significant expansion of settlement to the north. Landscape and townscape impacts could be limited by development of southern section only for 10-15 dwellings, subject to satisfactory access, but impact on residential amenity may be of concern.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

UNREASONABLE. It has poor connectivity to the school along narrow, unlit roads with no footpaths. This also results in significant highway safety concerns because of the blind bend and poor visibility at the Church Road junction. The size of the site is out of scale with the village, 2.8ha (70 dwellings), although it could be reduced in size. It is also out of character as Hethel Road only has sporadic development to the north. This site is prominent to the south and would be a significant intrusion within the landscape requiring the removal of a strong frontage hedge line for access.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN0598REV

Part 1 - Site Details

Detail	Comments
Site Reference	SN0598REV
Site address	Land east of New Road, Ashwellthorpe
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	1.26 ha
Promoted Site Use, including **(w) Allocated site** **(x) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Unspecified (25 dph = 31 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	Field access from New Road. Potential access constraints but these could be overcome through development. NCC Highways – Amber. Network poor with no footways, unlikely to be able to achieve acceptable visibility at Silfield Road junction.	**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	More than 3000m walk to primary school Limited employment opportunities within 3000m and bus service (including peak) within 1800m	

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 (with groups), recreation ground and public house within 1800m	Red
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Promoter advises water and electricity available to site	Amber
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues. SNC Environmental Protection – Green. Land Quality: - No potentially contaminated sites shown within 500m of the site in question on the Landmark database or PCLR database. - Historic OS maps show a void (about 7m by 11m) was once present about 35m to the south which has been filled with unknown material. This is considered to represent a low risk to the site in question. - Having regard to the size of the site and sensitivity of the proposed development it is recommended that a Phase One Report (Desk Study) should be required as part of any planning application. Amenity: - No issues observed.	Green
Flood Risk	Green	Flood zone 1. SW flood risk identified across site and within western section. **LLFA** – Amber. Surface water; significant mitigation required for severe constraints.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Green	Detrimental impacts may be reasonably mitigated through design	Amber
Townscape	Green	Detrimental impacts may not be reasonably mitigated through design.	Red
Biodiversity & Geodiversity	Amber	Large pond western side of highway. Any detrimental impacts on protected species or ecological network could be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ (Lower Wood Ashwellthorpe SSSI to the north). Potential for protected species/ habitats and Biodiversity Net Gain	Amber
Historic Environment	Green	AAI to north west. Impacts could reasonably be mitigated **HES** – Amber.	Amber
Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. Network poor with no footways, unlikely to be able to achieve acceptable visibility at Silfield Road junction.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	AAI immediately to north west of site. HES to comment.	Not applicable
Is safe access achievable into the site? Any additional highways observations?	Existing field access. NCC to confirm if access achievable.	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential - compatible	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 to most boundaries including highway. Open to south	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within boundary hedgerows Ponds outside western and eastern boundaries so survey required.	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)	Telegraph poles and O/H lines along highway boundary and crossing site. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent in views from New Road and open to views from south.	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)	Isolated from school with no continuous footpath provision and access to limited local services only. Does not adjoin settlement limit and development would have significant townscape impacts.	Red

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	**Comments**	**Site Score (R/ A/ G)**
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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. Not confirmed.	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)	Statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes. Access improvements.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Not confirmed	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Not suitable for allocation due to isolation from school, lack of connectivity to most services and impacts on townscape and ecology.

Site Visit Observations

Isolated from school with no continuous footpath provision and access to limited local services only. Does not adjoin settlement limit and development would have significant townscape impacts.

Local Plan Designations

Open countryside.

Availability

Statement from promoter.

Achievability

Statement from promoter.

