

Bunwell Village Cluster Site Assessment Forms

Contents

SN0009	3
SN0537	11
SN0538REV.....	19
SN0539	28
SN2001SL	37
SN2004SL	45
SN2126.....	52

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0009
Site address	Land at Church Farm, Church Lane, Bunwell
Current planning status (including previous planning policy status)	Part allocated for residential development, part outside development boundary
Planning History	2019/1518 reserved matters for 8 dwellings
Site size, hectares (as promoted)	6.15 hectares <i>(The site exceeds the VCHAP site size threshold and a smaller site area is also considered as part of this assessment)</i>
Promoted Site Use, including (a) Allocated site (b) SL extension	Market housing, no number specified. Form states that it could either be in stages or as one development
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Not specified, but 6 hectares would provide over 150 dwellings at 25dph
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS <i>(if 'yes' to any of the below, the site will be excluded from further assessment)</i>	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Access to site may be constrained by hedgerows</p> <p>NCC HIGHWAYS – Green. Acceptable walking distance to school, site provides sufficient frontage to form safe access at both Church Rd & Bunwell St. Seems acceptable vis from Bunwell St. Road widening will be required if it is determined access should be from Church Rd. Subject to highway conditions in planning application.</p>	Green
<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 	Amber	<p>Distance to Bunwell Primary School 300 metres</p> <p>Bus stop with peak time service to Norwich just to south of site on B1113</p> <p>Distance to shop / post office 1.4km with footway</p> <p>Local employment just to north of site</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Bunwell village hall 120 metres to south of site	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water and electricity are available but sewerage is not	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified risk on site, although there is some risk on Bunwell Street to north of site LLFA – Green. No areas of surface water risk identified on this site as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent. AW foul sewer present in Bunwell Street to the north of the site. Located in Source Protection Zone 3.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		E1 Ashwellthorpe Plateau Farmland	

Overall Landscape Assessment	Green	Development of the site would not respect the linear character of settlements which is an identified landscape feature of the area. No loss of high grade agricultural land	Amber
Townscape	Green	Development of entire site would not relate well to linear form and character. A reduced linear development along the frontage would be more appropriate but would still extend further than existing development on the opposite side of the road.	Amber
Biodiversity & Geodiversity	Green	3km protection zone around a SSSI	Green
Historic Environment	Amber	Grade II listed building adjacent to site and Grade I listed Church of St Michael to south HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Potential improvements required for footway provision NCC HIGHWAYS – Green. Acceptable walking distance to school, site provides sufficient frontage to form safe access at both Church Rd & Bunwell St. Seems acceptable vis from Bunwell St. Road widening will be required if it is determined access should be from Church Rd. Subject to highway conditions in planning application.	Green
Neighbouring Land Uses	Green	Mainly residential and agricultural but commercial premises nearby to north	Amber

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Will have impact on setting of listed Church Farm and potentially on church as well in views from north. Creation of estate development here would introduce a new form of development to the area. Construction work has commenced on approved scheme which will constrain what can be delivered. A smaller linear development would break out further into the countryside and risk the coalescence of the separate areas of the settlement.	
Is safe access achievable into the site? Any additional highways observations?	Safe access should be achievable, although may require removal of sections of hedgerow	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural, no redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to south, agricultural to west, east and north-east. Commercial premises to the north, but unlikely to raise any compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site is relatively level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows along nearly all of the site's boundaries	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Habitat in hedgerows and trees on boundary likely to provide some habitat	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of existing infrastructure or contamination on or adjacent to the site	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Views across site from surrounding roads, particularly where there are gaps in the hedgerow	

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)	Development of the site would take a form of development that is not characteristic of this part of Bunwell and likely to have adverse impacts on setting of heritage assets. A reduced scheme would also have a detrimental impact on the character of the area.	Red
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Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations other than allocation	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is on sole private ownership	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	Yes Green
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments:	Green

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

Part 7 Conclusion

CONCLUSION

Suitability

Site is excessive in size for an allocation of 12-25 dwellings, although a reduced sized site is possible, particularly as work has commenced on the approved scheme on the already allocated portion of the site – this could be a linear development adjacent to the existing allocation (BUN2).

Site Visit Observations

Development of the promoted site would result in an estate scale of development which is not characteristic of this part of Bunwell. In addition, development is likely to have an adverse impact on both the adjacent listed building and views towards the church.

