

Bunwell Village Cluster Site Assessment Forms

New, Revised & Amended Sites

December 2022

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0537
Site address	Land to the north of Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Application for six dwellings on site (2020/1464) – recently withdrawn. Planning permission for 9 dwellings on adjoining allocation, BUN1 (2019/1542) followed an earlier planning permission for 8 dwellings (2017/0185) on the same allocation.
Site size, hectares (as promoted)	1.2 hectares
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted with a range of densities set out: 24 dwellings at 20dph; 36 dwellings at 36dph; or 48 dwellings at 40dph
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:	Response
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No

Is the site located in, or does the site include:	Response
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	<p>Site frontage onto which access should be achievable</p> <p>NCC HIGHWAYS – Green. Acceptable walking distance to school, should be possible to provide acceptable access, modification to speed limit may be required. Footway required across site frontage. Subject to highway conditions in planning application.</p> <p>NCC Highways meeting - Concerns raised about existing maintenance should not prevent the allocation of a site within Bunwell; likely to be discussions with the highways maintenance team.</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Distance to Bunwell Primary School 1km with footways</p> <p>Distance to bus stop time with peak time service to Norwich 230 metres with footway</p> <p>Distance to shop / post office 720 metres with footway</p> <p>Local employment 420 metres with footway</p>	
<p><i>Part 2:</i></p> <p>Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 950 metres largely with footways	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	<p>No identified flood risk</p> <p>LLFA – Green. There is a small area of ponding in the northeast of the site for the 0.1% event as shown on the Environment Agency’s Risk of</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Flooding from Surface Water (RoFSW) maps. No watercourse apparent. AW foul sewer in Bunwell Street to the southeast of the site. Located in Source Protection Zone 3.	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Plateau Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Development would be contained within existing settlement pattern. No loss of high grade agricultural land	Green
Townscape	Green	Development would relate well to existing pattern of development Senior Heritage and Design Officer – This would follow on from the development to west, which already goes back with units to the rear, so this could follow suit. This would be my preferred site.	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	Listed Green Farm House to south-east Senior Heritage and Design Officer – Green. No objection on heritage grounds – listed building to south east but site does not contribute significantly to setting HES – Amber	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Road appears to be of reasonable standard and has footway NCC HIGHWAYS – Amber. Acceptable walking distance to school, should be possible to provide acceptable access, modification to speed limit may be required. Footway required across site frontage. Subject to highway conditions in planning application.	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development continues existing pattern of development along Bunwell Street and depth of site could allow for small estate development given estate development to south. Senior Heritage and Design Officer comments needed as to any impact on listed building to south-east	
Is safe access achievable into the site? Any additional highways observations?	Access should be achievable	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural, no redevelopment or contamination issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to west and on opposite side of road to south. Agricultural to east and north. No compatibility issues.	
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Boundaries are all quite open	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Little habitat likely to be on site	
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of existing infrastructure of contamination on site	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Long views northwards across site currently from Bunwell Street. Public right of way on eastern boundary	

Site Visit Observations	Comments	Site Score (R/ A/ G)
<p>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)</p>	<p>Continuing linear development as shown indicatively on outline consent 2017/0185 would not achieve an allocation of 15 dwellings. However, the depth of the site does allow for a small estate development which could be achieved without extending beyond existing northern extent of curtilages of properties to west. This would could be similar to the approved 2019/1542 scheme.</p>	<p>Amber</p>

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 (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
Conclusion	Does not conflict with 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?	Site is in single private ownership	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown	N/A
When might the site be available for development?	Immediately/Within 5 years	Green
Comments:		Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence to demonstrate viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Potential community open space identified but not clear if this would be any greater than policy requirement	

Part 7 - Conclusion

Suitability

The site is of a suitable size to be allocated.

Site Visit Observations

Site is adjacent to allocated site that has planning permission and would continue existing pattern of development.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

The site relates well to the existing pattern of development and available services and facilities. A suitable access is likely to be able to be achieved. Site is adjacent to previously allocated site that has planning permission where development of the site would continue existing pattern of development along Bunwell Street. The preferred site is considered to have fewest constraints - although the site is over 1ha, numbers are expected to be restricted to ensure coherence with the lower density scheme permitted on the adjoining BUN1 allocation. The site is well related to existing services and facilities and is within a safe walking distance to Bunwell School.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 9 November 2020

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0538REV
Site address	Land opposite Lilac Farm, Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for residential development
Site size, hectares (as promoted)	1.6 hectares
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation for residential development, potential to provide community land if local interest
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted for a range of densities: 32 dwellings at 20dph; 48 dwellings at 30dph; or 64 dwellings at 40dph
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:	Response
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	<p>Possible constraints on access by existing trees</p> <p>NCC HIGHWAYS – Amber. Subject to satisfactory access, may require removal of mature trees. 2.0m wide f/w required for full extent of frontage, linking with adjacent facilities. C/w widening to 5.5m minimum required at site frontage.</p>	Amber
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Distance to Bunwell Primary School 1.6km with footway.</p> <p>Distance to bus stop with peak time service to Norwich 145 metres with footway</p> <p>Distance to shop / post office 245 metres with footway</p> <p>Local employment- 870 metres with footway</p>	

