

Wicklewood Village Cluster Site Assessment Forms

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SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0232REV
Site address	Land to the south of Low Street, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for residential development on western part of site
Site size, hectares (as promoted)	1.2 hectares
Promoted Site Use, including (a) Allocated site (b) SL extension	Allocation (The site has been promoted for 12-30 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 30 dwellings at 25 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:	
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 onto constrained lane NCC HIGHWAYS – Amber. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.	Amber
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Distance to Wicklewood Primary School 1.4km, partly with footways Distance to bus service 930 metres Local employment 620 metres away	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 830 metres Distance to The Cherry Tree public house 960 metres	Green
Utilities Capacity	Amber	Water supply and sewerage infrastructure, including the water recycling centre, may need to be upgraded	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing this site	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	Amber	Surface water flow path through western edge of site and across road LLFA – Green. Few or no constraints. Standard information required.	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B2 Tiffey Tributary Farmland	
Overall Landscape Assessment	Green	Potential impact on views of landmark windmill. No loss of high grade agricultural land	Amber

Townscape	Amber	Detached from existing development on southern side of Low Street	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC ECOLOGY – Green. SSSI IRZ. Adjacent to priority habitat (buffer suggested)	Green
Historic Environment	Amber	Listed property on northern side of Low Street, also potential impact on setting of listed mill to south-west. Area of Archaeological Importance noted. HES - Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Low Street is highly constrained NCC HIGHWAYS – Red. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.	Red
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?	Detached from existing development on southern side of Low Road to west but intervening land is within development boundary so may come forward. Also would impact on setting of cottages which can be considered non-designated heritage assets as well as some potential harm to setting of listed building	
Is safe access achievable into the site? Any additional highways observations?	Access is potentially achievable but likely to require removal of at least part of hedgerow on highway boundary. However, Low Road is very constrained likely to raise highway concerns	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural use 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)	Residential properties on northern side of Low Street, agricultural land to south and east	
What is the topography of the site? (e.g. any significant changes in levels)	Wider field rises to the south	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedging along large part of highway boundary	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Limited habitat potential other than hedgerow along frontage	
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	Open views across site from Low Street	

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 recommended for allocation as relatively poor relationship with existing pattern of development, poor access given constrained nature of Low Street and impact on designated and non-designated heritage assets	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 (UNIFORM)	Comments	Site Score (R/ A/ G)
Area of Archaeological Importance		
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 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>	Potential improvements required to Low Street such as improved pedestrian facilities	Amber
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 of viability	Amber
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability The site is of a suitable size for allocation. It is within close proximity to the existing development boundary however the land immediately adjacent to the site remain undeveloped at this time and development in this location would therefore be detached from the existing linear pattern of development. Significant highways concerns have been identified that adversely impact on the suitability of this site. It has also been noted that development of this site would have a potential impact on both designated and non-designated heritage assets in close proximity of the site.

Site Visit Observations Undeveloped side of a narrow and constrained lane. Cottages on opposite side of lane could be considered to be non-designated heritage assets, with listed building also close to site on opposite side of lane.

Local Plan Designations There are no conflicting LP designations

Availability Promoter states the site is available.

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

OVERALL CONCLUSION: This site is considered to be an unreasonable site for allocation. Significant highways concerns have been identified and it is not considered that it would be possible to overcome these issues. Development of this site would also have an impact on the form and character of this part of the settlement and would also have an impact on the setting of both designated and non-designated heritage assets.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 11 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0249
Site address	Land adjacent to former workhouse / hospital, Green Lane, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusal for residential development on site (2002/0125)
Site size, hectares (as promoted)	0.5 hectares
Promoted Site Use, including (c) Allocated site (d) SL extension	Residential (The site has been promoted for approximately 7 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	14 dph at 7 dwellings 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	Amber	<p>Constraints on access including nature of road and vegetation</p> <p>NCC HIGHWAYS – Amber. The local road network is considered to be unsuitable either in terms of road width and lack of footpath provision. The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes. Access would necessitate local carriageway widening and a 2m site frontage footway, together with the complete removal of the existing frontage hedge.</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 <i>Part 2:</i> Part 1 facilities, plus ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities	Amber	Distance to Wicklewood Primary School 1.13km, large parts without footway and along rural roads Distance to bus service 730 metres Local employment 1.7km	
		Distance to Wicklewood village hall and recreation area 1km Distance to The Cherry Tree public house 720 metres	Green
Utilities Capacity	Amber	Sewerage infrastructure, including the water recycling centre, may need to be upgraded	Amber
Utilities Infrastructure	Green	Promoter states that mains water and electricity are available but unsure about sewerage	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	Amber	Potential issue with nearby graveyard which may extend into the site itself	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Valley Urban Fringe	
		Fringe Farmland	
		B2 Tiffey Tributary Farmland	
Overall Landscape Assessment	Green	Does not significantly conflict with identified landscape characteristics of area. No loss of high grade agricultural land	Green
Townscape	Amber	Detached from main settlement	Amber
Biodiversity & Geodiversity	Amber	Site is heavily vegetated and a large number of the trees are subject to TPOs	Red
Historic Environment	Amber	Site forms the setting of a Grade II listed building (The Old Workhouse) HES – Red. Workhouse burial ground.	Red
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Local highway network is constrained NCC HIGHWAYS – Red. The local road network is considered to be unsuitable either in terms of road width and lack of footpath provision. The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes. Access would necessitate local carriageway widening and a 2m site frontage footway, together with the complete removal of the existing frontage hedge.	Red
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?	Would impact on setting of Grade II listed building. The site is also detached from the main settlement although a sensitively designed scheme could relate to cluster of buildings around former hospital. However the site is heavily vegetated at present.	
Is safe access achievable into the site? Any additional highways observations?	The Green is a very narrow lane with mature trees lining the boundary which restricts the ability to provide an access. Access may be achievable from within the existing site however	
Existing land use? (including potential redevelopment/demolition issues)	Partly wooded setting of former hospital. Potential issue from nearby graveyard which would need to be investigated further if the site were to be progressed – this may extend into the site	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to north, east and south. Agricultural on opposite side of road to the west. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Largely flat	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Line of trees along boundary with The Green	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Site contains a significant number of trees both on the boundary and within the site which are subject to TPOs	
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	Views into site are limited due to trees on the boundary and within the site	

