

## **SN Village Clusters Housing Allocations Document – Site Assessment Form**

### **Part 1 Site Details**

<b>Site Reference</b>	SN0093
<b>Site address</b>	Field 2484, w/o All Saints Church at junction of Hethel Road & Church Road, Wreningham
<b>Current planning status (including previous planning policy status)</b>	Unallocated
<b>Planning History</b>	2015/1036 – para 55 dwelling – refused 2018/1431 – 5 self-build dwellings - refused
<b>Site size, hectares (as promoted)</b>	0.51 ha
<b>Promoted Site Use, including (g) Allocated site (h) SL extension</b>	Allocated site
<b>Promoted Site Density (if known – otherwise assume 25 dwellings/ha)</b>	Up to 6 self-build dwellings = 12 dph  (25 dph = 12.75 dwellings)
<b>Greenfield/ Brownfield</b>	Greenfield

### **Part 2 Absolute Constraints**

<b>ABSOLUTE ON-SITE CONSTRAINTS</b> (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:	
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.  <b>NCC Highways</b> - 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
Accessibility to local services and facilities  <i>Part 1:</i> <ul style="list-style-type: none"> <li>○ Primary School</li> <li>○ Secondary school</li> <li>○ Local healthcare services</li> <li>○ Retail services</li> <li>○ Local employment opportunities</li> <li>○ Peak-time public transport</li> </ul>	Amber	600m walk to primary school  Limited employment opportunities and bus service (including peak) within 1800m	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o 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
<b>Impact</b>	<b>HELAA Score (R/ A/ G)</b>	<b>Comments</b>	<b>Site Score (R/ A/ G)</b>
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	X
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
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.  <b>NCC Ecologist</b> – 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.  <b>HES</b> – Amber - setting of church.  <b>SNC Heritage Officer</b> - 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
Transport and Roads	Amber	NCC to confirm if impact on local network could be mitigated.  <b>NCC Highways</b> - 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	
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable	
Existing land use? (including potential redevelopment/demolition issues)	Grazing	
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	
What is the topography of the site? (e.g. any significant changes in levels)	Flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow to boundaries.	
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.	
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.	
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.	
<b>Initial site visit conclusion</b> (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 ( <i>UNIFORM</i> )	Comments	Site Score (R/ A/ G)
<b>Conclusion</b>	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		
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown		
When might the site be available for development? (Tick as appropriate)	Immediately		
	Within 5 years	x	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional	Supporting statement from promoter	Amber

<i>information to be included as appropriate)</i>		
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

CONCLUSION
<p><b>Suitability</b> Not suitable for allocation due to impacts on townscape, heritage and ecology.</p> <p><b>Site Visit Observations</b> 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.</p> <p><b>Local Plan Designations</b> Open countryside</p> <p><b>Availability</b> Promoter has advised availability within plan period.</p> <p><b>Achievability</b> Promoter has advised development achievable within 1-3 years</p> <p><b>OVERALL CONCLUSION:</b> 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.</p> <p><b>Preferred Site:</b>  <b>Reasonable Alternative:</b>  <b>Rejected:</b> Yes</p>

Date Completed: 12 January 2021