Local Plan Designations

Part of site allocated in development boundary; the rest is outside.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: NOT REASONABLE

The overall scale of the submitted site, if developed, would result in an excessive and uncharacteristic addition in this location detrimental to the character and appearance of the area. Heritage concerns have also been identified. The site is also considered to be unreasonable for a small scale linear frontage development. However, the further extension of the settlement in this way would result in the coalescence of the two distinct settlement sections. This is also considered detrimental to the character and appearance of the area.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0537
Site address	Land to the north of Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Application for six dwellings on site (2020/1464) – recently withdrawn. Planning permission for 9 dwellings on adjoining allocation, BUN1 (2019/1542) followed an earlier planning permission for 8 dwellings (2017/0185) on the same allocation.
Site size, hectares (as promoted)	1.2 hectares
Promoted Site Use, including (c) Allocated site (d) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted with a range of densities set out: 24 dwellings at 20dph; 36 dwellings at 36dph; or 48 dwellings at 40dph
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
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>Site frontage onto which access should be achievable</p> <p>NCC HIGHWAYS – Green. Acceptable walking distance to school, should be possible to provide acceptable access, modification to speed limit may be required. Footway required across site frontage. Subject to highway conditions in planning application.</p>	Green
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	<p>Distance to Bunwell Primary School 1km with footways</p> <p>Distance to bus stop time with peak time service to Norwich 230 metres with footway</p> <p>Distance to shop / post office 720 metres with footway</p> <p>Local employment 420 metres with footway</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Bunwell village hall 950 metres largely with footways	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk LLFA – Green. There is a small area of ponding in the northeast of the site for the 0.1% event as shown on the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. No watercourse apparent. AW foul sewer in Bunwell Street to the southeast of the site. Located in Source Protection Zone 3.	Green
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		E1 Ashwellthorpe Plateau Farmland	

Overall Landscape Assessment	Green	Development would be contained within existing settlement pattern. No loss of high grade agricultural land	Green
Townscape	Green	Development would relate well to existing pattern of development Senior Heritage and Design Officer – This would follow on from the development to west, which already goes back with units to the rear, so this could follow suit. This would be my preferred site.	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	Listed Green Farm House to south-east Senior Heritage and Design Officer – Green. No objection on heritage grounds – listed building to south east but site does not contribute significantly to setting HES – Amber	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Road appears to be of reasonable standard and has footway NCC HIGHWAYS – Amber. Acceptable walking distance to school, should be possible to provide acceptable access, modification to speed limit may be required. Footway required across site frontage. Subject to highway conditions in planning application.	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 Site Visit

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

<p>Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</p>	<p>Continuing linear development as shown indicatively on outline consent 2017/0185 would not achieve an allocation of 15 dwellings. However, the depth of the site does allow for a small estate development which could be achieved without extending beyond existing northern extent of curtilages of properties to west. This would could be similar to the approved 2019/1542 scheme.</p>	<p>Amber</p>
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Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
<p>Conclusion</p>	<p>Does not conflict with existing or proposed land use designations</p>	<p>Green</p>

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in single private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	Yes	
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

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

Part 7 Conclusion

CONCLUSION

Suitability

The site is of a suitable size to be allocated.

Site Visit Observations

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

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

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

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

Preferred Site: Yes

Reasonable Alternative:

Rejected:

Date Completed: 9 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0538REV
Site address	Land opposite Lilac Farm, Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for residential development
Site size, hectares (as promoted)	1.6 hectares
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocation for residential development, potential to provide community land if local interest
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	The site has been promoted for a range of densities: 32 dwellings at 20dph; 48 dwellings at 30dph; or 64 dwellings at 40dph
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Possible constraints on access by existing trees</p> <p>NCC HIGHWAYS – Amber. Subject to satisfactory access, may require removal of mature trees. 2.0m wide f/w required for full extent of frontage, linking with adjacent facilities. C/w widening to 5.5m minimum required at site frontage.</p>	Amber
Accessibility to local services and facilities <i>Part 1:</i> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport	Green	<p>Distance to Bunwell Primary School 1.6km with footway.</p> <p>Distance to bus stop with peak time service to Norwich 145 metres with footway</p> <p>Distance to shop / post office 245 metres with footway</p> <p>Local employment? 870 metres with footway</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Bunwell village hall 1.3km largely with footway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Amber	Identified surface water flood risk on road LLFA – Green. No areas of surface water risk identified on this site as shown in the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent. AW foul sewer present in Bunwell Street to the southeast of the site. Located in Source Protection Zone 3.	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		E1 Ashwellthorpe Plateau Farmland	