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 due to distance from man part of the settlement, impact on setting of listed building and difficulties in developing the site from the number of protected trees	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?	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		
	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 of viability. The scale of development proposed would not require the delivery of affordable housing	Amber
Are there any associated public benefits proposed as part of delivery of the site?	Reference to affordable housing which would exceed the policy requirement	

Part 7 Conclusion

CONCLUSION

Suitability The site has a significant number of TPO trees within it which would significantly reduce the developable area of the site. On this basis the site is not considered to be of a suitable size for allocation and is detached from any settlement limits for Wicklewood. It is therefore not considered to be suitable as a settlement limit extension. The site would relate to the existing development at the old hospital/ workhouse, however the site forms the setting of the Listed Building and development would therefore have an impact. Highways concerns relating to achieving access to the site as well as the surrounding road network have also been identified.

Site Visit Observations Partly wooded site that forms part of setting to former hospital, now converted to residential, which is listed and in a rural location away from the main settlement. Many of the trees are protected which severely limits any development potential on the site.

Local Plan Designations No conflicting LP designations

Availability Promoter states the site is available

Achievability Limited development of the site may be possible, subject to tree surveys

OVERALL CONCLUSION: The site is considered to be unreasonable as an allocation site due to the reduction in developable area caused by the presence of a significant number of trees with TPOs within the site boundaries. The site is also detached from the main settlement and is therefore not considered to be an appropriate site for a settlement limit extension. Development of this site would also have an impact on the setting of the former workhouse to the east. Highways concerns have also been identified.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 12 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0535
Site address	Land to the south of Church Lane, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	No planning history
Site size, hectares (as promoted)	2.05 hectares
Promoted Site Use, including (e) Allocated site (f) SL extension	Allocation (The site has been promoted for 18 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	8dph based on 18 dwellings 51 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	Narrow access from Church Lane NCC HIGHWAYS – Red. Limited site frontage preclude an opportunity for securing safe access. The local road network is considered to be unsuitable due to restricted width and lack of continuous footway to the village school. There is no possibility of creating suitable access to the site.	Red
Accessibility to local services and facilities <i>Part 1:</i> <ul style="list-style-type: none"> ○ Primary School ○ Secondary school ○ Local healthcare services ○ Retail services ○ Local employment opportunities ○ Peak-time public transport 	Amber	Distance to Wicklewood Primary School 650 metres Distance to bus service 1km Local employment adjacent to site	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 900 metres Distance to The Cherry Tree public house 990 metres	Green
Utilities Capacity	Amber	Sewerage infrastructure, including the water recycling centre, may need to be upgraded	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing this site	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		B2 Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland	
Overall Landscape Assessment	Green	Site is contained within settlement. No loss of high grade agricultural land	Green
Townscape	Amber	Does not relate to existing linear pattern of frontage development	Amber
Biodiversity & Geodiversity	Green	No designated sites in close proximity	Green

Historic Environment	Green	No heritage assets in close proximity	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Constrained local highway network NCC HIGHWAYS – Red. Limited site frontage preclude an opportunity for securing safe access. The local road network is considered to be unsuitable due to restricted width and lack of continuous footway to the village school. There is no possibility of creating suitable access to the site.	Red
Neighbouring Land Uses	Green	Agricultural and residential, with commercial premises to east which may raise compatibility issues	Amber

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Whilst the site would not be in keeping with the existing frontage development along Church Lane, if adequate access could be secured then the development would be well contained within the form of the village. There is already precedent of such estate development in All Saints Close to the south-west and Hillside Crescent to the north-east	
Is safe access achievable into the site? Any additional highways observations?	Access drive is currently a private gravelled driveway which would not be suitable for an estate scale development. NCC Highways state that there is no possibility of providing safe access and also considered the local road network to be unsuitable due to restricted width and lack of footway	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Residential to north and west and partly to east and south. Commercial premises to east however this shouldn't preclude residential development on the site	

What is the topography of the site? (e.g. any significant changes in levels)	Descends gently from south to north	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedge on eastern boundary. Hedges, trees and domestic boundaries to west	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Trees on southern and western boundaries.	
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	Site is very contained with almost no public views into site – only very glimpsed view from where access is	
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 is well contained, however access both in terms of immediate access into site and the suitability of Church Lane inadequate	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 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>	Potential improvements including footway provision on Church Lane	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability The site is larger than is considered to be appropriate for allocation however it could be reduced in size to meet the requirements of the VCHAP. The site is contained within wider views and is well connected to the wider settlement. However significant access constraints have been identified and it is difficult to see how these could be overcome.

Site Visit Observations Site is well contained behind existing development with little impact on wider landscape. However, access is constrained and Church Lane raises highway concerns.

Local Plan Designations No conflicting LP designations

Availability Promoter states the site is available.

