

Woodton & Bedingham Village Cluster Site Assessment Forms

New, Revised & Amended Sites

December 2022

Contents

SN0262	3
SN0268SL	15
SN0278	27
SN5033	39

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN0262
Site address	Land north of Church Road, Woodton, NR35 2NB
Current planning status (including previous planning policy status)	Unallocated / greenfield
Planning History	None
Site size, hectares (as promoted)	1.055ha
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation (the site has been promoted for 30-36 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	34dph at 36 dwellings 26 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	<p>No existing access but site has road frontage along Church Road and access is likely to be achievable however NCC Highways to confirm. The site is also adjacent to the junction with Norwich Road which may result in highways concerns.</p> <p>NCC HIGHWAYS – Amber. No access to be via B1332 Norwich Road. Subject to provision of acceptable visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m Widen existing f/w to 2.0m at site frontage, extend f/w at south side of Church Road westwards to play area access and provide a suitable facility to enable a safe footway crossing away from the junction with B1332 Norwich Road. Widen footway from site to village school.</p> <p><i>(NCC Highways meeting 16/12/20: – a combination of development on [SN0262/SN0268/SN0278] would be</i></p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<i>preferable in highways terms, the junction with the B1332 has been improved, and there is pedestrian access to the school through the new recreation area.)</i>	
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	Local services include primary school, public transport route, play area Primary school – approximately 230m Bus route – adjacent to the site Play area – opposite the site PH & village stores – approximately 890m	
<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 		(see above)	Green
Utilities Capacity	Amber	Utilities capacity to be checked	Amber
Utilities Infrastructure	Green	No known infrastructure constraints on the site	Green
Better Broadband for Norfolk		Within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not in an area affected by the ORSTED cable route	Green
Contamination & ground stability	Green	There are no known contamination or ground stability issues NCC M&W – the site is over 1ha and is underlain or partially underlain by	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		safeguarded sand and gravel resources. If this site proceeds 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.	
Flood Risk	Amber	<p>Some areas to the east of the site are at risk of flooding but this could be mitigated through design</p> <p>LLFA – Green. Few or no constraints. Significant ponding present in the 1:30, 1:100 and 1:1000 year rainfall events as identified on the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps in the south east corner the site up to 0.6m in depth. Watercourse not apparent on DRN mapping (in relation to SuDS hierarchy if infiltration is not possible). Surface water mapping is a proxy for flooding from the ordinary watercourse (fluvial not pluvial). Would recommend that development outside areas of flood risk is considered. Not served by AW connection. Access and egress across the site should also be considered</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type <i>(Land Use Consultants 2001)</i>	N/A	Tributary Farmland	N/A
SN Landscape Character Area <i>(Land Use Consultants 2001)</i>		<p>B1 - Tas Tributary Farmland - open landscapes with sporadic settlements and areas of woodland</p> <p>ALC – Grade 3</p>	