OVERALL CONCLUSION:

UNREASONABLE. It is remote from the school and other services with poor connectivity along narrow, unlit roads with no footpaths. It is a large site which is out of character with the village particularly as development here is sporadic. The site is physically and visually separate from the existing village and it would be a significant intrusion in the wider landscape as it breaks into the open countryside to the south-east. Surface water flooding may occur.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 12 January 2021

SN2183

Part 1 - Site Details

Detail	Comments
Site Reference	SN2183
Site address	Land south of Wymondham Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	2.1 ha
Promoted Site Use, including **(y) Allocated site** **(z) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 20 dwellings = 9.5 dph (25 dph = 52 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	Green	Field access from Wymondham Road. Potential access constraints but these could be overcome through development. **NCC Highways** – Amber. Access would require site frontage c/w widening to 5.5m, 2m wide footway and removal of entire frontage hedge. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to catchment primary school. Highways Meeting - Slightly better than SN0431REV, as Wymondham Road is marginally wider but still no footways and limited verges. Visibility onto The Street is blind. Frontage development only, long frontage could help reinforce vehicle speeds. Could provide improvements to the Wymondham Road/Church Road junction (although this is third party land and requires hedge removal). No walking route to the school.	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	250m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
Part 2: Part 1 facilities, plus ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints. AW advise sewers crossing this site	Green
Better Broadband for Norfolk		Site is within the area served by fibre technology	Green
Identified ORSTED Cable Route		Unaffected by the identified ORSTED cable route or sub station	Green
Contamination & ground stability	Green	Unlikely to be contaminated and no known stability issues	Green
Flood Risk	Amber	Flood zone 1. Identified SW flow path along northern and eastern boundaries.	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	Not applicable	Settled Plateau Farmland	Not applicable
SN Landscape Character Area *(Land Use Consultants 2001)*		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Adjacent to settlement on three sides and relatively contained. Detrimental impacts may be reasonably mitigated through design. **SND Landscape Officer** - Landscape caution. Development of the site would be contrary to the existing settlement pattern. Mature established hedgerow to the north of the site as well as large trees along the boundary.	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design. **SNC Heritage Officer** – Green.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. **NCC Ecologist** – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.	Amber
Historic Environment	Green	No detrimental impact on designated or non-designated HAs. **SNC Heritage Officer** – Green. Listed building and barn to south setting not that affected as buildings are orientated to face east/west. **HES** – Amber.	Green
Open Space	Green	Development would not result in the loss of any open space	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	NCC to confirm if impact on local network could be mitigated. **NCC Highways** – Red. Access would require site frontage c/w widening to 5.5m, 2m wide footway and removal of entire frontage hedge. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to catchment primary school. Highways Meeting - Slightly better than SN0431REV, as Wymondham Road is marginally wider but still no footways and limited verges. Visibility onto The Street is blind. Frontage development only, long frontage could help reinforce vehicle speeds. Could provide improvements to the Wymondham Road/Church Road junction (although this is third party land and requires hedge removal). No walking route to the school.	Amber
Neighbouring Land Uses	Green	Agriculture/residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No direct impacts	Not applicable
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable while retaining significant trees. Appears that visibility can be achieved within same ownership	Not applicable
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	Not applicable
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	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 to north and east. Some significant trees to be assessed. Open to farmland to west and south	Not applicable
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow to boundaries with some larger trees. Ditch along northern and eastern boundary and leading to pond outside southern 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)	Telegraph poles and O/H lines along highway frontage. No evidence of contamination.	Not applicable
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site prominent and open in views along Wymondham Road and from open farmland to west.	Not applicable

Site Visit Observations	Comments	Site Score (R/ A/ G)
Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)	Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement. Frontage development would reflect that on northern side of Wymondham Road subject to satisfactory landscape and drainage mitigation measures. Plot depth and set back to reflect layout in WREN1.	Amber

Part 5 - Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (UNIFORM)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 - Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)	**Comments**	**Site Score (R/ A/ G)**
Is the site in private/ public ownership?	Private	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 statement from promoter	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, access required, footpath and possible improvements at Church Road junction. Robust drainage strategy required	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

Suitable for allocation for smaller area development only subject to satisfactory access, drainage strategy and landscaping to boundaries.

Site Visit Observations

Close to school and local services. Lack of footpath provision which is characteristic of settlement. Frontage development only would reflect that on northern side of Wymondham Road subject to satisfactory landscape and drainage mitigation measures. Plot depth and set back to reflect layout in WREN1.

Local Plan Designations

Open countryside.

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years.