Achievability Access constraints will impact on the achieving development on this site

OVERALL CONCLUSION: Although the site could be reduced in size to meet the requirements of the VCHAP the site is considered to be unreasonable as an allocation as significant access constraints preclude development of the site. Access would need to be obtained via a narrow access driveway between two dwellings.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 11 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0577REVA (site also promoted as part of a wider site – SN0577REVB)
Site address	Land to the south of Wicklewood Primary School
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 hectare
Promoted Site Use, including (g) Allocated site (h) SL extension	Allocation of 12-25 dwellings
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 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	<p>Access off Hackford Road would be constrained due to proximity to junctions. The Green is a constrained country lane</p> <p>NCC HIGHWAYS – Amber. Access would be required to the site via The Green <u>only</u>, widen carriageway to 5.5m to Hackford Road. Provide footway over whole site frontage including suitable pedestrian crossing to north side of road and footway to the school.</p>	Amber
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	Amber	<p>Adjacent to Wicklewood Primary School</p> <p>Distance to bus service 230 metres</p> <p>Local employment 1km</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 550 metres Distance to The Cherry Tree public house 230 metres	Green
Utilities Capacity	Amber	Water supply and sewerage infrastructure, including the water recycling centre, may need to be upgraded	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing the site	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	Amber	Some surface water flood risk on highway and to south of site but should not prohibit development LLFA – Green. Few or no constraints. Standard information required.	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E3 Hingham – Mattishall Plateau Farmland	

Overall Landscape Assessment	Amber	<p>Potential intrusion into open elevated landscape.</p> <p>SNC LANDSCAPE OFFICER - This is a very exposed site; with careful design it could be a positive addition to the landscape providing a gateway to the village however a poorly designed site would be detrimental to the landscape setting. If this site is allocated it would benefit from specific policy text or a design brief – possibly to consider a lower number of units on the site or the submission of a sketch scheme. The landscape character refers to views towards the Church however whilst these would need to be checked they would not appear to be significant. Wicklewood has a history of substantial hedgerow loss and this could be an opportunity to reinstate lost hedgerow patterns. Tree planting would also be required on the site.</p>	Amber
Townscape	Green	Main area of existing development is to north of Hackford Road	Amber
Biodiversity & Geodiversity	Green	<p>No protected sites in close proximity</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Adjacent to priority habitat (buffer suggested). Potential for protected species/habitat, and Biodiversity Net Gain.</p>	Green
Historic Environment	Amber	<p>Listed building to south</p> <p>HES - Amber</p>	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>The Green is a constrained narrow lane</p> <p>NCC HIGHWAYS – Amber. Access site via The Green, widen carriageway to 5.5m to Hackford Road. Provide footway over whole site frontage including suitable pedestrian crossing to north side of road and footway to the school.</p>	Amber

Neighbouring Land Uses	Green	Adjacent to school	Green
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Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development would be slightly detached from main part of village which is to the north of Hackford Road, but would be adjacent to the school which is also to the south of Hackford Road. There is some further residential development to the south of Hackford Road along Milestone Lane to the west	
Is safe access achievable into the site? Any additional highways observations?	NCC Highways advise that access should be from The Green.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Adjacent to school, with residential on opposite side of Hackford Road to north. Otherwise agricultural. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Largely level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Boundaries with highway are open. Boundaries for REVA option would involve creating new boundaries within larger field	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Little habitat. Some hedging on boundary with school.	
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 / contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is open with views across site from The Green and Hackford Road. Potential views from Milestone 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)	Although development would result in some intrusion into landscape, the site is well related to the school.	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 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>	NCC Highways require footway across whole site frontage and to the school and suitable pedestrian crossing	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None	

Part 7 Conclusion

CONCLUSION

Suitability This site forms a smaller parcel within a larger site that is also being promoted (SN0577REVB). This site is of a suitable size for allocation and whilst the site promoter has provided a suggested location for this site, it has also been confirmed that there would be flexibility in terms of its location with the overall landholding. The site has been assessed on the basis of the information submitted at this time. The site is within a prominent location within the landscape but is well connected to the local services, including the local primary school. There are no heritage concerns and it is considered that the issues raised by highways could be successfully addressed.

Site Visit Observations Site with open boundaries in large open landscape. Adjacent to school. Some precedent for development to south of Hackford Road, but would have some level of intrusion into open countryside.

Local Plan Designations No conflicting LP designations

Availability Promoter states the site is available

Achievability Development of the site is achievable

OVERALL CONCLUSION: This site is considered to be a reasonable option for allocation. The site is in a prominent location within the local landscape however with careful design it could enhance the gateway to the village. A Design Brief may be required for this site to ensure appropriate design. The site is well connected to the settlement and highways matters could be reasonably addressed through the development of the site.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 12 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN0577REVB
Site address	Land to the south of Wicklewood Primary School
Current planning status (including previous planning policy status)	Outside development boundary
Planning History	Historic refusals for residential development
Site size, hectares (as promoted)	Up to 10 ha (although a smaller parcel of land has been indicated on the plans at this stage)
Promoted Site Use, including (i) Allocated site (j) SL extension	Residential dwellings plus an extension to the school premises for additional car parking, larger sports field and the opportunity to build a hall for indoor sports, school assemblies and collective workshop, a village green and a sports area
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	TBC
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>Access off Hackford Road would be constrained due to proximity to junctions. The Green is a constrained country lane</p> <p>NCC HIGHWAYS – Amber. Access site via The Green, widen carriageway to 5.5m to Hackford Road. Provide footway over whole site frontage including suitable pedestrian crossing to north side of road and footway to the school.</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	Amber	<p>Adjacent to Wicklewood Primary School</p> <p>Distance to bus service 230 metres</p> <p>Local employment 1km</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 550 metres Distance to The Cherry Tree public house 230 metres	Green
Utilities Capacity	Amber	Water supply and sewerage infrastructure, including the water recycling centre, may need to be upgraded	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing the site	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	Amber	Some surface water flood risk on highway and to south of site but should not prohibit development LLFA – Green. Few or no constraints. Standard information required.	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E3 Hingham – Mattishall Plateau Farmland	