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Overall Landscape Assessment	Amber	Development would have an impact on the landscape due to the open nature of the landscape in this area SNC LANDSCAPE OFFICER – would prefer to see linear development on this site combined with SN0268SL.	Amber
Townscape	Amber	The site is slightly removed from the main settlement and the closest development is linear in form (as opposed to ‘estate-style’). A similar form of design would help mitigate the impact on the townscape	Amber
Biodiversity & Geodiversity	Amber	Note a potential pond on the site to the north-east – potential for impact on biodiversity but this could likely be mitigated NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Amber
Historic Environment	Amber	LB’s to the north and the east of the site. Impact on the farmhouse to the north to be assessed by the Heritage Officer SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. Concerns regarding the setting of the Grade II Manor Farmhouse facing towards the houses. HES – Amber	Amber
Open Space	Green	No impact on the existing open space	Green
Transport and Roads	Amber	NCC Highways previously raised concerns about the potential impact on the highway network. NCC to advise. NCC HIGHWAYS – Amber. No access to be via B1332 Norwich Road. Subject to provision of acceptable	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m Widen existing f/w to 2.0m at site frontage, extend f/w at south side of Church Road westwards to play area access and provide a suitable facility to enable a safe footway crossing away from the junction with B1332 Norwich Road. Widen footway from site to village school.</p> <p><i>(NCC Highways meeting 16/12/20: – a combination of development on these sites would be preferable in highways terms, the junction with the B1332 has been improved, and there is pedestrian access to the school through the new recreation area.)</i></p>	
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?	To be assessed by the Conservation and Design Officer. LB immediately to the north of the site – this is currently visible in the wider landscape setting. Would suggest that LBs to the east of the site would be less affected by development in this location due to the separation by Norwich Road.	N/A
Is safe access achievable into the site? Any additional highways observations?	To be checked with NCC Highways. The site has a road frontage and footway however it is also in close proximity to the junction of Church Road/ Norwich Road which may cause an issue. Also there are some levels differences between the site and the road due to the topography of the site.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Highway/ agricultural/ recreation ground (opposite the site)	N/A
What is the topography of the site? (e.g. any significant changes in levels)	The site is undulating and falls to the east (in the area closest to the road junction). This would likely affect development in this location however this area is also the most ecologically sensitive (pond) and the area at risk of surface water flooding	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	There is a small hedgerow along the road frontage and open boundaries to the rear of the promoted site (part of a larger parcel of land)	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	There is a hedgerow along the road frontage but this does not appear to be significant however there is a pond in the north east corner of the site with substantial vegetation surrounding it – this should be subject to an ecological survey if the	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
	site is allocated.	
Utilities and Contaminated Land – is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Apparatus crosses the western corner of the site – possibly BT apparatus	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 currently prominent in the landscape and affords views to the listed farmhouse to the north however there is development on the opposite side of Norwich Road as well as to the west of the site therefore any residential development in this location would also be viewed in this wider context	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)	Subject to the views of the Conservation & Design Officer and NCC Highways, this would appear to be a reasonable site for development and could be brought forward in conjunction with SN0268SL.	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)
		N/A
		N/A
		N/A
Conclusion	There are no conflicting LP 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:	The site is currently subject to an agricultural tenancy	Amber

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 additional information submitted at this time	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvements to facilitate access into the site; possible off-site highway works to facilitate access to the main areas of the settlement	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes – but no additional information submitted at this time	Amber
Are there any associated public benefits proposed as part of delivery of the site?	No	

Part 7 - Conclusion

Suitability

The site is of an appropriate size for allocation and subject to highways and heritage issues the site is considered to be suitable for development. The ecological features identified to the north of the site may also need to be assessed.

Site Visit Observations

The site is separated from the centre of the village by the primary school and recreation ground however notwithstanding this it benefits from good connectivity. The existing linear form of development illustrates the form of development that would likely be most acceptable in this location. The greatest sensitivity for this site will be the impact of the development on the setting of the listed building to the north of the site.

Local Plan Designations

There are no conflicting LP designations.

Availability

The site is noted as being available within the first years of the plan period, however the site promoter has also noted that the land is currently tenanted.

Achievability

The site is considered to be achievable.

OVERALL CONCLUSION:

This site is a reasonable site for allocation, subject to it being demonstrated that there would not be unacceptable impact on the heritage asset to the north. Although separate from the main settlement it benefits from good connectivity and development in this location would be read in the context of the existing dwellings adjacent to the site. It would not have a significant detrimental impact on the wider landscape setting. Impacts on the landscape could be mitigated if this site is developed in conjunction with other sites. Allocation of this site would not need to be reliant on the allocation of SN0268SL although if appropriate they could be combined as a single allocation to the north of Woodton. However, allocation of this site should not be at the density promoted and would need to be similar to the existing linear development adjacent to the site. A combination of development across the sites SN0262, SN0268SL and SN0278 would be preferable in highway terms.

