

Wreningham 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	SN2183
Site address	Land south of Wymondham Road, Wreningham
Current planning status (including previous planning policy status)	Unallocated
Planning History	No relevant history
Site size, hectares (as promoted)	2.1 ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 20 dwellings = 9.5 dph (25 dph = 52 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:	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	Green	<p>Field access from Wymondham Road. Potential access constraints but these could be overcome through development.</p> <p>NCC Highways – 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

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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	250m walk to primary school Limited employment opportunities and bus service (including peak) within 1800m	
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 		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.	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

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Settled Plateau Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		D1: Wymondham settled plateau farmland ALC: grade 3	
Overall Landscape Assessment	Green	Adjacent to settlement on three sides and relatively contained. Detrimental impacts may be reasonably mitigated through design. SND Landscape Officer - 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.	Amber
Townscape	Amber	Detrimental impacts may be reasonably mitigated through design. SNC Heritage Officer – Green.	Amber
Biodiversity & Geodiversity	Amber	Any detrimental impacts on protected species or ecological network may be reasonably mitigated. NCC Ecologist – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.	Amber
Historic Environment	Green	No detrimental impact on designated or non-designated HAs. SNC Heritage Officer – Green. Listed building and barn to south setting not that affected as buildings are orientated to face east/west. HES – Amber.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
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>NCC Highways – Red. 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	N/A
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	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agriculture	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agriculture/ residential – compatible uses	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat	N/A
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	N/A
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.	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)	Telegraph poles and O/H lines along highway frontage. No evidence of contamination.	N/A
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.	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>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</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	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)	Unknown	N/A
When might the site be available for development?	Within 5 years	Green
Comments:		

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 statement from promoter	Amber
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

Suitability

Suitable for allocation for smaller area development only subject to satisfactory access, drainage strategy and landscaping to boundaries.

Site Visit Observations

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.

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 site is **REASONABLE**. 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.

UPDATE POST REGULATION-18 CONSULTATION: This site has been considered further and remains a reasonable option however a number of constraints have been identified that have resulted in the site being reclassified from preferred to shortlisted. Concerns have been raised by a number of consultees including the Highways Authority, the LLFA, Historic Environment and the landscape officer about this site. Appropriate mitigation measures may be achievable for some of these constraints and as such the site is considered as a reasonable site for shortlisting.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 12 January 2021

Date Updated: 5 May 2022

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5007
Site address	Land west of Norwich Road, Wreningham
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	2011/2037 Retrospective change of use to agricultural storage
Site size, hectares (as promoted)	1.3
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	19 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:	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	Existing field access to north from the B1113 would need to be improved or an alternative found on the frontage. NCC Highways – Amber. Access would result in stopping/turning movement at busy, fast B road. Does not appear feasible to provide footway to school / local facilities.	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	1.10km walk to Wreningham Primary School but no footway. Bus service (including peak) within 200m Limited employment opportunities	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	<p>Village hall (with groups) 820m</p> <p>Recreation ground 850m</p> <p>Public house 400m north on B1113</p>	Green
Utilities Capacity	Amber	Utility capacity to be confirmed Environment Agency: Green	Amber
Utilities Infrastructure	Amber	Promoter advises that there is mains water/sewerage along the main road at the front of the site and electricity running on the south side of the site.	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	<p>Agricultural use and contamination unlikely but are storage buildings on site which could need checking.</p> <p>Land directly to south is contaminated.</p> <p>No issues identified with stability.</p> <p>NCC Minerals & Waste: Safeguarding area (sand and gravel). site over 1ha which is underlain or partially underlain by safeguarded sand and gravel resources. If this site were to go forward as an allocation then a requirement for future development to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, should be included within any allocation policy.</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Flood Risk	Green	<p>Flood Zone 1 Very low Surface Water Flood risk along road to east.</p> <p>LLFA – Green. Few or no constraints. Standard information required at planning stage.</p> <p>Environment Agency: Green (Flood Risk)</p>	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<p>SN Landscape Type <i>(Land Use Consultants 2001)</i></p> <p>Rural River Valley Tributary Farmland Tributary Farmland with Parkland Settled Plateau Farmland Valley Urban Fringe Fringe Farmland</p>	N/A	<p>Majority to north; D1 – Wymondham Settled Plateau Farmland</p> <p>Small area to south: B1 – Tas Tributary Farmland</p>	N/A
<p>SN Landscape Character Area <i>(Land Use Consultants 2001)</i></p>	N/A	<p>Settled Plateau Tributary Farmland</p> <p>Agricultural Land Classification: Grade 3</p>	N/A
Overall Landscape Assessment	Green	This site sits at a high point in the landscape and despite it being contained by field boundaries it would severely alter the rural character on the B1113 approach southwards.	Red
Townscape	Red	This is a large site and does not relate well to the existing built form of Top Row or the small group within the settlement limit along Mill Lane. It lacks a footpath and so is not connected in terms of accessibility.	Red