Overall Landscape Assessment	Green	Site contained within settlement therefore reducing landscape impact. No loss of high grade agricultural land	Green
Townscape	Green	Development would relate well to existing form and character of settlement Senior Heritage and Design Officer – Amber. I do not consider the landscape gap to be that significant in terms of views – however it is a landscape gap and does present some relief from built up development which is quite a linear settlement	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity Ecology – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Amber	Listed Lilac Farm opposite Senior Heritage and Design Officer – Amber. This would have some impact on the setting of the adjacent listed building. However with existing built up development, the position of the listed building within its site and its existing context, I do not consider that leaving the opposite side of the road undeveloped is critical to appreciating its significance. On the other hand, with the context of the listed building it should be well designed to take into account the setting of the heritage asset and therefore amber HES – Amber	Amber

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Road of reasonable capacity with footway NCC HIGHWAYS – Green. Subject to satisfactory access, may require removal of mature trees. 2.0m wide f/w required for full extent of frontage, linking with adjacent facilities. C/w widening to 5.5m minimum required at site frontage.	Green
Neighbouring Land Uses	Amber	Agricultural and residential but with commercial use opposite	Amber

Part 4 Site Visit

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

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 an access being achievable an estate development of 20 dwellings could be achieved on this site without significant impacts on landscape and character and appearance of the settlement. An assessment of the importance of the trees on the site frontage should be undertaken.	Amber
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Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in single private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	Yes	
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

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

Part 7 Conclusion

CONCLUSION

Suitability

Site is of suitable size to be allocated.

Site Visit Observations

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

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: The site is considered as a REASONABLE ALTERNATIVE.

The site currently agricultural land which forms a gap in the existing pattern of development along north side of Bunwell Street. New development in this location would be relatively well contained.

The site has suitable access to a range of services and facilities. Further consideration would need to be given to the importance of the trees along the site frontage and the impact of development on them as a result of creating an access and carriageway widening.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 26 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0539
Site address	Lilac Farm, Bunwell Street, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Applications relating to car workshop and agricultural uses on site
Site size, hectares (as promoted)	0.79 hectares
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocation for new housing
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Promoted for a variety of densities on site: 15 dwellings at 20dph; 22 dwellings at 30dph; or 30 dwellings at 40dph
Greenfield/ Brownfield	Brownfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	<p>Large site frontage with substantial existing access</p> <p>NCC HIGHWAYS – Green. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Green
Accessibility to local services and facilities <i>Part 1:</i> <input type="checkbox"/> Primary School <input type="checkbox"/> Secondary school <input type="checkbox"/> Local healthcare services <input type="checkbox"/> Retail services <input type="checkbox"/> Local employment opportunities <input type="checkbox"/> Peak-time public transport	Green	<p>Distance to Bunwell Primary School 1.6km with footway.</p> <p>Distance to bus stop with peak time service to Norwich 145 metres with footway</p> <p>Distance to shop / post office 245 metres with footway</p> <p>Local employment 870 metres with footway</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Bunwell village hall 1.3km largely with footway	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known ground stability issues. Technical consultee input regarding possible contamination issues on site.	Amber
Flood Risk	Amber	Some identified flood risk on eastern boundary and on road LLFA - Green. There is a small area of ponding in the southeast of the site for the 0.1% event as shown on the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps. No watercourse apparent. AW foul sewer in Bunwell Street to the northeast of the site. Located in Source Protection Zone 3.	Amber
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Site is contained within existing settlement. No loss of high grade agricultural land	Green
Townscape	Amber	<p>Constraints working around existing listed building on site</p> <p>Senior Heritage and Design Officer - Development of the site would offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development – however 12 units + would be too many for site and likely result in harm. This would also improve neighbourhood character and streetscene etc so amber for both design and heritage impact. – However – is having this as an allocated site the right method towards development and enhancement? It could be developed through inclusion in the settlement boundary.No reason to have it as an allocated site.</p>	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	<p>Lilac Farm is a Grade II listed building</p> <p>Senior Heritage and Design Officer – Amber. Development of the site would offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development – however 12 units + would be too many for site and likely result in harm.</p> <p>HES – Amber</p>	Amber