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 1.3km largely with footway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Amber	<p>Identified surface water flood risk on road</p> <p>LLFA – Green. No areas of surface water risk identified on this site as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent. AW foul sewer present in Bunwell Street to the southeast of the site. Located in Source Protection Zone 3.</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Site contained within settlement therefore reducing landscape impact. No loss of high grade agricultural land	Green
Townscape	Green	Development would relate well to existing form and character of settlement Senior Heritage and Design Officer – Amber. I do not consider the landscape gap to be that significant in terms of views – however it is a landscape gap and does present some relief from built up development which is quite a linear settlement	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity Ecology – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Amber	Listed Lilac Farm opposite Senior Heritage and Design Officer – Amber. This would have some impact on the setting of the adjacent listed building. However with existing built up development, the position of the listed building within its site and its existing context, I do not consider that leaving the opposite side of the road undeveloped is critical to appreciating its significance. On the other hand, with the context of the listed building it should be well designed to take into account the	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		setting of the heritage asset and therefore amber HES – Amber	
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Road of reasonable capacity with footway NCC HIGHWAYS – Green. Subject to satisfactory access, may require removal of mature trees. 2.0m wide f/w required for full extent of frontage, linking with adjacent facilities. C/w widening to 5.5m minimum required at site frontage.	Green
Neighbouring Land Uses	Amber	Agricultural and residential but with commercial use opposite	Amber

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Setting of Lilac Farm opposite already within a built-up setting so therefore development of this site would not have an unacceptable impact on its setting. Views to listed buildings to the north are not of great significance. Estate development of 20 dwellings on site would not be out of character.	N/A
Is safe access achievable into the site? Any additional highways observations?	Need to establish that access can be achieved without loss of trees on site frontage	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land, no potential redevelopment or demolition issues	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural land to north and residential to east and west raise no compatibility issues, whilst commercial use to south not of a scale or nature to raise concerns	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Some trees on site frontage	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Some habitat in trees and hedging	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No existing infrastructure or contamination	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Relatively contained in wider views due to existing development on Bunwell Street and Rectory Lane	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
<p>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)</p>	<p>Subject to an access being achievable an estate development of 20 dwellings could be achieved on this site without significant impacts on landscape and character and appearance of the settlement. An assessment of the importance of the trees on the site frontage should be undertaken.</p>	<p>Amber</p>

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 (UNIFORM)	Comments	Site Score (R/ A/ G)
		N/A
		N/A
		N/A
Conclusion	Does not conflict with 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?	Site is in single private ownership	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	Unknown	N/A
When might the site be available for development?	Immediately/Within 5 years	Green
Comments:		Green

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has stated that affordable housing will be provided but has not provided any evidence	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Potential additional community land subject to local interest	

Part 7 - Conclusion

Suitability

Site is of suitable size to be allocated.

Site Visit Observations

Site is agricultural land in gap in existing pattern of development along north side of Bunwell Street where new development would be relatively well contained.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

Development of the site is achievable, subject to a suitable access being achievable.

OVERALL CONCLUSION:

The site currently agricultural land which forms a gap in the existing pattern of development along north side of Bunwell Street. New development in this location would be relatively well contained. The site has suitable access to a range of services and facilities. Further consideration would need to be given to the importance of the trees along the site frontage and the impact of development on them as a result of creating an access and carriageway widening.

UPDATED CONCLUSION POST REGULATION-18 CONSULTATION:

The site has been reassessed with particular emphasis on the landscape impact and the role the existing gap plays within the streetscene, as well as the impact on nearby heritage assets and the impact is not considered to be significant. Overall, as noted previously, the site is not considered to have any constraints that would prevent the development of an appropriate scheme. Policy text should however include reference to the adjacent properties to the east of the site to ensure residential amenities are not impacted.

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 26 August 2020

Date Updated: June 2022

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5003SL
Site address	Land at Barham's Lane and Church Lane, Bunwell.
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.12
Promoted Site Use, including (e) Allocated site (f) SL extension	Settlement Limit Extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted for 1 dwelling (3 dwellings at 25dph)
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:	Response
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	Gated access from Church Lane. NCC Highways - Amber. Access requires hedge removal. Subject to widening Barham's LA & frontage f/w provision.	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	Distance to Bunwell Primary School; 450 metres Bus stop with peak time service to Norwich to south of site on B1113; 300m Distance to Bunwell shop/post office; 1,500m with no footway Limited local employment to north of site	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p><i>Part 2:</i> Part 1 facilities, plus</p> <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	Distance to Bunwell village hall; 280m to south of site	Green
Utilities Capacity	Amber	Utility capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Amber	Mains water and all electrical services are already nearby to existing housing, linking to a single dwelling would involve normal linking into available services. Private water treatment system would be required, current resident land and home owner would be keen to upgrade existing system to more modern methods if suitable during development. Gas availability unknown. Intention to use air or ground source heating to provide man source of heating for property.	Amber
Better Broadband for Norfolk	N/A	Available to some or all properties and no further upgrade planned via BBfN.	Green
Identified ORSTED Cable Route	N/A	Not within identified cable route or substation location.	Green
Contamination & ground stability	Amber	Unknown but unlikely as it is currently a garden and likely to previously have been farmed.	Amber
Flood Risk	Green	Flood Zone 1. Very low surface water flooding risk identified. LLFA: Green. Few or no constraints. Standard information required at planning stage.	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		Environment Agency: Green (Flood Risk)	