Overall Landscape Assessment	Amber	Potential intrusion into open elevated landscape. Wider site would involve some loss of high grade agricultural land	Amber
Townscape	Green	Main area of existing development is to north of Hackford Road	Amber
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC ECOLOGY – Green.SSSI IRZ. Adjacent to priority habitat (buffer suggested). Potential for protected species/habitat, and Biodiversity Net Gain.	Green
Historic Environment	Amber	Listed building to south HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	The Green is a constrained narrow lane NCC HIGHWAYS – Amber. Access site via The Green, widen carriageway to 5.5m to Hackford Road. Provide footway over whole site frontage including suitable pedestrian crossing to north side of road and footway to the school.	Amber
Neighbouring Land Uses	Green	Adjacent to school	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Development would be slightly detached from main part of village which is to the north of Hackford Road, but would be adjacent to the school which is also to the south of Hackford Road. There is some further residential development to the south of Hackford Road along Milestone Lane to the west	
Is safe access achievable into the site? Any additional highways observations?	NCC Highways advise that access should be from The Green.	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Adjacent to school, with residential on opposite side of Hackford Road to north. Otherwise agricultural. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Largely level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Boundaries with highway are currently open – possible opportunity to reinstate field boundaries	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Little habitat. Some hedging on boundary with school.	
Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Overheard power line on wider field which may affect option 2.	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is open with views across site from The Green and Hackford Road. Potential views from Milestone 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)	Although development would result in significant intrusion into the landscape (depending on the extent of the development taken forward). The site is well related to the school.	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 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:		

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>	NCC Highways require footway across whole site frontage and to the school and suitable pedestrian crossing	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	The site promoter advises that development would provide an extension to the school premises for additional car parking, a larger sports field and the opportunity for the school to build a hall for indoor sports, school assemblies and collective worship, and for school performances and fund raising, a village green and sports area.	

Part 7 Conclusion

CONCLUSION

Suitability The site is considerably larger than is considered acceptable in this location. A number of additional benefits have been suggested as part of a residential development on this site however it is not clear whether these suggestions have been based on appropriate evidence and/or discussions with the relevant third parties. The site is well connected to the settlement and highways requirements are considered to be achievable. The site is prominent within the landscape and could form an enhanced gateway to the settlement at a smaller scale, however development of the scale and form proposed is not considered to be appropriate at this time.

Site Visit Observations The site has open boundaries and is situated within a large open landscape. Adjacent to school. Some precedent for development to south of Hackford Road, but there would be intrusion into the open countryside.

Local Plan Designations No conflicting LP designations

Availability Promoter states the site is available

Achievability Development of the site is achievable, although it is not clear whether the third parties require the additional facilities set out in the proposal

OVERALL CONCLUSION: This site is considered to be an unreasonable option for allocation. The proposal incorporates residential development as well as a suite of significant other benefits including additional car parking facilities for the school, open space and educational facilities. No evidence has been provided to confirm that these facilities would be required at this time or in this location. Access to the site would be achievable and the site is well connected, it is however very prominent within the wider landscape. It is considered that an alternative scheme on a smaller parcel of land would be the most appropriate option in this location (SN0577REVA).

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 12 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN1036
Site address	Land to the rear of Windfalls, Milestone Lane, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for residential development
Site size, hectares (as promoted)	0.5 hectares
Promoted Site Use, including (k) Allocated site (l) SL extension	Both (The site is of a suitable size for allocation but has been promoted for a lower number of dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	10dph at 5 dwellings 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	Red	<p>Poor access from Milestone Lane, though may be suitable for individual dwelling</p> <p>NCC HIGHWAYS – Red. No direct access to the highway and no realistic prospect of securing a suitable access. The local road network is considered to be unsuitable due to restricted road width and lack of footways. No continuous footway to the village school. The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes.</p>	Red

Accessibility to local services and facilities <i>Part 1:</i> o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak-time public transport <i>Part 2:</i> Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities	Amber	Distance to Wicklewood Primary School 720 metres Distance to bus service 1.15km Local employment 1.15km away	
		Distance to Wicklewood village hall and recreation area 1.45km Distance to The Cherry Tree public house 1.15km	Green
Utilities Capacity	Amber	Wastewater infrastructure capacity to be confirmed	Amber
Utilities Infrastructure	Green	Promoter states that mains water and electricity are available but not mains sewerage	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	Amber	Small area at risk of surface water flooding along the access track	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		E3 Hingham – Mattishall Plateau Farmland	
Overall Landscape Assessment	Amber	Site detached from village in open landscape. Most of site is high grade agricultural land	Amber
Townscape	Green	Site is detached from main part of village and would constitute backland development	Amber
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	Road network is constrained with no footways NCC HIGHWAYS – Red. No direct access to the highway and no realistic prospect of securing a suitable access. The local road network is considered to be unsuitable due to restricted road width and lack of footways. No continuous footway to the village school. The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes.	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?	Site is removed from main part of settlement. It is also to the rear of existing dwellings constituting backland development.	
Is safe access achievable into the site? Any additional highways observations?	Access would be down existing track which may be suitable for one or two additional dwellings but would require removal of part of hedgerow to access site	
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)	Residential to east, agricultural land on all other boundaries. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Descending from east to west	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Hedgerows with trees	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in hedges and trees	
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	Site is relatively contained due to boundary treatment and dwelling between site and Milestone 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)	Site is not suitable to be developed given its poor relationship to the main settlement, backland nature and access via a narrow rural lane	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 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
	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? (e.g., physical, community, GI)	Improvements to Milestone Lane depending on scale of development	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None other than that dwellings are to be ecological by design	

Part 7 Conclusion

CONCLUSION
<p>Suitability The site is of a suitable size for allocation but relates poorly to the main areas of the settlement. Development in this location would constitute backland development. Significant access and connectivity constraints have also been identified that would preclude further development in this location. The site is also a significant distance from the closest existing settlement limit.</p> <p>Site Visit Observations The site is detached from the main settlement and is accessed via a private track. The site is to the rear of existing dwellings when viewed from the main road. Enclosed by hedging and trees.</p> <p>Local Plan Designations No conflicting LP designations</p> <p>Availability Promoter states the site is available.</p> <p>Achievability Access constraints suggest that the site would not be achievable</p> <p>OVERALL CONCLUSION: The site has been considered unreasonable as both an allocation site and as an extension to the existing settlement limit for Wicklewood. The site relates poorly to the main settlement and significant access and connectivity constraints associated with its remote location have been identified.</p> <p>Preferred Site: Reasonable Alternative: Rejected: Yes</p>