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Road has reasonable capacity and footways NCC HIGHWAYS – Amber. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Potential for development to enhance setting of farmhouse, however a development of 12 dwellings or more would not be suitable.	
Is safe access achievable into the site? Any additional highways observations?	Large existing access with benefits for pedestrians from rationalising this access	
Existing land use? (including potential redevelopment/demolition issues)	Residential with associated farm business including some commercial use on site	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural to north and south. Residential to east and north west. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees on western boundary	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	No trees within site, limited potential for habitat given existing use and extensive hardstanding	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Some potential for contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Contained within existing built-up area of village	

<p>Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development)</p>	<p>Not suitable for allocation as scheme of 12 dwellings or more would not be suitable in regard to the setting of the listed building within the site. Residential development could be used to enable enhancement to the heritage asset, so inclusion of site in development boundary could be considered. Also potential loss of employment issue depending on nature of any scheme, although this consideration would need to be taken into account regardless of whether the site was inside or outside the development boundary.</p>	<p>Amber</p>
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Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
<p>Conclusion</p>	<p>Does not conflict with existing or proposed land use designations</p>	<p>Green</p>

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in single private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Developer option on the land		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately		
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

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

Part 7 Conclusion

CONCLUSION

Suitability

Suitable for development.

Site Visit Observations

Farmyard site containing listed farmhouse. However, the site is well contained within settlement.

Local Plan Designations

Outside but adjacent to development boundary

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: REASONABLE – Development of the site could offer an opportunity to improve the setting of the listed building with removal of existing buildings which detract, and good design of new development. However, development of the site as a smaller scale settlement limit extension, could diminish impacts on the heritage asset. Acceptable walking distance to school.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 26 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2001SL
Site address	Land between Colstream and Burnlea, Chapel Road, Bunwell
Current planning status (including previous planning policy status)	Outside but adjacent to development boundary – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.07 hectares
Promoted Site Use, including (i) Allocated site (j) SL extension	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	n/a
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
SPA, SAC, SSSI, Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood Risk Zone 3b	No
Scheduled Ancient Monument	No
Locally Designated Green Space	No

Part 3 Suitability Assessment

HELAA Score:

The RED/ AMBER/ GREEN score in the HELAA Score column below is based upon the assessment criteria set out in Appendix A of the 'Norfolk Housing and Economic Land Availability Assessment (July 2016)' methodology.

Site Score:

Where a HELAA Assessment has indicated either a RED or AMBER score, has the promoter of the site submitted any supporting evidence to indicate that the issues can be overcome (e.g., a Flood Risk Assessment, Contaminated Land Survey, Ecological Survey)? If yes, and if appropriate, note any changes to the HELAA score in the Site Score column. Additional criteria have been included under 'Accessibility to local services and facilities' and 'Landscape', which need to be reflected in the Site Score.

(Please note boxes filled with grey should not be completed)

SUITABILITY ASSESSMENT			
Constraint	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
Access to the site	Amber	Access constrained by narrow lane and planting on boundary NCC HIGHWAYS – Amber. Unsuitable road network, no safe walking route to school.	Amber
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Distance to Bunwell Primary School 1.5km by country lane & public right of way or 2km on road route mainly with footway; 1.3km to Carleton Rode primary school by country lane Distance to bus stop with peak time service to Norwich service 435 metres Distance to shop / post office 210 metres	
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 2km	Green

Utilities Capacity	Amber	Wastewater capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Amber	No information provided regarding mains water, sewerage and electricity	Amber
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk	Green
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	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Contained site that would not have an impact on the wider landscape. No loss of high grade agricultural land	Green
Townscape	Green	Infill plot in between two dwellings	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Green	No heritage assets in close proximity HES – Amber	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Narrow constrained lane with no footway CURRENT HIGHWAYS CONCERNS ABOUT ACCESS TO THE SITE	Amber

Neighbouring Land Uses	Green	Some commercial use to south, otherwise residential	Green
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Whilst the plot is an infill plot in between two dwellings, the character of this narrow lane is semi-rural in part due to the nature of the lane and in part due to the vegetation on this site. Development of the site would therefore have an urbanising effect on the character of Chapel Lane.	
Is safe access achievable into the site? Any additional highways observations?	Access is very restricted due to the constraints of the lane and Highway guidance would be required. Any access will require the removal of at least part of the thick hedging on the boundary.	
Existing land use? (including potential redevelopment/demolition issues)	Greenfield site with no redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mainly residential. Commercial use to the rear of the residential property to the south although it is not clear how active this remains.	
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Thickly vegetated on highway boundary	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees and hedgerows on the site likely to provide habitat	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of infrastructure or contamination on or adjacent to the site	
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 heavily screened by vegetation	