OVERALL CONCLUSION:

It is adjacent to the settlement limit and close to the school and although the route has no footpath it is within the village 30mph speed restriction where there is already pedestrian movement and some verges. The size of the site is out of scale and character with the village as promoted, 2.1ha (52 dwellings) however, a reduced site area would relate to the existing settlement and read as part of the existing built form. It could be frontage development possibly with a small cul-de-sac to mirror the development on the opposite side of the road. It could be contained by substantial planting to the west so that it would not encroach significantly into the countryside to the south. It would require the removal of a frontage hedge line for access and the ditches and surface water would need to be addressed. There is a highway safety concern with access visibility onto The Street and the junction at Church Road but highway improvements could be sought depending on the size of the development.

Preferred Site:
Reasonable Alternative: Yes
Rejected:

Date Completed: 12 January 2021

SN5007

Part 1 - Site Details

Detail	Comments
Site Reference	SN5007
Site address	Land west of Norwich Road, Wreningham
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	2011/2037 Retrospective change of use to agricultural storage
Site size, hectares (as promoted)	1.3
Promoted Site Use, including **(aa) Allocated site** **(bb) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	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	Existing field access to north from the B1113 would need to be improved or an alternative found on the frontage. NCC Highways – Amber. Access would result in stopping/turning movement at busy, fast B road. Does not appear feasible to provide footway to school / local facilities.	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	1.10km walk to Wreningham Primary School but no footway. Bus service (including peak) within 200m Limited employment opportunities	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	Village hall (with groups) 820m Recreation ground 850m Public house 400m north on B1113	Green
Utilities Capacity	Amber	Utility capacity to be confirmed Environment Agency: Green	Amber
Utilities Infrastructure	Amber	Promoter advises that there is mains water/sewerage along the main road at the front of the site and electricity running on the south side of the site.	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	Agricultural use and contamination unlikely but are storage buildings on site which could need checking. Land directly to south is contaminated. No issues identified with stability. NCC Minerals & Waste: Safeguarding area (sand and gravel). site over 1ha which is underlain or partially underlain by safeguarded sand and gravel resources. If this site were to go forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	Flood Zone 1 Very low Surface Water Flood risk along road to east. LLFA – Green. Few or no constraints. Standard information required at planning stage. Environment Agency: Green (Flood Risk)	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	N/A	Majority to north; D1 – Wymondham Settled Plateau Farmland Small area to south: B1 – Tas Tributary Farmland	N/A
SN Landscape Character Area *(Land Use Consultants 2001)*	N/A	Settled Plateau Tributary Farmland Agricultural Land Classification: Grade 3	N/A
Overall Landscape Assessment	Green	This site sits at a high point in the landscape and despite it being contained by field boundaries it would severely alter the rural character on the B1113 approach southwards.	Red
Townscape	Red	This is a large site and does not relate well to the existing built form of Top Row or the small group within the settlement limit along Mill Lane. It lacks a footpath and so is not connected in terms of accessibility.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Green	No designations. Limited impact which could be mitigated. Would not want to see frontage hedge removed. NCC Ecologist: Amber. SSSI IRZ - Any residential development of 100 or more houses outside existing settlements/urban areas or Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream requires Natural England consultation. No priority habitat onsite. PROW Wrenningham FP6 along northern boundary. just outside confluence of GI corridors - and amber risk zone for GCN - ponds within 250m.	Amber
Historic Environment	Green	No designations. HES - Amber	Green
Open Space	Green	No	Green
Transport and Roads	Amber	Wider local network is restricted in width, lacks footway back to village services. Wreningham FP8 runs along the track to the north. NCC Highways – Red. Access would result in stopping/turning movement at busy, fast B road. Does not appear feasible to provide footway to school / local facilities.	Red
Neighbouring Land Uses	Amber	Mixture of residential, business and agriculture. Commercial use to south would need to be assessed for noise and contamination.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development at the scale proposed would not be compatible with the existing built form (townscape)	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing access is to the agricultural use and is unlikely to be acceptable for residential use but the site has a long street frontage which means visibility is likely to be achievable. However, it would require the removal of an established hedge.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural small holding with storage buildings.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mixture of residential, business (Travis Perkins) and agriculture. Commercial use to south would need to be assessed for noise and contamination.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat with a slope.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature hedge on road frontage (east), field boundary hedge to west and hedging with mature trees to south. Boundary open to track to north, with a hedge on other side.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedges around the perimeters provide some habitat, more limited within site as farmed although less intensively.	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)	Agricultural land but contamination could be possible from adjacent land use.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Public views limited from road to east by substantial hedge which similarly limits views in. Site relatively well contained by field boundaries.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	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)	It would be very prominent on the edge of this small group to the north-west of the cross-roads. This would be particularly the case if a new access is required. There are services locally but there are no footpaths connecting and this is not a pedestrian friendly road.	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	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, possible new access.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is of a suitable size for allocation and is adjacent to an existing settlement limit. The site has a long road frontage along the B1113 however this is a fast road and is not considered to be suitable for a new vehicular access to be formed. The site is also poorly connected in terms of pedestrian access to existing services and facilities. There would be both a landscape and townscape impact arising from the development of this site. The existing boundary hedgerow is significant and its loss should be avoided.