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 Valley Urban Fringe Fringe Farmland	N/A	Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>	N/A	E1 Ashwellthorpe Plateau Farmland Agricultural Land Classification; 3 Good to moderate (Green)	N/A
Overall Landscape Assessment	Red	The site sits outside the defined development boundaries in an area which is part of the rural landscape. Whilst there is a hedge which would screen the site to some degree development of this piece of land does not fit with the agricultural rural character of the immediate area. New residential development would be relatively prominent on the corner of these two lanes.	Red
Townscape	Green	No adverse effect on any townscape.	Green
Biodiversity & Geodiversity	Green	No designations. Some habitat, although may be limited as cultivated land and any impact could be mitigated. NCC Ecologist: Amber. SSSI IRZ - housing and water discharge not listed as triggers	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		requiring Natural England consultation. One pond within 250m - site in amber risk zone for great crested newts.	
Historic Environment	Green	No heritage assets on the site. Listed building: Church Farm House 30m to south-east. Listed Church across the field to the south. Site of archaeological interest to the south in adjacent field. HES - Amber	Amber
Open Space	Green	No	Green
Transport and Roads	Amber	Barham's Lane is a narrow road with no footpath. Footpath along Church Road and access to bus service. NCC Highways - Amber. Access requires hedge removal. Subject to widening Barham's LA & frontage f/w provision.	Amber
Neighbouring Land Uses	Green	Associated dwelling to the west, dwelling to the north, otherwise surrounded by countryside. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009 & June 2011)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	None	N/A
Is safe access achievable into the site? Any additional highways observations?	Access is already in place onto Church Lane, over existing verge and footpath.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Garden land/grass.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Landowner's dwelling, property on opposite side of road. Large field to south.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Level	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Established native hedgerows to north and east. Open boundary to field.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No trees within site, on boundaries. No pond.	N/A
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No known contamination. Telephone line across frontage.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Long views into and out of site. Long view of Grade I listed Church of St Michael to south. Does have hedge screening to road but residential development would be visible and prominent above this.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated Oct 2009 & June 2011)	Site Score (R/ A/ G)
<p>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)</p>	<p>Not considered suitable for residential development as would be out of character and not part of the built-up areas within Bunwell which have been included within the existing settlement limits. This area has been excluded to prevent the coalescence of the distinct parts. Development of this site would have an impact on the landscape at this junction.</p>	<p>Red</p>

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 (UNIFORM)	Comments	Site Score (R/ A/ G)
None		N/A
		N/A
		N/A
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	N/A
Is the site currently being marketed? (Additional information to be included as appropriate)	No	N/A
When might the site be available for development? (Tick as appropriate) Immediately Within 5 years 5 – 10 years 10 – 15 years 15-20 years	Immediately	Green
Comments:		N/A

ACHIEVABILITY (in liaison with landowners, and including viability)	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? (Yes/ No) (Additional information to be included as appropriate)	Promoter's land therefore likely to be deliverable, no evidence submitted.	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Unknown	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No	Red
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

This is a greenfield site of suitable size for a settlement limit extension but it is an isolated parcel of land that is not connected to any of the existing defined settlement limits within the village. The site has an existing access but Barham's Lane is of narrow width and does not have an existing footway. Connectivity via Church Lane to existing facilities and services would be possible. There would be a landscape impact arising development in this location due to the open nature of the site.

Site Visit Observations

The site is open within the landscape with minimal boundaries and vegetation and therefore limited existing screening opportunities. There is an existing boundary hedgerow but development would extend above this boundary. Development of this site would therefore have a landscape impact and any development would be particularly prominent at the Barham's Lane and Church Lane junction. Barham's Lane is of narrow width and without footways but Church Lane benefits from footpaths that connect to the central areas of the village. There is limited residential development in close proximity to the site reflecting the rural context of the site.

Local Plan Designations

None

Availability

The site is considered to be available

Achievability

The site is considered to be achievable subject to appropriate mitigation measures

OVERALL CONCLUSION: The site is considered to be an UNREASONABLE option for inclusion within the existing settlement limit due to its isolated location and separation from the existing settlement limits. It is not considered to be either reasonable or appropriate to introduce an additional settlement limit within this location as to do so would result in the erosion of the distinct groupings within the village, a key characteristic of Bunwell. A new dwelling in this location would be prominent within the landscape and whilst there is good access (vehicular and pedestrian) along Church Lane to the centre of the settlement Barham's Lane is considered to be of a poor standard. The site is therefore not considered to be suitable for the VCHAP.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 28 April 202