

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

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| 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 (i) Allocated site (j) 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

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| 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: | |
| 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 |
| Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ 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 | |

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|---|------------------------------|---|-----------------------------|
| 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 | 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 (<i>Land Use Consultants 2001</i>) | | Rural River Valley | |
| | | Tributary Farmland | |
| | | Tributary Farmland with Parkland | |
| | | Settled Plateau Farmland | X |
| | | Plateau Farmland | |
| | | Valley Urban Fringe | |
| | | Fringe Farmland | |
| SN Landscape Character Area (<i>Land Use Consultants 2001</i>) | | 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 |

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| 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 |
| 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. | |
| 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. | |
| 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/woodland/ residential – compatible uses | |
| What is the topography of the site? (e.g. any significant changes in levels) | Slight increase in level towards northern boundary | |
| What are the site boundaries? (e.g. trees, hedgerows, existing development) | Hedgerow to west and north and landscaping/fencing to remainder. | |
| 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. | |
| 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. | |
| 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. | |

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| 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 from Wymondham Road would impact on amenity of new residents. | Red |
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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) |
|--|---|----------------------|
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| | | |
| 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 | | |
| Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i> | Unknown | | |
| When might the site be available for development? <i>(Tick as appropriate)</i> | Immediately | X | Green |
| | Within 5 years | | |
| | 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? <i>(Yes/ No) (Additional information to be included as appropriate)</i> | Supporting statement from promoter | Amber |
| Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i> | 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

CONCLUSION

Suitability Site as promoted now superseded by development of southern section only for 3 dwellings. Remainder not suitable 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 from 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