Site Visit Observations

The site is located on a busy fast road which would not be suitable for the creation of a pedestrian access. Development of this site would have a significant impact on the landscape, and due to the scale of the site would and contributes to the rural character of the area.

Local Plan Designations

None

Availability

The site is considered to be available.

Achievability

It is considered unlikely that highways constraints could be successfully addressed therefore delivery of this site is not considered to be achievable.

OVERALL CONCLUSION:

Development of this site would have a significant landscape and townscape impact and would likely involve the loss (or partial loss) of the established frontage hedgerow which contributes to the rural character of the area. The highways authority have advised that creation of a vehicular access onto the B1113 would not be acceptable in highway safety terms and it does not appear achievable to create a suitable pedestrian footpath to the existing facilities and services (including local primary school) in Wreningham. For these reasons the site is considered to be **UNREASONABLE**.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 4 May 2022

SN5008

Part 1 - Site Details

Detail	Comments
Site Reference	SN5008
Site address	Land between Mill Lane and Ashwellthorpe Road, Wreningham
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1987/3661/O for 1 dwelling, approved but not built.
Site size, hectares (as promoted)	0.8ha
Promoted Site Use, including **(cc) Allocated site** **(dd) SL extension**	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 6-10 dwellings (20 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 gated access from Mill Lane. Has frontage with visibility in both directions, Highway Authority to advise if visibility is adequate and if route in is wide enough. Plan shows two areas of land included. NCC Highways – Red. Acceptable visibility does not appear achievable, no footway to school, network concerns including road width and junction visibility.	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	Adjacent to primary school (but with no connecting footpath along Mill Lane) Bus service (including peak) within 800m Limited employment opportunities	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	Adjacent to village hall (with groups) Recreation ground 850m Public house 1.2km on B1113	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Green	Within village, promoter advised is available – this would need to be confirmed but appears to be a reasonable assumption	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Green	Promoter advised no evidence of either.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Red	Flood Zone 1. However Surface Water Flood risk is high (1:30) across a large part of the site along the north-east boundary and into the site. Only a small area in the south-west corner and the access has a very low risk (1:1000). LLFA – Red. Significant mitigation required for severe constraints. Recommend a review of the site and potential removal of the site from the plan. The site is affected by a major flowpath in the 3.33%, 1.0% and 0.1% AEP events, flowing northwest to southeast. A small area of the site is unaffected by flood risk. Access to the site would be heavily restricted by flood risk. The identified surface water flood risk is partially associated with an ordinary watercourse. Using the dataset as a proxy, this could be deemed to represent a fluvial flood risk however, this would be subject to further investigation and confirmation. We would advise removal of this site from the Plan. Environment Agency: Green (Fluvial Flood Risk)	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type *(Land Use Consultants 2001)*	N/A	Tributary Farmland	N/A
SN Landscape Character Area *(Land Use Consultants 2001)*	N/A	B1 – Tas Tributary Farmland Agricultural Land Classification: Grade 3	N/A
Overall Landscape Assessment	Green	The site is contained within the village and would not encroach into the wider landscape. It would mean the loss of an area of green space, however it is not protected and not publicly accessible.	Green
Townscape	Green	The site is within the village area and would not be out of character with the general townscape.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Amber	This is an area of green space adjacent to Wreningham Hall Meadow County Wildlife Site. There is habitat present which provides a link between other habitats and so significant potential for species. Further investigation would be required. **NCC Ecologist:** Amber. SSSI IRZ - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream then Natural England consultation required. Adjacent to traditional orchard priority habitat. No PROW. In GI corridor and amber risk zone for great crested newts. **Norfolk Wildlife Trust**: this site is immediately north of Wreningham Marsh County Wildlife Site (CWS). We are concerned that development in such close proximity could permanently damage the CWS, through increased disturbance and impacts via changes to local hydrology, which in turn could affect the water levels in the marshy grassland for which the CWS is designated. If the allocation proceeds to the next stage of the plan, then we strongly recommend that the presence of the CWS adjacent to the site is referenced, alongside the need for a robust ecological assessment, in particular covering any changes to local hydrology. We recommend that the eastern site boundary is reviewed to allow sufficient stand off distance between any development and the CWS.	Amber