UPDATED CONCLUSION POST REGULATION-18 CONSULTATION:

Following a review of sites post Regulation-18 it has been concluded that an extension to promoted site SN0278 would offer a number of benefits to the settlement that could not be achieved via the delivery of SN0268SL and SN0262. The site remains a REASONABLE option for development but is no longer considered as a preferred development site for the VCHAP.

Preferred Site:

Reasonable Alternative: Yes (at a lower density than promoted for)

Rejected:

Date Completed: 6 August 2020

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	SN0268SL
Site address	Land north of Church Road, Woodton
Current planning status (including previous planning policy status)	Unallocated / agricultural land
Planning History	No planning history
Site size, hectares (as promoted)	0.47ha
Promoted Site Use, including (c) Allocated site (d) SL extension	Both - settlement limit extension (due to site size) however the number of dwellings the site is promoted for would equate to a site allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	34dph (promoted for 14-16 dwellings) 11 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	<p>No existing access to the site but this would be possible to achieve. NCC Highways to confirm</p> <p>NCC HIGHWAYS – Amber. Subject to provision of acceptable visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m Widen existing f/w to 2.0m at site frontage, extend f/w at south side of Church Road westwards to play area access and provide a suitable facility to enable a safe footway crossing away from the junction with B1332 Norwich Road. Widen footway from site to village school.</p> <p><i>(NCC Highways meeting 16/12/20: – a combination of development on [SN0262/SN0268/SN0278] would be preferable in highways terms, the junction with the B1332 has been improved, and there is pedestrian access to the school through the new recreation area.)</i></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 	Green	Local services include: primary school, public transport, play area Primary school – approximately 500m Public transport – approximately 320m Play area – approximately 280m PH & village stores – approximately 1170m	
<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 		(see above)	Green
Utilities Capacity	Amber	Utilities capacity to be confirmed	Amber
Utilities Infrastructure	Green	No known utilities infrastructure constraints	Green
Better Broadband for Norfolk		Within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	No known contamination or ground stability issues NCC M&W – this site is under 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site progresses as an allocation then	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		information that future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan, if the site area was amended to over 1ha, should be included within any allocation policy.	
Flood Risk	Green	No identified areas of flooding or flood risk LLFA – Green. Few or no constraints. There is no 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 (in relation to SuDS hierarchy if infiltration is not possible). No AW connection.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (<i>Land Use Consultants 2001</i>)	N/A	Tributary Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B1 – Tas Tributary Farmland – open countryside with sporadic settlements and small pockets of woodland ALC – Grade 3	
Overall Landscape Assessment	Green	Minor impact on the landscape setting due to the small scale of development proposed SNC LANDSCAPE OFFICER would prefer to see linear development on this site combined with SN0262.	Green
Townscape	Green	If linear development, this would continue the existing linear form of development. Site is removed from the main settlement but would be read in the context of the existing	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		row of dwellings. Preference would be for development in conjunction with SN0262.	
Biodiversity & Geodiversity	Amber	Due to proximity of wooded area an ecological survey may be necessary NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.	Amber
Historic Environment	Green	LBs in the vicinity of the site, including a Church however this is some distance from the site with good separation and no visual connectivity SNC SENIOR HERITAGE & DESIGN OFFICER – Green. Fewer issues than with SN0262. HES – Amber	Green
Open Space	Green	No loss of open space	Green
Transport and Roads	Amber	Previously scored as amber in the GNLP HELAA due to concerns about the local road network. NCC Highways to advise. NCC HIGHWAYS – Amber. Subject to provision of acceptable visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m Widen existing f/w to 2.0m at site frontage, extend f/w at south side of Church Road westwards to play area access and provide a suitable facility to enable a safe footway crossing away from the junction with B1332 Norwich Road. Widen footway from site to village school. <i>(NCC Highways meeting 16/12/20: – a combination of development on [SN0262/SN0268/SN0278] would be preferable in highways terms, the junction with the B1332 has been</i>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<i>improved, and there is pedestrian access to the school through the new recreation area.)</i>	
Neighbouring Land Uses	Green	Residential and agricultural	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	There is good separation from the proposed site and the church therefore there are no heritage issues. The site is separate from the main settlement area however it is adjacent to an existing row of semi-detached properties and a similar design would read as a continuation of this linear development pattern (see also SN0262)	N/A
Is safe access achievable into the site? Any additional highways observations?	Road frontage access achievable onto Church Road. Safe access to the highway appears to be achievable. Existing footway running along the site frontage and leading into the recreation ground and main village area to the south	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential and agricultural	N/A
What is the topography of the site? (e.g. any significant changes in levels)	The site appears to be largely level with no significant changes in levels however it was densely covered in vegetation at the time of the site visit	N/A
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open site boundaries to the north and west as the land forms part of a larger parcel. There is a vegetation along the southern boundary (road frontage)	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No obvious ecological issues however the boundary hedgerow to the south would need to be removed to allow access to the site – to be checked by the Landscape Officer	N/A