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Biodiversity & Geodiversity	Green	<p>No designations. Limited impact which could be mitigated. Would not want to see frontage hedge removed.</p> <p>NCC Ecologist: Amber. SSSI IRZ - Any residential development of 100 or more houses outside existing settlements/urban areas or Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream requires Natural England consultation. No priority habitat onsite. PROW Wrenningham FP6 along northern boundary. just outside confluence of GI corridors - and amber risk zone for GCN - ponds within 250m.</p>	Amber
Historic Environment	Green	<p>No designations.</p> <p>HES - Amber</p>	Green
Open Space	Green	No	Green
Transport and Roads	Amber	<p>Wider local network is restricted in width, lacks footway back to village services.</p> <p>Wrenningham FP8 runs along the track to the north.</p> <p>NCC Highways – Red. Access would result in stopping/turning movement at busy, fast B road. Does not appear feasible to provide footway to school / local facilities.</p>	Red
Neighbouring Land Uses	Amber	Mixture of residential, business and agriculture. Commercial use to south would need to be assessed for noise and contamination.	Amber

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development at the scale proposed would not be compatible with the existing built form (townscape)	N/A
Is safe access achievable into the site? Any additional highways observations?	Existing access is to the agricultural use and is unlikely to be acceptable for residential use but the site has a long street frontage which means visibility is likely to be achievable. However, it would require the removal of an established hedge.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural small holding with storage buildings.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mixture of residential, business (Travis Perkins) and agriculture. Commercial use to south would need to be assessed for noise and contamination.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Flat with a slope.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Mature hedge on road frontage (east), field boundary hedge to west and hedging with mature trees to south. Boundary open to track to north, with a hedge on other side.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Hedges around the perimeters provide some habitat, more limited within site as farmed although less intensively.	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)	Agricultural land but contamination could be possible from adjacent land use.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Public views limited from road to east by substantial hedge which similarly limits views in. Site relatively well contained by field boundaries.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated August 2021)	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>It would be very prominent on the edge of this small group to the north-west of the cross-roads. This would be particularly the case if a new access is required.</p> <p>There are services locally but there are no footpaths connecting and this is not a pedestrian friendly road.</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)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, possible new access.	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

The site is of a suitable size for allocation and is adjacent to an existing settlement limit. The site has a long road frontage along the B1113 however this is a fast road and is not considered to be suitable for a new vehicular access to be formed. The site is also poorly connected in terms of pedestrian access to existing services and facilities. There would be both a landscape and townscape impact arising from the development of this site. The existing boundary hedgerow is significant and its loss should be avoided.

Site Visit Observations

The site is located on a busy fast road which would not be suitable for the creation of a pedestrian access. Development of this site would have a significant impact on the landscape, and due to the scale of the site would and contributes to the rural character of the area.

Local Plan Designations

None

Availability

The site is considered to be available

Achievability

It is considered unlikely that highways constraints could be successfully addressed therefore delivery of this site is not considered to be achievable.

OVERALL CONCLUSION:

Development of this site would have a significant landscape and townscape impact and would likely involve the loss (or partial loss) of the established frontage hedgerow which contributes to the rural character of the area. The highways authority have advised that creation of a vehicular access onto the B1113 would not be acceptable in highway safety terms and it does not appear achievable to create a suitable pedestrian footpath to the existing facilities and services (including local primary school) in Wreningham. For these reasons the site is considered to be UNREASONABLE.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 4 May 2022

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5008
Site address	Land between Mill Lane and Ashwellthorpe Road, Wreningham
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	1987/3661/O for 1 dwelling, approved but not built.
Site size, hectares (as promoted)	0.8ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 6-10 dwellings (20 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	Existing gated access from Mill Lane. Has frontage with visibility in both directions, Highway Authority to advise if visibility is adequate and if route in is wide enough. Plan shows two areas of land included. NCC Highways – Red. Acceptable visibility does not appear achievable, no footway to school, network concerns including road width and junction visibility.	Red
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 	Green	Adjacent to primary school (but with no connecting footpath along Mill Lane) Bus service (including peak) within 800m Limited employment opportunities	N/A

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ café ○ Preschool facilities ○ Formal sports/ recreation facilities 	N/A	Adjacent to village hall (with groups) Recreation ground 850m Public house 1.2km on B1113	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed Environment Agency: Green (Foul Water Capacity)	Amber
Utilities Infrastructure	Green	Within village, promoter advised is available – this would need to be confirmed but appears to be a reasonable assumption	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	Green	Promoter advised no evidence of either.	Green
Flood Risk	Red	Flood Zone 1. However Surface Water Flood risk is high (1:30) across a large part of the site along the north-east boundary and into the site. Only a small area in	Red

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>the south-west corner and the access has a very low risk (1:1000).</p> <p>LLFA – Red. Significant mitigation required for severe constraints. Recommend a review of the site and potential removal of the site from the plan. The site is affected by a major flowpath in the 3.33%, 1.0% and 0.1% AEP events, flowing northwest to southeast. A small area of the site is unaffected by flood risk. Access to the site would be heavily restricted by flood risk. The identified surface water flood risk is partially associated with an ordinary watercourse. Using the dataset as a proxy, this could be deemed to represent a fluvial flood risk however, this would be subject to further investigation and confirmation.</p> <p>We would advise removal of this site from the Plan.</p> <p>Environment Agency: Green (Fluvial Flood Risk)</p>	