Date Completed: 11 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2179 (a smaller parcel of land has also been promoted as SN2179REVA)
Site address	Land east of High Street, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	Historic refusals for residential development
Site size, hectares (as promoted)	3.25 hectares
Promoted Site Use, including (m) Allocated site (n) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 81 dwellings at 25 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:	
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
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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>Long site frontage onto High Street where access can be achieved</p> <p>NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Unlikely to achieve required visibility. The local road network is considered to be unsuitable due to restricted road width and lack of footways to village centre / catchment school.</p>	Red
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	Amber	<p>Distance to Wicklewood Primary School 1.23km</p> <p>Distance to bus service 800 metres</p> <p>Local employment 500 metres away</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 700 metres Distance to The Cherry Tree public house 800 metres	Green
Utilities Capacity	Amber	Water supply and sewerage infrastructure, including the water recycling centre, is likely to need upgrading	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing this site	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	Red	North of site in Flood Zones 2 and 3, surface water risk along western and eastern boundaries LLFA – Amber. Mitigation required for heavy constraints. The site is affected by moderate/ significant flooding (flowpath). The south of the site is not affected by flooding.	Red
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	X
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		B2 Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland	

Overall Landscape Assessment	Green	Intrusion into open landscape to north. No loss of high grade agricultural land	Amber
Townscape	Green	Potential to continue existing linear form and character north	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity	Green
Historic Environment	Green	Listed buildings to south of site HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Potential has capacity issues on local highway network NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Unlikely to achieve required visibility. The local road network is considered to be unsuitable due to restricted road width and lack of footways to village centre / catchment school.	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 could relate to existing townscape through development in keeping with the form and character of linear development to the south extending to the same extent along High Street as development on western side of road. Extension of development deeper into the site would not be in keeping with the existing form of development.	
Is safe access achievable into the site? Any additional highways observations?	Access to the west of the site should be achievable from High Street	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Residential on opposite side of High Street to west and to south along with a garage. Agricultural land to east. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site descends slightly from north to south	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees on northern boundary, some hedging on eastern boundary, trees to south. Western highway boundary is open.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in trees and hedging, plus associated with watercourse to north of 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 infrastructure or contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Clear views into the site from the road	
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 recommended for allocation due to intrusion into landscape and flood risk issues	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)
Flood Zone 2 & 3		
Conclusion	Does not conflict with existing or proposed land use designations	Amber

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 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>	Potential highway improvements along High Street such as provision of footway. Flood mitigation measures.	Red
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None	

Part 7 Conclusion

CONCLUSION

Suitability The site is excessive in size to be considered as an allocation site (a smaller site has been also been promoted, SN2179REVA) and has considerable constraints. Development of the site would be heavily constrained by the identified flood risk to the north of the site and there would be significant landscape impacts too.

Site Visit Observations Open site that contributes to setting of village.

Local Plan Designations Flood zone 2 & 3

Availability Promoter states the site is available.

Achievability Development of the site would be constrained by the identified areas of flood risks and there may be viability issues associated with connected mitigation measures required

OVERALL CONCLUSION: The site is considered to be unreasonable as an allocation site. The site is excessive in size and would not meet the objectives of the VCHAP although the identified flood risks would restrict the developable area of the site. Nonetheless, development of the scale proposed would have an intrusive impact on the local landscape and townscape that could not be easily mitigated. Significant areas of the site also lie within Flood Zones 2 and 3.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 11 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN2179REVA (this forms a parcel within site SN2179)
Site address	Land east of High Street, Wicklewood
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 ha
Promoted Site Use, including (o) Allocated site (p) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 25 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>Long site frontage onto High Street where access can be achieved</p> <p>NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Unlikely to achieve required visibility. The local road network is considered to be unsuitable due to restricted road width and lack of footways to village centre / catchment school.</p>	Red
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	Amber	<p>Distance to Wicklewood Primary School 1.23km</p> <p>Distance to bus service 800 metres</p> <p>Local employment 500 metres away</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 700 metres Distance to The Cherry Tree public house 800 metres	Green
Utilities Capacity	Amber	Water supply and sewerage infrastructure, including the water recycling centre, is likely to need upgrading	Amber
Utilities Infrastructure	Green	Promoter states that mains water, sewerage and electricity are all available AW advise sewers crossing this site	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	Red	North of site in Flood Zones 2 and 3, surface water risk along western and eastern boundaries LLFA – Amber. Mitigation required for heavy constraints. The site is affected by moderate/ significant flooding (flowpath). The south of the site is not affected by flooding.	Red
Impact	HELAA Score (R/ A/ G)	Comments	Site Score (R/ A/ G)
SN Landscape Type (Land Use Consultants 2001)		Rural River Valley	
		Tributary Farmland	X
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		B2 Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland	

Overall Landscape Assessment	Green	No significant landscape impact identified. No loss of high grade agricultural land	Green
Townscape	Green	Potential to continue existing linear form and character north	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC ECOLOGY – Green. SSSI IRZ. Adjacent to priority habitat (buffer suggested).	Green
Historic Environment	Green	Listed buildings to south of site HES – Amber	Amber
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	Potential has capacity issues on local highway network NCC HIGHWAYS – Red. Site is on the edge of the village where traffic speeds are likely to be higher than local speed limit. Unlikely to achieve required visibility. The local road network is considered to be unsuitable due to restricted road width and lack of footways to village centre / catchment school.	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 would relate to the existing townscape through development in keeping with the form and character of linear development to the south along High Street.	
Is safe access achievable into the site? Any additional highways observations?	Access to the west of the site should be achievable from High Street	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Residential on opposite side of High Street to west and to south along with a garage. Agricultural land to east. No compatibility issues	
What is the topography of the site? (e.g. any significant changes in levels)	Site descends slightly from north to south	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Trees on northern boundary, western highway boundary is open.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Potential habitat in trees and hedging, plus associated with watercourse to north of 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 infrastructure or contamination	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Clear views into the site from the road	
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 could continue the linear form of development in evidence along High Street and would not have a significant impact on the townscape.	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 (<i>UNIFORM</i>)	Comments	Site Score (R/ A/ G)
Flood Zone 2 & 3		
Conclusion	Does not conflict with existing or proposed land use designations	Amber

