

Parish: Wymondham Suitability Assessment

Site reference: GNLP2168

Site area (Ha): 340.28

LOCATION: Park Farm

**PROPOSED DEVELOPMENT:
New settlement (6,500 dwellings
proposed)**

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
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	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

As a large site (340ha) this is proposed as a new settlement of some 6,500 dwellings at Silfield, south of the A11. At present there are no services accessible to pedestrians from the site, but a new settlement would be expected to provide these, as well as significant utilities infrastructure including enhancement to the water recycling centre. The Highways Authority would require further information to express a view. Parts of the site are on Grade 2 agricultural land and the site contains several wooded areas (some of which is ancient woodland) and ponds, which would require ecological assessment, and the site is close to further ancient woodland at Lower Wood, Ashwellthorpe, a SSSI which would require mitigation. There are also areas at risk of fluvial and surface water flooding which would need to be avoided. There are a few listed buildings and veteran trees at the site's boundary with Silfield Road. Taken across the whole site, there are several constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible, particularly with regard to accessibility to services. Excluding parts of the site containing woodland or at risk of flooding, approximately 250ha of the site could be considered suitable for the purposes of the land availability assessment.

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

Parish: Wymondham

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 6-10 years (April 2021 to March 2026)	

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 GNLP2168

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.