

Parish: Wreningham Suitability Assessment

Site reference: GNLP2183

Site area (Ha): 2.7

LOCATION: South of Wymondham Road

PROPOSED DEVELOPMENT:
Residential development (20-25 dwellings proposed)

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
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 is a fairly large (2.7ha) greenfield site lying south of the village of Wreningham, just off Wymondham Road. It has access to Wreningham Primary School, and initial evidence suggests the Highway Authority would support the site. The half of the site adjacent to Wymondham Road is at risk of surface water flooding and avoiding this may be difficult. There are listed buildings nearby and a SSSI within 3km both of which may require mitigation. Sewerage infrastructure upgrades may be required, but there would be no loss of public open space, no impact on sensitive landscapes, and there are no known constraints from contaminated land or utilities infrastructure. Although there are constraints, the site is considered suitable for the land availability assessment.

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

Parish: Wreningham 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)	

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 GNLP2183

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.