

# Parish: Ashwellthorpe Suitability Assessment

**Site reference: GNLP2182**

**Site area (Ha): 6.1**

**LOCATION: North and south of  
Ashwellthorpe Industrial Estate**

**PROPOSED DEVELOPMENT:  
Commercial development (B1, B2, B8)**

**District:** South Norfolk

## CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

## IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site lies to the north and south of Ashwellthorpe Industrial Estate and is proposed for commercial development (B1, B2, B8). Being separated from any village, the site is accessible only to bus services, and a few small employee catchments at Ashwellthorpe, Toprow and Wreningham villages. According to initial evidence, the Highways Authority would support the site if access was taken off Station Road. The site is adjacent to a historic landfill site, so contamination may be an issue, and some parts of the site are at risk of surface water flooding, which may require mitigation. There are listed buildings and TPOs within 400m, but development of the site would not impact on any sensitive landscapes. The site is within 3km of a SSSI, which may require mitigation and it is likely that the Water Recycling Centre treatment capacity would need to be upgraded, but there would be no loss of public open space. Although the site has several constraints, it is considered suitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be: Suitable**

## Parish: Ashwellthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

### Overall Conclusions for Site GNLP2182

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.