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 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? (e.g., physical, community, GI)	Potential highway improvements along High Street such as provision of footway. Flood mitigation measures.	Red
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None	

Part 7 Conclusion

CONCLUSION
<p>Suitability The site is of an appropriate size for allocation however the significant areas of flood risk that have been identified to the north of the site would limit the developable area of the site and reduce the numbers that could be achieved on this site. A linear development would follow the form and character of the existing pattern of development and there would not be a significant townscape or landscape impact resulting from the development of this site. Although the site is adjacent to current settlement limit highways concerns have been identified, including the poor connectivity of the site to the local services.</p> <p>Site Visit Observations Open site that contributes to setting of village but linear development would continue the existing form of development.</p> <p>Local Plan Designations Flood zone 2 & 3</p> <p>Availability Promoter states the site is available.</p> <p>Achievability Development of the site would be constrained by the identified areas of flood risks and there may be viability issues associated with connected mitigation measures required</p> <p>OVERALL CONCLUSION: The site is considered to be unreasonable as an allocation site. The site has a significant area of identified flood risk that would impact upon the developable area of the site. Landscape and townscape impacts could be mitigated however the on-site areas of flood risk and the identified highways concerns, including poor connectivity of the site, are constraints that it is not considered possible to reasonably address.</p> <p>Preferred Site: Reasonable Alternative: Rejected: Yes</p>

Date Completed: 11 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4001
Site address	Land west of Milestone Lane, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	No planning history
Site size, hectares (as promoted)	0.8 hectares
Promoted Site Use, including (q) Allocated site (r) SL extension	Allocation (The site has been promoted for 15 dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	20 dwellings at 25dph 18dph at 15 dwellings
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
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 off constrained lane</p> <p>NCC HIGHWAYS – Amber. Subject to widening at Milestone La to a minimum of 5.5m and provision of 2.0m wide continuous footway at south side of Hackford Rd and to school.</p> <p><i>(Highways meeting: previous discussions about this site indicated that Milestone Lane would need widening back to the junction with Hackford Road. This site would make more sense if SN4045 is allocated and a Settlement Limit drawn around the housing in the triangle between Hackford Road and Milestone Lane. Assumed that the site has not been situated closer to Hackford Road due to the setting of the church.)</i></p>	Amber

Accessibility to local services and facilities <i>Part 1:</i> o Primary School o Secondary school o Local healthcare services o Retail services o Local employment opportunities o Peak-time public transport <i>Part 2:</i> Part 1 facilities, plus o Village/ community hall o Public house/ cafe o Preschool facilities o Formal sports/ recreation facilities	Green	Distance to Wicklewood Primary School 300 metres Distance to bus service 730 metres Local employment 820 metres away	
		Distance to Wicklewood village hall and recreation area 1km Distance to The Cherry Tree public house 730 metres	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Clarification needed that mains water, sewerage and electricity are all available	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 LLFA – Green. Few or no constraints. Standard information required.	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Fringe Farmland	
		B2 Tiffey Tributary Farmland E3 Hingham – Mattishall Plateau Farmland	
Overall Landscape Assessment	Green	<p>Prominent location in setting of village from west. No loss of high grade agricultural land</p> <p>SNC LANDSCAPE OFFICER –A problematic site due to the landscape character issues that would arise, particularly the impact of development on views towards the Church</p> <p>**NOTE** Appeal decision 2019/2522 on land to the south of Highview was dismissed in Feb 2021 due to the effect of development on the character and appearance of the locality – 2 no. self-build dwellings.</p>	Amber
Townscape	Amber	Detached from main part of village with little existing development on western side of Milestone Lane	Amber
Biodiversity & Geodiversity	Green	<p>No protected sites in close proximity</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain.</p>	Green
Historic Environment	Amber	<p>Grade I listed church and Grade II listed war memorial to north of site</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Red. This area is important to the rural setting of the church as it is in relatively close proximity and you can appreciate the church from Wicklewood Road in a relatively well preserved rural setting not affected by development.</p> <p>HES – Amber</p>	Red

Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	<p>Milestone Lane is constrained with no footway</p> <p>NCC HIGHWAYS – Amber. Subject to widening at Milestone La to a minimum of 5.5m and provision of 2.0m wide continuous footway at south side of Hackford Rd and to school.</p> <p><i>(Highways meeting: previous discussions about this site indicated that Milestone Lane would need widening back to the junction with Hackford Road. This site would make more sense if SN4045 is allocated and a Settlement Limit drawn around the housing in the triangle between Hackford Road and Milestone Lane. Assumed that the site has not been situated closer to Hackford Road due to the setting of the church.)</i></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?	Development will impact on some views of church therefore affecting its setting, both from the south and potentially in views across the valley to the west. Depending upon the scale of development, it could introduce estate development on a side of Milestone Lane where there are currently only sporadic individual dwellings	
Is safe access achievable into the site? Any additional highways observations?	Access is likely to be achievable and footway can be provided in land under same ownership along Milestone Lane back to footways on Hackford Road	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural land 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)	Residential dwelling to south and also residential on opposite side of Milestone Lane to east. Agricultural land to west and north. No compatibility issues.	
What is the topography of the site? (e.g. any significant changes in levels)	Land descends from east to west	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Open boundary on to highway, hedge on southern boundary, north and western boundaries are undefined as part of larger field	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Limited given open agricultural land, hedge on southern boundary is only permanent vegetation	
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	Very open views across site from Milestone Lane and also across valley from west. Site is prominent due to its position on the side of the valley	

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 would be prominent within the landscape due to its valley setting. There could be some townscape compatibility issues depending on the scale/ form of development on the site. Heritage impacts due to the proximity to the Church.	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?	Site is in 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>	Footway provision along Milestone Lane likely to be required	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None	

Part 7 Conclusion

CONCLUSION

Suitability The site is of a suitable size to be allocated. Consideration would need to be given to the scale and form of development on this site as there is no evidence of estate development in this part of the village. The site is prominent within the landscape due to the topography of the land. Highways matters could be reasonably addressed however consideration needs to be given to the impact of development on the nearby listed heritage assets, including the Church.