Historic Environment	Green	No designations. **HES** - Amber	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	Not protected public space but is an open area within the village	Green
Transport and Roads	Green	Wider local network is restricted in width and lacks footway but this site is reasonably well located NCC Highways – Red. Acceptable visibility does not appear achievable, no footway to school, network concerns including road width and junction visibility.	Red
Neighbouring Land Uses	Green	School and playground, a dwelling and village hall to north/north-east. Residential to west. Woodland to south. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	**Comments** **09/02/22**	**Site Score** **(R/ A/ G)**
Impact on Historic Environment and townscape?	No impact on historic landscape. Whilst it is private land, this is a central area of the village and does provide a green meadow to the rear of the school and village hall and development on this site would have an impact on the townscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	There are two existing accesses side by side which it is understood are both part of the submission although on site one area is being used as a garden, possibly associated with the adjacent house. These are of sufficient width for an access but would need Highway Authority to advise if visibility splays can be achieved.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassland/meadow, substantial ditch on north boundary.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Various village uses; residential, school, village hall. Also is a protected wildlife site to the south. There is a single dwelling on the frontage and its amenity would need to be considered.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slopes down to north, flat maintained grassland.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges, trees and domestic fencing, with a ditch on north-east access over a wooden bridge.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes, particularly to the south, County Wildlife Site. Water present and land appears wet. Also, woodland and open areas across Mill Lane.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence.	N/A

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is behind the village hall and school and views into and out are limited. There would be public views from both of these adjacent uses and residential properties.	N/A
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 extremely well located in terms of accessibility to services. It is in the core of the village and would not affect the wider landscape. Adequate access would need to be achievable and impact on the County Wildlife Site assessed. There is no direct access from the school. However, the major concern is surface water flooding and the acceptability of this separate grassland for development via the substantial ditch/bridge.	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	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	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, drainage.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated this will be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is of suitable size for allocation and relates well to the existing development in townscape terms however a number of significant constraints have been identified that impact on the suitability of the site for allocation. The site is affected by a significant surface water flow path which would severely restrict development on the site. In addition, whilst the site is centrally located within the village the highways authority has raised concerns about the possibility of creating an acceptable vehicular access with appropriate visibility splays into the site. Ecological concerns have also been raised about the potential sensitivity of the site due to its close proximity to a County Wildlife Site.

Site Visit Observations

The site is well related to the existing development however it is a green 'pocket' within the centre of the village. There would therefore be a townscape impact if developed but there would not be a wider landscape impact. The site is adjacent to the Wreningham Hall CWS and has on-site habitat which may provide ecological habitat. Close proximity to the primary school with footpaths alongside the play area and into the school playing field.

Local Plan Designations

None

Availability

The site is considered to be available.

Achievability

Significant constraints have been identified that are considered to impact on the deliverability of this site.

OVERALL CONCLUSION:

The site is considered to be an **UNREASONABLE** option for allocation. Whilst the site is centrally located within the village it is severely constrained by a significant surface water flowpath affects the majority of the site. Further constraints have been identified, including highways access into the site and the potential ecological impact of development on the adjacent County Wildlife Site.

Preferred Site:
Reasonable Alternative:
Rejected: Yes

Date Completed: 5 May 2022