

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0431
Site address	Land south of Hethel Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	0.92 ha
Promoted Site Use, including (w) Allocated site (x) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 10 dwellings = 11 dph (25 dph = 23 dwellings)
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

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	Field access from Hethel Road. Potential access constraints but these could be overcome through development. NCC Highways for larger site – Green. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school. NCC Meeting for larger site- Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.	Amber

Accessibility to local services and facilities <i>Part 1:</i> o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak-time public transport <i>Part 2:</i> Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities	Amber	700m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
		Village hall (with groups), recreation ground and public house within 1800m	Green
Utilities Capacity	Green	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints. AW advise sewers cross the site.	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	Green	Flood zone 1. Identified SW flood risk outside site along Hethel Road. LLFA – for larger site. One flood event recorded. Few or no constraints, standard information required.	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Rural River Valley	
		Tributary Farmland	

SN Landscape Type (<i>Land Use Consultants 2001</i>)		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	<p>Detrimental impacts may be reasonably mitigated through design.</p> <p>SDC Landscape Officer for larger site. Landscape concerns about the loss of roadside hedgerow and trees. Development of the site would be contrary to the existing settlement pattern.</p>		Amber
Townscape	Amber	<p>Detrimental impacts may be reasonably mitigated through design.</p> <p>SNC Heritage Officer - No significant townscape or heritage objections.</p>		Amber
Biodiversity & Geodiversity	Amber	<p>Any detrimental impacts on protected species or ecological network may be reasonably mitigated.</p> <p>NCC Ecologist – green. SSSI IRZ. Potential for protected species/ habitats and Biodiversity Net Gain.</p>		Amber
Historic Environment	Amber	<p>No detrimental impact on designated or non-designated HAs.</p> <p>SNC Heritage Officer - No significant townscape or heritage objections.</p>		Green

Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Amber	<p>NCC to confirm if impact on local network could be mitigated.</p> <p>NCC Highways for larger site – Red. The local road network is considered to be unsuitable either in terms of road width or junction visibility. No safe walking route to school.</p> <p>NCC Meeting for larger site - Hethel Road is narrow with no footways and limited verges, blind bend and poor visibility at the Church Road junction.</p>	Red
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?	No direct impacts	
Is safe access achievable into the site? Any additional highways observations?	NCC to confirm if improved access is achievable while retaining significant trees. No alternative access to farmland to south.	
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – 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 with some trees on western and highway boundaries. Open to larger parcel of farmland to south.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedgerow with some trees to western and highway boundaries. Ditch butting southern boundary.	

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 and 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 along Hethel Road and from open farmland to south.	
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)	Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted would not reflect dispersed pattern of development on north side of Hethel Road and so would result in significant extension of settlement to the north.	Amber

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)
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>	Yes. Access improvement required.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Supporting statement from promoter	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 Conclusion

CONCLUSION

Suitability

Not suitable for allocation due to poor connectivity and townscape impact.

Site Visit Observations

Close to school and local services. Lack of footpath provision with wider verge at points which is characteristic of settlement but reduces connectivity. As promoted would not reflect dispersed pattern of development on north side of Hethel Road and so would result in significant extension of settlement to the north.

Local Plan Designations

Open countryside

Availability

Promoter has advised availability within plan period.

Achievability

Promoter has advised development achievable within 1-5 years

OVERALL CONCLUSION: The smaller size of the site is more appropriate than SN0431REV, however it is still 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 blind bend and poor visibility at the Church Road junction. It is out of character as Hethel Road only has sporadic development to the north and comparatively this would be a large increase. This site is prominent to the south and would be a significant intrusion within the landscape requiring the removal of a strong frontage hedge line for access.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 12 January 2021