Site Visit Observations Prominent site on side of valley that would be visible in long views across valley from west. Also on side of Milestone Lane where there is currently only a few sporadic individual plots. Would impact on the setting of church.

Local Plan Designations No conflicting LP designations

Availability Promoter states the site is available.

Achievability Development of the site is achievable

OVERALL CONCLUSION: The site is considered to be unreasonable for allocation due to the significant impact that development would have in this location on the landscape character, as well as the setting of the Grade I listed church. The topography of the site within the open landscape would result in development being visible in long views back towards the settlement and it would not be possible to provide reasonable mitigation to address this. Highways constraints could be addressed.

Preferred Site:

Reasonable Alternative:

Rejected: Yes

Date Completed: 12 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4045SL
Site address	Land south of Hackford Road, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.49 hectares
Promoted Site Use, including (s) Allocated site (t) SL extension	Settlement limit extension (An indicative scheme suggests six dwellings)
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	12 dwellings at 25dph 12dph at 6 dwellings
Greenfield/ Brownfield	Greenfield

Part 2 Absolute Constraints

ABSOLUTE ON-SITE CONSTRAINTS (if 'yes' to any of the below, the site will be excluded from further assessment)	
Is the site located in, or does the site include:	
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 would be from Hackford Road on inside of bend</p> <p>NCC HIGHWAYS – Amber. Subject to satisfactory access and provision of 2.0m wide continuous footway at south side of Hackford Rd and to school.</p> <p>(HIGHWAYS MEETING - OK, subject to a footway to the school)</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>Adjacent to Wicklewood Primary School</p> <p>Distance to bus service 500 metres</p> <p>Local employment 800 metres away</p>	

Part 2: Part 1 facilities, plus oVillage/ community hall oPublic house/ cafe o Preschool facilities o Formal sports/ recreation facilities		Distance to Wicklewood village hall and recreation area 800 metres Distance to The Cherry Tree public house 500 metres	Green
Utilities Capacity	Amber	Wastewater capacity to be confirmed	Amber
Utilities Infrastructure	Amber	Confirmation needed that mains water, sewerage and electricity are all available	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 LLFA – Green. Few or no constraints. Standard information required.	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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	
		Valley Urban Fringe	
		Fringe Farmland	
SN Landscape Character Area (Land Use Consultants 2001)		E3 Hingham – Mattishall Plateau Farmland	

Overall Landscape Assessment	Green	<p>Site is contained within existing development in the settlement. No loss of high grade agricultural land.</p> <p>SNC LANDSCAPE OFFICER - There is a 'good' hedgerow along the site frontage which would need to be assessed against Policy DM4.8. Views of the Church across this site would also need to be considered</p>	Amber
Townscape	Green	Site is contained within the existing pattern of development.	Green
Biodiversity & Geodiversity	Green	<p>No protected sites in close proximity</p> <p>NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain</p>	Green
Historic Environment	Amber	<p>Grade I listed church and Grade II listed war memorial to north-west of site</p> <p>SNC SENIOR HERITAGE & DESIGN OFFICER – Amber. Grade I listed church to north and war memorial. This would be within wider setting. However there is some existing landscaping affecting intervisibility. The main views of the church tower appear to be to the west across the landscape to the west. There are some views of the tower approaching from the south along Hackford Road and these would need to be taken into account in setting out layout etc.</p> <p>HES – Amber</p>	Amber

Open Space	Green	No loss of public open space	Green
Transport and Roads	Green	Hackford Road has reasonable capacity and footway NCC HIGHWAYS – Amber. Subject to satisfactory access and provision of 2.0m wide continuous footway at south side of Hackford Rd and to school. (HIGHWAYS MEETING - OK, subject to a footway to the school)	Amber
Neighbouring Land Uses	Green	School and residential	Green

Part 4 Site Visit

Site Visit Observations	Comments	Site Score (R/ A/ G)
Impact on Historic Environment and townscape?	Potential impact on church, however this should be relatively limited by existing residential development on the northern side of Hackford Road – Senior Heritage and Design Officer to comment. Otherwise relatively well contained within existing form and character of settlement.	
Is safe access achievable into the site? Any additional highways observations?	Access should be achievable onto Hackford Road but NCC Highways comments will be needed	
Existing land use? (including potential redevelopment/demolition issues)	Agricultural 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)	Residential to west and on opposite side of Hackford Road to north. School playing field to south. 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)	Some trees to northern boundary, hedge along highway boundary. Wire fence with school playing field	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Some potential 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)	Overhead power line runs east-west across 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 Hackford Road	
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 is relatively contained and could be developed in keeping with form and character of settlement and therefore is considered acceptable for a settlement limit extension.	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 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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability Site is suitable for a settlement limit extension. The site relates well to the existing settlement and a small development would be compatible with the existing form of development. The site is within proximity of the Listed Church however it is contained within wider views and with careful design would not have a significant impact on the setting of the Church. Access to the site should be achievable however this may result in the loss of part/ all of the frontage hedgerow.

Site Visit Observations Site is well contained within the existing settlement. Access would be on inside of bend so access arrangements would need view of highways. Potential for some additional land to north to be included which could allow for allocation but potential heritage issues with church.