Site Visit Observations	Comments	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)	None that are obvious	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views into the site are currently restricted due to the front boundary hedgerow however further to the north and west there is an existing tree belt/ boundary line which is visible. There are wider open views to the south of the site on the opposite side of Church Road	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)	As an extension to the existing linear development a similar form of housing would be acceptable in this location, although for a lower number of dwellings than the land is promoted for. Development of this site would be more coherent in terms of creating a ‘feeling of place’ if the site is developed alongside SN0262.	Green

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	No conflicting LP 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 – multiple ownership	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?	Within 5 years	Green
Comments:	Site is noted as being available within the first 5 years of the plan period but the land is currently tenanted.	Amber

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 additional information submitted	Amber
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Yes – upgrades will be required to the access and possibly to the road network. Possible crossing across Church Rd required. NCC to advise.	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes but no additional information submitted	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 - Conclusion

Suitability

If brought forward in conjunction with SN0262 the site is considered to be suitable for development and no significant constraints have been identified. The site has been promoted as an extension to the settlement limit but for a larger number of dwellings. Development on this site would need to be a lower number than it has been promoted for and should be linear in form to complement the existing row of dwellings.

Site Visit Observations

With appropriate design a linear development would complement the existing row of dwellings adjacent to the site however in terms of the wider landscape impact this would only be preferable if the nearby site SN0262 is also allocated. Development would not impact on identified heritage assets. The boundary hedgerow should be assessed by the Landscape Officer for its significance. Access onto Church Road appears to be achievable and despite the separation of the site from the centre of the settlement the site is well connected.

Local Plan Designations

There are no conflicting LP designations.

Availability

The promoter has advised that the site is available for development within the first 5 years of the plan period, however they have also advised that the land is currently tenanted.

Achievability

The promoter has advised that the site is viable, including with a provision of affordable housing however it is not considered appropriate to develop the site at a scale that would trigger a requirement for affordable housing unless the site is allocated as part of a larger allocation alongside SN0262.

OVERALL CONCLUSION:

The site is considered to be a REASONABLE site for allocation if combined with SN0262. A linear form of development would complement the existing semi-detached properties. However, as a standalone SL site, it is not considered that this would be an appropriate location for development due to its separation from the main area of development within the settlement.

UPDATED CONCLUSION POST REGULATION-18 CONSULTATION:

Following a review of sites post Regulation-18 it has been concluded that an extension to promoted site SN0278 would offer a number of benefits to the settlement that could not be achieved via the delivery of SN0268SL and SN0262. The site remains a REASONABLE option for development but is no longer considered as a preferred development site for the VCHAP.

