

**LPA Ref:** Policy 26.13

**Date:** 6<sup>th</sup> March 2023

## **South Norfolk Place Shaping Team**

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## **RE: Policy 26.13 – Settlement Limit – Wortwell**

The proposed settlement boundary for Wortwell is sound and legally compliant. The site to the north east of High Road, Wortwell (SN5045SL) was submitted for consideration through the Call for Sites process and was assessed by the local authority to be a 'reasonable' addition to the existing settlement limit (May 2022), with capacity for around 8 dwellings.

The site scored 'green' against nearly all metrics, with any 'amber' areas deemed surmountable by the relevant consultees. The assessment concluded that the site was available and achievable, and that the highlighted landscape and heritage impacts could be addressed within a planning application. Any application would also need to be accompanied by a suitable ecological survey.

The landowners of the land within SN5045SL are able to confirm that the site remains available for development, and are confident that the issues highlighted within the site assessment, and summarised above, can easily be addressed through a planning application.

The site is in a sustainable location, forming an 'infill' gap, with residences on either side. It is a logical location for further housing development, and we would encourage the settlement boundary to be maintained in its proposed form within the final submission version of the Plan.

Wortwell has the added benefit of being outside of any Nutrient Neutrality catchment area, meaning any proposed housing can come forward without delay, unlike in some other villages within the District. SN5045SL is therefore highly deliverable and could provide much-needed housing when allocations within the catchments are delayed.

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Yours faithfully

**Jasmine Philpott M.Sc.**  
Planner



Site location plan