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	Tributary Farmland	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)	N/A	B1 – Tas Tributary Farmland Agricultural Land Classification: Grade 3	N/A
Overall Landscape Assessment	Green	The site is contained within the village and would not encroach into the wider landscape. It would mean the loss of an area of green space, however it is not protected and not publicly accessible.	Green
Townscape	Green	The site is within the village area and would not be out of character with the general townscape.	Green
Biodiversity & Geodiversity	Amber	<p>This is an area of green space adjacent to Wreningham Hall Meadow County Wildlife Site. There is habitat present which provides a link between other habitats and so significant potential for species. Further investigation would be required.</p> <p>NCC Ecologist: Amber. SSSI IRZ - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream then Natural England consultation required. Adjacent to traditional orchard priority habitat. No PROW. In GI corridor and amber risk zone for great crested newts.</p> <p>Norfolk Wildlife Trust: this site is immediately north of Wreningham Marsh County Wildlife Site (CWS). We are concerned that development in such close proximity could permanently damage the CWS, through increased disturbance and impacts via changes to local hydrology, which in turn could affect the water levels in the marshy grassland for which the CWS is designated. If the allocation</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		proceeds to the next stage of the plan, then we strongly recommend that the presence of the CWS adjacent to the site is referenced, alongside the need for a robust ecological assessment, in particular covering any changes to local hydrology. We recommend that the eastern site boundary is reviewed to allow sufficient stand off distance between any development and the CWS.	
Historic Environment	Green	No designations. HES - Amber	Green
Open Space	Green	Not protected public space but is an open area within the village	Green
Transport and Roads	Green	Wider local network is restricted in width and lacks footway but this site is reasonably well located NCC Highways – Red. Acceptable visibility does not appear achievable, no footway to school, network concerns including road width and junction visibility.	Red
Neighbouring Land Uses	Green	School and playground, a dwelling and village hall to north/north-east. Residential to west. Woodland to south. Compatible uses.	Green

Part 4 - Site Visit

Site Visit Observations	Comments 09/02/22	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	No impact on historic landscape. Whilst it is private land, this is a central area of the village and does provide a green meadow to the rear of the school and village hall and development on this site would have an impact on the townscape.	N/A
Is safe access achievable into the site? Any additional highways observations?	There are two existing accesses side by side which it is understood are both part of the submission although on site one area is being used as a garden, possibly associated with the adjacent house. These are of sufficient width for an access but would need Highway Authority to advise if visibility splays can be achieved.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassland/meadow, substantial ditch on north boundary.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Various village uses; residential, school, village hall. Also is a protected wildlife site to the south. There is a single dwelling on the frontage and its amenity would need to be considered.	N/A
What is the topography of the site? (e.g. any significant changes in levels)	Slopes down to north, flat maintained grassland.	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedges, trees and domestic fencing, with a ditch on north-east access over a wooden bridge.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes, particularly to the south, County Wildlife Site. Water present and land appears wet. Also, woodland and open areas across Mill Lane.	N/A

Site Visit Observations	Comments <i>09/02/22</i>	Site Score (R/ A/ G)
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.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	The site is behind the village hall and school and views into and out are limited. There would be public views from both of these adjacent uses and residential properties.	N/A
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>The site is extremely well located in terms of accessibility to services. It is in the core of the village and would not affect the wider landscape.</p> <p>Adequate access would need to be achievable and impact on the County Wildlife Site assessed. There is no direct access from the school.</p> <p>However, the major concern is surface water flooding and the acceptability of this separate grassland for development via the substantial ditch/bridge.</p>	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 (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)	No	Red
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes, drainage.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Indicated this will be provided.	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	N/A

Part 7 - Conclusion

Suitability

The site is of suitable size for allocation and relates well to the existing development in townscape terms however a number of significant constraints have been identified that impact on the suitability of the site for allocation. The site is affected by a significant surface water flow path which would severely restrict development on the site. In addition, whilst the site is centrally located within the village the highways authority has raised concerns about the possibility of creating an acceptable vehicular access with appropriate visibility splays into the site. Ecological concerns have also been raised about the potential sensitivity of the site due to its close proximity to a County Wildlife Site.

Site Visit Observations

The site is well related to the existing development however it is a green 'pocket' within the centre of the village. There would therefore be a townscape impact if developed but there would not be a wider landscape impact. The site is adjacent to the Wreningham Hall CWS and has on-site habitat which may provide ecological habitat. Close proximity to the primary school with footpaths alongside the play area and into the school playing field.

Local Plan Designations

None

Availability

The site is considered to be available

Achievability

Significant constraints have been identified that are considered to impact on the deliverability of this site

OVERALL CONCLUSION: The site is considered to be an UNREASONABLE option for allocation. Whilst the site is centrally located within the village it is severely constrained by a significant surface water flowpath affects the majority of the site. Further constraints have been identified, including highways access into the site and the potential ecological impact of development on the adjacent County Wildlife Site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 5 May 2022