Local Plan Designations No conflicting LP designations

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 to be a reasonable extension to the existing settlement limit. The site relates well to the existing form of development and could accommodate a small allocation. Highways access to the site is likely to be acceptable although it may result in the loss of the frontage hedgerow. The site is within the setting of a listed building but due to the existing pattern of development is relatively well contained and with appropriate mitigation measures would not have a significant impact on the setting of the Church. Mitigation could include design measures to the north of the site to retain views of the Church from Hackford Road.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 12 November 2020

SN Village Clusters Housing Allocations Document – Site Assessment Form

Part 1 Site Details

Site Reference	SN4064
Site address	Wicklewood Nurseries, High Street, Wicklewood
Current planning status (including previous planning policy status)	Outside development boundary (other than access) – unallocated
Planning History	No relevant planning history
Site size, hectares (as promoted)	0.6 hectares
Promoted Site Use, including (u) Allocated site (v) SL extension	Allocation
Promoted Site Density (if known – otherwise assume 25 dwellings/ha)	Up to 15 dwellings at 25dph
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>Constrained access to High Street</p> <p>NCC HIGHWAYS – Red. Acceptable visibility at access does not appear to be achievable. Continuous 2.0m footway required at west side of High street from ex facility north of access and south to Wymondham Road.</p> <p><i>(NCC HIGHWAYS - visibility on the access to The Street is an issue, and a footpath back to Wymondham Road would be preferable, however there would be a potential trade off re the traffic generation from the existing nursery if that use is going to cease.)</i></p>	Red

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 <i>Part 2:</i> Part 1 facilities, plus ○ Village/ community hall ○ Public house/ cafe ○ Preschool facilities ○ Formal sports/ recreation facilities	Green	Distance to Wicklewood Primary School 730 metres Distance to bus service 300 metres Local employment 840 metres away	
		Distance to Wicklewood village hall and recreation area 200 metres Distance to The Cherry Tree public house 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	Amber	Potential for contamination from existing use	Amber
Flood Risk	Amber	Areas of surface water flood risk on site and on public highway near site LLFA – Green. Few or no constraints. Standard information required.	Amber
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	x
		Tributary Farmland with Parkland	
		Settled Plateau Farmland	
		Plateau Farmland	

SN Landscape Character Area (<i>Land Use Consultants 2001</i>)		Valley Urban Fringe	
		Fringe Farmland	
		E3 Hingham – Mattishall Plateau Farmland	
Overall Landscape Assessment	Green	Site contained in landscape by other development. No loss of high grade agricultural land SNC LANDSCAPE OFFICER – Acceptable in landscape terms	Green
Townscape	Amber	Development is largely frontage development in this part of the settlement SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No townscape concerns.	Green
Biodiversity & Geodiversity	Green	No protected sites in close proximity NCC ECOLOGY – Green. SSSI IRZ. Potential for protected species/habitats and Biodiversity Net Gain	Green
Historic Environment	Green	No heritage sites in close proximity SNC SENIOR HERITAGE & DESIGN OFFICER – Green. No impact on the historic environment.	Green
Open Space	Green	No loss of public open space	Green
Transport and Roads	Amber	High Street has some constraints, including lack of footway NCC HIGHWAYS – Amber. Acceptable visibility at access does not appear to be achievable. Continuous 2.0m footway required at west side of High street from ex facility north of access and south to Wymondham Road. <i>(NCC HIGHWAYS - visibility on the access to The Street is an issue, and a footpath back to Wymondham Road would be preferable, however there would be a potential trade off re the traffic generation from the existing nursery if that use is going to cease.)</i>	Amber

Neighbouring Land Uses	Green	Agricultural and 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 site would not be in keeping with the existing frontage development along High Street, if adequate access could be secured then the development would be well contained within the form of the village. There is already precedent of such estate development within the triangle of streets created by High Street, Church Lane and Hackford Road in All Saints Close to the west and Hillside Crescent to the north	
Is safe access achievable into the site? Any additional highways observations?	Private access drive serving the nurseries and a small number of dwellings. NCC Highways comments needed as to whether there is adequate space to upgrade to an adoptable highway. May also need footway provision on High Street.	
Existing land use? (including potential redevelopment/demolition issues)	Existing nurseries. Issue of potential loss of employment along with demolition of existing structures	
What are the neighbouring land uses and are these compatible? (impact of development of the site and on the site)	Residential to north, east and south. Further horticultural use to west. Clarification would need to be provided on how remainder of site would be accessed to consider whether this would be compatible.	
What is the topography of the site? (e.g. any significant changes in levels)	Largely level	
What are the site boundaries? (e.g. trees, hedgerows, existing development)	Domestic boundaries to east and south. West is currently part of same site.	
Landscaping and Ecology – are there any significant trees/ hedgerows/ ditches/ ponds etc on or adjacent to the site?	Limited potential for habitat	

Utilities and Contaminated Land– is there any evidence of existing infrastructure or contamination on / adjacent to the site? (e.g., pipelines, telegraph poles)	Some limited potential issues from existing use but shouldn't preclude residential development on site	
Description of the views (a) into the site and (b) out of the site and including impact on the landscape	Site is very well contained with no public views across site	
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 is well contained and an allocation could be accommodated without having an adverse impact on the character of the area or wider landscape. However existing use of the site in terms of retaining employment would need to be explored along with the suitability of the access both in terms of immediate access into site and the suitability of High Street	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 single private ownership	
Is the site currently being marketed? <i>(Additional information to be included as appropriate)</i>	Unknwon	
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>	Potential requirement for footway along High Street	Amber
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 of viability	Green
Are there any associated public benefits proposed as part of delivery of the site?	None identified	

Part 7 Conclusion

CONCLUSION

Suitability The site is suitable for allocation of 12 dwellings. The site is well contained within the settlement and would not have a harmful impact on the wider townscape. Development of the site would result in the utilisation of a brownfield site but would result in the loss of existing employment land. Access to the site is expected to be achievable. No other significant constraints have been identified at this stage.

Site Visit Observations Site is well contained but an existing nurseries site raising potential loss of employment issues and how the remainder of the site will be accessed. Also existing access from High Street is constrained.

Local Plan Designations No conflicting LP designations.

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 to be a reasonable site for allocation subject to clarification being obtained regarding the future use of the remainder of the nurseries site and the possible loss of employment land. Access to the site is constrained which is likely to limit development.

Preferred Site:

Reasonable Alternative: Yes

Rejected:

Date Completed: 12 November 2020