Preferred Site:

Reasonable Alternative: Yes (at a lower density)

Rejected:

Date Completed: 6 August 2020

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	SN0278
Site address	Land south of Church Road, Woodton, NR35 2NB
Current planning status (including previous planning policy status)	Unallocated/ greenfield/ agricultural
Planning History	No planning history
Site size, hectares (as promoted)	3.1ha
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocation (Promoted for up to 50 dwellings, village shop, land for replacement village hall, POS and community garden)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	16 dph
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>The site has a road frontage and access appears to be achievable by all means. Previously scored AMBER in the HELAA prepared by the GNLP. NCC Highways to advise whether access is achievable.</p> <p>NCC HIGHWAYS – Amber. Subject to provision of acceptable visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m. Provide 2m wide footway across the site frontage towards B1332. Widen footway from site to village school.</p> <p><i>(NCC Highways meeting 16/12/20: – a combination of development on [SN0262/SN0268/SN0278] would be preferable in highways terms, the junction with the B1332 has been improved, and there is pedestrian access to the school through the new recreation area)</i></p>	Amber

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>The site lies within close proximity to the local primary school and playing fields, as well as the village amenities.</p> <p>Primary school – adjacent to the site</p> <p>Playing fields – adjacent to the site</p> <p>Bus service – approximately 450m</p> <p>PH & Village stores – approximately 450m</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 		(see above)	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed for the site	Amber
Utilities Infrastructure	Green	<p>No known utilities infrastructure connection issues</p> <p>AW advise sewers crossing the site</p>	Amber
Better Broadband for Norfolk		Within an area already served by fibre technology	Green
Identified ORSTED Cable Route		The site is not within an identified ORSTED cable route	Green
Contamination & ground stability	Green	<p>No known ground stability or contamination issues on the site</p> <p>NCC M&W – the site is over 1ha and is underlain or partially underlain by safeguarded sand and gravel resources. If this site proceeds as an allocation then a requirement for</p>	Green

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		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.	
Flood Risk	Green	<p>The GNLP HELAA scored the flood risk as AMBER. Additional supporting information has been submitted indicating that the site is not in an area at risk of flooding</p> <p>LLFA – Green. Few or no constraints. Small areas of surface water risk identified in the 1:1000 year rainfall event as shown on the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourse apparent 40m from the south eastern boundary of the site (in relation to SuDS hierarchy if infiltration is not possible). Not served by AW connection.</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	Tributary Farmland	N/A
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		<p>B1 – Tas Tributary Farmland – open landscapes with sporadic settlements and pockets of woodland</p> <p>ALC – Grade 3</p>	
Overall Landscape Assessment	Green	<p>A significant parcel of land in an open landscape – development of this site could have an adverse impact on the local landscape without appropriate mitigation measures. Design officer to provide comment.</p> <p>SNC LANDSCAPE OFFICER - General concerns about site connectivity . The setting of the new recreation facility was carefully negotiated, so would need to take this into</p>	Amber

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		account if allocating this site.	
Townscape	Amber	<p>The promoted site is of a significant scale and is slightly removed from the main settlement which is further to the south of the site. Development could be located to the south of the site to 'cluster' it with the existing built form however this would result in an unfortunate access road/driveway; development to the north of the site would appear incongruous as a standalone site however if allocated alongside SN0262 and SN0268SL this would create a new focus for the village.</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. Would agree development to the south of the site. There are Taylor & Green bungalows to the south but that does not necessarily preclude development. Awkward access from the north if developing to the south.</p>	Amber
Biodiversity & Geodiversity	Amber	<p>The site previously scored an AMBER in the GNLP HELAA exercise. An ecological survey has subsequently been submitted confirming that the site would not have a significant impact although it would affect a 'Hedgerow Habitat of Principal Importance' along the eastern boundary. For this reason to RAG score remains.</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain</p>	Amber
Historic Environment	Amber	There are LBs to the north and north-east of the site although there is some separation and impacts are not considered to be significant. Heritage officer to comment.	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		<p>SNC SENIOR HERITAGE & DESIGN OFFICER – Green</p> <p>HES – Amber</p>	
Open Space	Green	No loss of POS	Green
Transport and Roads	Amber	<p>Previously scored AMBER due to NCC Highways concerns about the local highway network. NCC Highways to provide comment.</p> <p>NCC HIGHWAYS – Amber. Subject to provision of acceptable visibility onto Church Road and demonstration of adequate visibility at Church Road/B1332 junction. Ensure Church Road between the site and B1332 to at least 5.5m. Provide 2m wide footway across the site frontage towards B1332. Widen footway from site to village school.</p> <p><i>(NCC Highways meeting 16/12/20: – a combination of development on [SN0262/SN0268/SN0278] would be preferable in highways terms, the junction with the B1332 has been improved, and there is pedestrian access to the school through the new recreation area)</i></p>	Amber
Neighbouring Land Uses	Green	Agricultural/ residential/ recreational	Green