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)	Not suitable as would be detrimental to character of Church Lane to develop this site	Red
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Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)		
	Comments	Site Score (R/ A/ G)
Is the site in private/ public ownership?	Private ownership	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown	
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	
	Within 5 years	
	5 – 10 years	
	10 – 15 years	
	15-20 years	
	Comments: Unknown	Amber

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Supporting letter from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	No affordable housing provision required	n/a
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability

Site is of a suitable size for a settlement limit extension.

Site Visit Observations

Site is in between existing dwellings, however is well vegetated and has semi-rural character which would be lost by development.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: NOT REASONABLE – The site is not reasonable as a settlement limit extension due to the urbanising effect that it would have, thereby adversely affecting the character of Chapel Lane.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 August 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2004SL
Site address	Land south of Church Lane, Bunwell
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for a single dwelling
Site size, hectares (as promoted)	0.25 hectares
Promoted Site Use, including (k) Allocated site (l) SL extension	Settlement limit extension
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 6 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:	
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	Access to the site likely to be restricted due to vegetation NCC HIGHWAYS – Amber. Subject to widen Church Lane to 5.5m and a 2.0m footway along site frontage.	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 	Green	Bunwell Primary School on opposite side of road Distance to bus stop with peak time service to Norwich service 250 metres Distance to shop / post office 1.85km with footway Local employment 660 metres to the north	
<i>Part 2:</i> Part 1 facilities, plus <ul style="list-style-type: none"> ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities 		Distance to Bunwell village hall 300 metres	Green

Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk	Green
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	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Potential impact on landscape in front of church. No loss of high grade agricultural land	Amber
Townscape	Amber	Would not relate well to existing development as no other development on this side of the Old Turnpike	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Amber	Grade I listed church on opposite side of road to north HES – Amber	Amber

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Reasonable road and pedestrian access NCC HIGHWAYS – Amber. Subject to widen Church Lane to 5.5m and a 2.0m footway along site frontage.	Amber
Neighbouring Land Uses	Green	Church and school to north, agricultural to south	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Any development would have an adverse impact on the setting of the church, particularly in views from the B1113 to the south. Would also have a poor relationship with other development and lead to the loss of woodland which contributes positively to the local area	
Is safe access achievable into the site? Any additional highways observations?	Potentially, but would involve loss of trees and hedging	
Existing land use? (including potential redevelopment/demolition issues)	Woodland, no potential redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Agricultural, place of worship and school. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site is relatively level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Site is heavily wooded	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	As above – potential habitat in woodland	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No evidence of existing infrastructure or contamination	

Description of the views (a) into the site and (b) out of the site and including impact on the landscape	View into site limited due to wooded nature of site. However if woodland were to be removed then views across site from road and also from B1113 to south and west	
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)	Site not suitable for development due to wooded nature of site and impact on setting of church and character of area	Red

Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in single private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknown		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately	Yes	
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Supporting form from promoter. No known significant constraints to delivery	Green
Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has acknowledged that affordable housing could be required but has not provided any evidence of viability. However given site size it is highly unlikely there would be an affordable housing requirement	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability

Site of suitable size for settlement limit extension

Site Visit Observations

Wooded site opposite that forms part of setting of church. Any development would also relate poorly to other development.

Local Plan Designations

Outside but adjacent to development boundary.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: NOT REASONABLE – Development of this site would not be characteristic of the existing form of development and would have an adverse impact on the setting of the Church opposite the site.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 26 Aug. 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2126
Site address	Land adjoining The Laurels, 114 Bunwell Street
Current planning status (including previous planning policy status)	Part within and partly outside development boundary – unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.54 hectares
Promoted Site Use, including (m) Allocated site (n) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Not specified but could accommodate 12 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:	
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>Large highway frontage, but with hedge and trees</p> <p>NCC HIGHWAYS – Green. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Green
<p>Accessibility to local services and facilities</p> <p><i>Part 1:</i></p> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Green	<p>Distance to Bunwell Primary School 1.7km with footway</p> <p>Distance to bus stop with peak time service to Norwich service 300 metres with footway</p> <p>Distance to shop / post office 130 metres with footway</p> <p>Local employment 1km with footway</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Bunwell village hall 1.5km	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed AW advise sewers crossing the site	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available	Green
Better Broadband for Norfolk		Site within an area already served by fibre technology	Green
Identified ORSTED Cable Route		Not within identified cable route or substation location	Green
Contamination & ground stability	Green	No known contamination or ground stability issues	Green
Flood Risk	Green	No identified flood risk LLFA - Green	Green
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	
		Plateau Farmland	x
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E1 Ashwellthorpe Plateau Farmland	
Overall Landscape Assessment	Green	Site is contained within settlement from wider landscape. No loss of high grade agricultural land	Green

