

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

### Part 1 Site Details

<b>Site Reference</b>	SN2183
<b>Site address</b>	Land south of Wymondham Road, Wreningham
<b>Current planning status (including previous planning policy status)</b>	Unallocated
<b>Planning History</b>	No relevant history
<b>Site size, hectares (as promoted)</b>	2.1 ha
<b>Promoted Site Use, including (cc) Allocated site (dd) SL extension</b>	Allocated site
<b>Promoted Site Density (if known – otherwise assume 25 dwellings/ha)</b>	Up to 20 dwellings = 9.5 dph  (25 dph = 52 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	Green	<p>Field access from Wymondham Road. Potential access constraints but these could be overcome through development.</p> <p><b>NCC Highways</b> – Amber. Access would require site frontage c/w widening to 5.5m, 2m wide footway and removal of entire frontage hedge. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to catchment primary school.</p> <p>Highways Meeting - Slightly better than SN0431REV, as Wymondham Road is marginally wider but still no footways and limited verges. Visibility onto The Street is blind. Frontage development only, long frontage could help reinforce vehicle speeds. Could provide improvements to the Wymondham Road/Church Road junction (although this is third party land and requires hedge removal). No walking route to the school.</p>	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	250m 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	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter advises electricity, water, foul drainage to site. No UKPN constraints.  AW advise sewers crossing this 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	Amber	Flood zone 1. Identified SW flow path along northern and eastern boundaries.	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	

SN Landscape Character Area ( <i>Land Use Consultants 2001</i> )		Fringe Farmland	
		D1: Wymondham settled plateau farmland  ALC: grade 3	
Overall Landscape Assessment	Green	<p>Adjacent to settlement on three sides and relatively contained. Detrimental impacts may be reasonably mitigated through design.</p> <p><b>SND Landscape Officer</b> - Landscape caution. Development of the site would be contrary to the existing settlement pattern. Mature established hedgerow to the north of the site as well as large trees along the boundary.</p>	Amber
Townscape	Amber	<p>Detrimental impacts may be reasonably mitigated through design.</p> <p><b>SNC Heritage Officer</b> – Green.</p>	Amber
Biodiversity & Geodiversity	Amber	<p>Any detrimental impacts on protected species or ecological network may be reasonably mitigated.</p> <p><b>NCC Ecologist</b> – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.</p>	Amber
Historic Environment	Green	<p>No detrimental impact on designated or non-designated HAs.</p> <p><b>SNC Heritage Officer</b> – Green. Listed building and barn to south setting not that affected as buildings are orientated to face east/west.</p> <p><b>HES</b> – Amber.</p>	Green

Open Space	Green	Development would not result in the loss of any open space	Green
Transport and Roads	Green	<p>NCC to confirm if impact on local network could be mitigated.</p> <p><b>NCC Highways</b> – Red.</p> <p>Access would require site frontage c/w widening to 5.5m, 2m wide footway and removal of entire frontage hedge. Wider local network is restricted in width, lacks footway and restricted visibility at adjacent junctions. No footway to catchment primary school.</p> <p>Highways Meeting - Slightly better than SN0431REV, as Wymondham Road is marginally wider but still no footways and limited verges. Visibility onto The Street is blind. Frontage development only, long frontage could help reinforce vehicle speeds. Could provide improvements to the Wymondham Road/Church Road junction (although this is third party land and requires hedge removal). No walking route to the school.</p>	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?	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. Appears that visibility can be achieved within same ownership	
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 to north and east. Some significant trees to be assessed. Open to farmland to west and south	
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. Ditch along northern and eastern boundary and leading to pond outside 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)	Telegraph poles and O/H lines along highway frontage. 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 Wymondham Road and from open farmland to west.	
<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. Frontage development would reflect that on northern side of Wymondham Road subject to satisfactory landscape and drainage mitigation measures. Plot depth and set back to reflect layout in WREN1	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)
<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, access required, footpath and possible improvements at Church Road junction. Robust drainage strategy 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
<p><b>Suitability</b> Suitable for allocation for smaller area development only subject to satisfactory access, drainage strategy and landscaping to boundaries.</p> <p><b>Site Visit Observations</b> Close to school and local services. Lack of footpath provision which is characteristic of settlement. Frontage development only would reflect that on northern side of Wymondham Road subject to satisfactory landscape and drainage mitigation measures. Plot depth and set back to reflect layout in WREN1</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 1-5 years</p> <p><b>OVERALL CONCLUSION:</b> It is adjacent to the settlement limit and close to the school and although the route has no footpath it is within the village 30mph speed restriction where there is already pedestrian movement and some verges. The size of the site is out of scale and character with the village as promoted, 2.1ha (52 dwellings) however, a reduced site area would relate to the existing settlement and read as part of the existing built form. It could be frontage development possibly with a small cul-de-sac to mirror the development on the opposite side of the road. It could be contained by substantial planting to the west so that it would not encroach significantly into the countryside to the south. It would require the removal of a frontage hedge line for access and the ditches and surface water would need to be addressed. There is a highway safety concern with access visibility onto The Street and the junction at Church Road but highway improvements could be sought depending on the size of the development.</p> <p><b>Preferred Site:</b>  <b>Reasonable Alternative:</b> Yes  <b>Rejected:</b></p>

Date Completed: 12 January 2021