Part 4 - Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	<p>The site is some distance from the heritage assets to the north and therefore would not have a significant impact on these.</p> <p>Development to the centre/ north of the promoted parcel of land would have the greatest impact on the townscape due to its relative separation from the existing developments. Development alongside SN0262 and SN0268SL would be improve the acceptability of this, creating a cluster of dwellings that relate to each other. Development to the south would have a reduced landscape impact as it would be clustered adjacent to existing dwellings (principally single storey in form) however access would need to be obtained from Church Road to the north which would create an unfortunate access road through the site.</p>	N/A
Is safe access achievable into the site? Any additional highways observations?	Access could only be obtained via Church Road to the north where the site has a road frontage. There is an existing footpath on the opposite side of Church Road.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Agricultural	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential/ agricultural/ recreation ground	N/A
What is the topography of the site? (e.g. any significant changes in levels)	The topography of the site is undulating – the land gently falls away to the existing development at the southern boundary. These dwellings therefore have a lesser impact in the wider landscape setting.	N/A

Site Visit Observations	Comments	Site Score (R/ A/ G)
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows and open boundaries	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No obvious additional features (subject to comments above)	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)	BT poles along the site frontage and power lines along the western boundary	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 prominent within the wider landscape and has minimal built form surrounding it at present. The southern sections of the site are less visible due to the topography of the land. Existing residential development to the south is not particularly visible in the wider landscape due to its form and character and the changes in levels. This site currently marks the transition from the rural environ into the edges of the village.	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)	The site is larger than is being sought as part of this process and at the scale promoted would be detrimental to the wider landscape setting. A reduced number of dwellings would need to be agreed on the site. Development to the south of the site would be most appropriate with the current form of development in Woodton, however if sites to the north of Church Road are allocated development to the north of this site would be preferable.	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)
		N/A
		N/A
		N/A
Conclusion	No conflicting constraints identified	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 – multiple ownership	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?	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)	Additional plans and technical details have been submitted to support the promotion of the site, including a letter of support from SAFFRON housing	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? (e.g., physical, community, GI)	Highways improvements may be required for access in particular – NCC to advise	Amber
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Yes. In addition, a letter of support has been provided from SAFFRON (although this would need to be checked if the numbers were reduced on the site)	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Yes – the promoter of the site refers to a village shop, community garden (for school usage) and POS (however this scale of development is not considered to be acceptable).	

Part 7 - Conclusion

Suitability

The site is too large for development in its promoted scale as it would be an inappropriate addition to the settlement. Development clustered to the north of the site, alongside allocations SN0262 and SN0268SL, would be the preferred form and location of development on this site. Landscape considerations have been noted, including the impact on the landscaping of adjacent recreation ground which would be impacted by development on this site.