Townscape	Amber	<p>Development of site would not be linear development as within immediately adjoining development</p> <p>Senior Heritage & Design Officer – Amber. Development of the site would be at odds with the existing grain of the settlement – so amber depending on how much is proposed - this would be better suited as settlement boundary extension and a much lower density as more sympathetic development could potentially come forward.</p>	Amber
Biodiversity & Geodiversity	Green	No protected sites within close proximity	Green
Historic Environment	Green	<p>Listed Lilac Farm to east</p> <p>Senior Heritage & Design Officer – Amber. There will be some impact on the setting of Lilac Farm, although there is significant landscaping in-between – so not necessarily harmful if this is retained and this would need to be considered in allocation number.</p> <p>HES – Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	<p>Road appears to have reasonable capacity and footway</p> <p>NCC HIGHWAYS – Amber. Acceptable walking distance to school. Footway widening may be required across site frontage. Subject to highway conditions in planning application.</p>	Amber
Neighbouring Land Uses	Green	Agricultural and residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Unlikely to have adverse impact on listed building to east. Not linear development but the site is contained by development along Bunwell Street, Chapel Road and Lilac Farm	
Is safe access achievable into the site? Any additional highways observations?	Hedgerow on site frontage would need to be removed at least in part to provide access to site	
Existing land use? (including potential redevelopment/demolition issues)	Greenfield with no potential redevelopment or demolition issues	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Mainly residential but with agricultural and some commercial to east and south, however these are considered to be of a scale or nature to make residential development here unacceptable	
What is the topography of the site? (e.g. any significant changes in levels)	Site is level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerow on highway boundary	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees within site	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	No existing infrastructure or contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is relatively contained by existing development	
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)	Development would be well contained and relate well to services. However there are trees and hedges on site which could constrain development	Amber

Part 5 Local Plan Designations

Local Plan Designations, including those in Neighbourhood Plans, should be noted in the table below (excluding Open Countryside which will apply to all sites promoted outside the Development Limits).

Local Plan Designations (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Conclusion	Does not conflict with existing or proposed land use designations	Green

Part 6 Availability and Achievability

AVAILABILITY ASSESSMENT (in liaison with landowners)			
	Comments		Site Score (R/ A/ G)
Is the site in private/ public ownership?	Site is in multiple private ownership		
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	No		
When might the site be available for development? <i>(Tick as appropriate)</i>	Immediately		
	Within 5 years	Yes	Green
	5 – 10 years		
	10 – 15 years		
	15-20 years		
	Comments:		Green

ACHIEVABILITY (in liaison with landowners, and including viability)		
	Comments	Site Score (R/A/G)
Evidence submitted to support site deliverability? <i>(Yes/ No) (Additional information to be included as appropriate)</i>	Supporting form from promoter. No known significant constraints to delivery	Green

Are on-site/ off-site improvements likely to be required if the site is allocated? <i>(e.g., physical, community, GI)</i>	None identified	Green
Has the site promoter confirmed that the delivery of the required affordable housing contribution is viable?	Promoter has acknowledged that affordable housing could be required but has not provided any evidence of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability

Potentially just large enough to allocate for 12 dwellings.

Site Visit Observations

Well contained site but with trees within site which could constrain development. Also would be loss of hedgerow to provide access.

Local Plan Designations

Partly within and partly outside development boundary.

Availability

Promoter states the site is available.

Achievability

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

OVERALL CONCLUSION: Reasonable Alternative.

The site is constrained by existing trees which would limit the number of dwellings that could be accommodated on the site below allocation level. However, part of the site currently lies within the settlement limit and there may be scope for development.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 26 August 2020