Site Visit Observations

The site is prominent in the landscape and marks the transition from the countryside to the edge of the village. Development within the northern section of the site would have a greater impact on the wider landscape setting and would be less sympathetic to the existing character of the immediate area if it was allocated as a standalone site; development alongside other sites promoted for allocation and to the north of Church Road would therefore be preferable as this would result in a more coherent grouping of dwellings. Development to the south of the site would be less intrusive and more in keeping with the existing wider setting but would raise issues regarding access arrangements.

Local Plan Designations

There are no conflicting LP designations .

Availability

The site is considered to be available within a timely manner .

Achievability

Subject to the constraints noted above the site is considered to be achievable. It is also noted that the site has been promoted with a number of additional benefits. The affordable housing is supported by SAFFRON Housing. However, this would be based upon the delivery of a significantly larger site which is not currently being supported.

OVERALL CONCLUSION:

As a smaller allocation than is currently promoted the site is considered to be a reasonable site for development. This assessment is based upon a smaller site area and number of dwellings than the site is promoted for. Also that it is demonstrated that it can be developed to address highway concerns whilst minimising landscape impacts.

UPDATED CONCLUSION POST-REGULATION 18 CONSULTATION:

Additional evidence was submitted by the promoter of the site illustrating the full potential of a larger site area with increased dwelling numbers, including the additional site benefits that would arise from the delivery of the full site. The improved pedestrian connectivity between the primary school and the wider village that would be delivered as part of a site allocation on this site is considered to be a significant benefit to the community and could be achieved through the delivery of a revised, and larger, site area and an increase in site numbers.

Preferred Site: Yes
Reasonable Alternative:
Rejected:

Date Completed: 6 August 2020
Date Updated: 17 May 2022

Officer: Kate Fisher

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 - Site Details

Detail	Comments
Site Reference	SN5033
Site address	Land between Triple Plea Road and Chapel Hill, Woodton
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	None
Site size, hectares (as promoted)	0.8ha
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocated site
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for 12 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	Red	<p>Site does not have a road frontage as it is behind existing dwellings. Owner lives to south of site, off Sunnyside which is an unadopted lane and not directly connected to site. They have suggested that this could be the access or the developer could purchase a dwelling on Triple Plea Road. Sunnyside has previously been considered as unsuitable for additional development. The site is therefore effectively landlocked.</p> <p>NCC Highways: Red. Not clear how site is accessed, no footway connection g site with local facilities and school. Visibility constraint at Hempnall Road junction with B1332.</p>	Red

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>The site is accessible in relation to existing services including:</p> <p>Primary school – approximately 720m</p> <p>Convenience store – approximately 210m</p> <p>Bus Stop – approximately 260m</p>	N/A
<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 	N/A	<p>Kings Head Public house – approximately 240m</p> <p>Village Hall – approximately 350m</p> <p>Recreation ground – approximately 860m</p>	Green
Utilities Capacity	Amber	<p>Utility capacity to be confirmed</p> <p>Environment Agency: Green (Foul Water Capacity)</p>	Amber
Utilities Infrastructure	Green	Within existing housing, if access can be achieved then utilities likely to follow same route.	Green
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>Unknown, may need investigation depending on historical uses of land.</p> <p>NCC Minerals & Waste - site under 1ha underlain or partially underlain by safeguarded sand and gravel</p>	Amber

Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		resources. If this site were to go forward as an allocation then information that - future development would need to comply with the minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan if the site area was amended to over 1ha, should be included within any allocation policy.	
Flood Risk	Green	<p>Flood Zone 1. Ponds off site to south with tiny area of very low flood risk on site – can be mitigated.</p> <p>LLFA – Green. Few or no constraints, on-site flood risk is very minor flooding at the site boundary. 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	Tributary Farmland	N/A
<p>SN Landscape Character Area <i>(Land Use Consultants 2001)</i></p>	N/A	<p>B4 – Waveney Tributary Farmland</p> <p>Very small part onto Triple Plea Road is B1 – Tas Tributary Farmland</p> <p>Land Classification: non-agricultural</p>	N/A

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
		use.	
Overall Landscape Assessment	Green	The site is wholly contained within the roads and built-up area of the village and would not have an adverse effect on the rural landscape.	Green
Townscape	Green	The site is within the consolidated part of the village. Assuming an appropriate access is achievable and providing a scheme took account of the different existing dwellings (bungalows on Triple Plea Road and the houses on Castle Hill) there would not be an adverse impact on the townscape.	Green
Biodiversity & Geodiversity	Green	<p>No designations. Unused grassland therefore potential for habitat which has been undisturbed – would need investigation.</p> <p>NCC Ecologist: Green. SSSI IRZ - but residential and water discharge not identified for Natural England consultation. located within GI corridor. Green risk zone for great crested newts. Access route not obvious.</p> <p>Norfolk Wildlife Trust: Note that this site may be supporting species-rich grassland and this is possibly Priority Habitat. If site is to be taken forward this requires further investigation. Recommend ecological surveys for this site.</p>	Amber
Historic Environment	Green	<p>No designated heritage assets.</p> <p>HES - Amber</p>	Green
Open Space	Green	No	Green

Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Transport and Roads	Green	<p>Within existing village with access to a range of local services. No footpath on Triple Plea Road but the area is dominated by residential and the road speeds are slow.</p> <p>NCC Highways: Red. Not clear how site is accessed, no footway connection g site with local facilities and school. Visibility constraint at Hempnall Road junction with B1332.</p>	Red
Neighbouring Land Uses	Green	Residential	Green

Part 4 - Site Visit

Site Visit Observations	Comments (Based on Google Street View images dated June 2009)	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?	Unknown as the site is landlocked, therefore no acceptable access for residential development.	N/A
Existing land use? (including potential redevelopment/demolition issues)	Grassland, possibly grazed.	N/A
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Surrounded by housing or various types – compatible use.	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)	Various, mainly residential garden boundaries, also hedges and trees to south and an internal hedge boundary.	N/A
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Yes, there are ponds to the south on the adjoining land and there are a number of mature trees and hedges. As it appears to be unused land there is good potential for habitats which will need to be investigated. It could be a valuable piece of land for wildlife.	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 evidence but previous uses unknown.	N/A
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	No public views into or out of the site. The adjoining residential dwellings would be able to view the site from their rear elevations and gardens.	N/A

Site Visit Observations	Comments (Based on Google Street View images dated June 2009)	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 needs to first be established whether an adequate access is possible; clarification from the owner states that access would be from Sunnyside – however this is not shown and in any case the Highway Authority has already advised that it is not acceptable. If access were achievable this could be a reasonable site, well located within the village with some local services available and no other constraints evident.</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 – two owners	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	Within 5 years, promoter states access and utilities to be arranged.	Amber
Comments:	No access.	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, access required.	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 has been promoted for 12 dwellings and is of a suitable size for allocation. Development of the site would not have a significant landscape or townscape impact however the site is effectively landlocked and it is not clear how a suitable access could be created to the site. The promoter of the site has indicated either purchase of a property along Triple Plea Road or access via Sunnyside, an option which has previously discounted as being unsuitable by the Highways Authority. The site is reasonably well located with few other constraints identified therefore if an acceptable access solution can be identified then the site could be suitable for development.

Site Visit Observations The site is well contained and would not have a significant visual impact. Potentially a good ecological site due to being unused land.

Local Plan Designations None

Availability The site is considered to be available

Achievability The site is not considered to be achievable as there is currently no vehicular access to the site and it is unclear how this could be achieved.

OVERALL CONCLUSION: The site is considered to be an UNREASONABLE option for allocation as it is effectively landlocked and a suitable and achievable solution for accessing the land has not been identified. The Highways Authority have previously advised that access via Sunnyside would not be supported. The site is reasonably well connected to the available services and facilities within Woodton but it is not considered possible to overcome the identified constraint at this time.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 4 May 2022