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GNLP HELAA (2016), HELAA Addendum I (2018) and Addendum II (2020) Wymondham Housing Site Assessment Matrix February 2020

The following table sets out the sites set out in the Housing and Economic Availability Assessment (HELAA) reports prepared by the Greater Norwich Local Plan team. The sites located near to the edge of Wymondham are listed in the table in turn, firstly a row indicating the Council's assessments and ranking against the sustainability criteria. Secondly, where we would suggest amendments to the site suitability ranking, a second row has been added below each site a second row labelled 'Suggested Ranking', which indicates how we would suggest that the sites should be ranked.

Our Comments	
Overall HELAA Conclusion	
LPA Availability and Achievability Conclusions	
LPA Suitability Conclusions	
Compatibility Neighbouring Uses	
Transport and Roads	
Open Space and GI	
Historic Environment	
Biodiversity and Geodiversity	
Townscapes	
Significant Landscapes	
Market Attractiveness	
Flood Risk	
Contamination	
Utilities Infrastructure	
Utilities Capacity	
Accessibility	
Access	
Address	
Site No.	

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GNLPO320	South of Gunvil Hall Farm															<p>Suitable. Located adjacent to a site with planning permission for housing on the edge of Wymondham. Highways and access constraints can be overcome. Limited access to services other than employment. Upgrades to sewer and water infrastructure required. Some flood constraints. Heritage constraints to mitigate.</p>	<p>Available within 5-10 years, developable within 10-15 years. Assumed to be viable.</p>	Appropriate	<p>‘Access’ should be ranked as green. The site fronts directly onto the B1172 London Road. An Access and Movement Strategy has been submitted to support representations made on behalf of the landowner, demonstrating that perfectly acceptable and safe access can be achieved from London Road. Cycle and pedestrian connections to the town can also be achieved through the consented development to the north. Access by all means is possible, in line with the suitability criteria for a ‘green’ ranking. The Strategy indicates how the access to and from the site can be sustainable and with no unacceptable harm to local highways; the site could also therefore be re-ranked as ‘green’ for ‘Transport and Roads’.</p> <p>Representations on behalf of the landowner are supported by a Flood Risk and Drainage Appraisal Report (Stantec 15/08/2019) which confirms that the site has a low risk of flooding overall. Despite some surface water flood risk (mainly confined to a strip near the western boundary) a proposed development could be designed and carefully managed so there is a low risk of flooding overall. The site could therefore be ranked as ‘green’ for Flood Risk.</p>
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GNLP1055	Stanfield Hall Estate														Large 364ha site proposed for mixed use Garden Village. Significant highways constraints, flood risk, infrastructure constraints, ecology constraints (with CWSs in and near the site), heritage constraints (including the Grade II* Stanfield Hall and gardens in the centre of the site). Potential sources of noise and contamination (industrial units and oil depot) nearby.	Availability and developable timescales not provided. Assumed viable.	Appropriate for further assessment	Accessibility should be ranked as red given the isolated location; although a Garden Village could deliver some local services.	Significant landscapes should be ranked as red given the site comprises wide open countryside which is remote and not on the edge of an established settlement.	Biodiversity and Geodiversity should be ranked as red, given that there are County Wildlife Sites within the site area. Development may result in some harm by building in close proximity to the CWS's and increased recreational pressure.
	GNLP1055 Suggested Ranking																			
GNLP0006	North of Turtles Lane East														Considered suitable due to lack of constraints and accessibility to the town.	Available and developable within 1-5 years, no viability issues.	Appropriate	Assessment seems appropriate, no comments.		

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GNLP0032	Silfield Road													Suitable, although potential highways challenges, potential flood and contamination risks, some potential historic and landscape harm. Several constraints which require mitigation.	Available immediately, developable within 1-5 years, assumed to be viable.	Appropriate	Assessment seems appropriate, no comments.
GNLP0092	Frontage off B1172, Norwich Common													Suitable, forms part of larger site 0525. Accessible, but dependent upon comprehensive delivery of the wider area (rather than being a standalone site). Part risk of flooding.	Immediately available and developable. Assumed viable.	Appropriate	Significant landscapes should arguably be ranked as red given the location within a designated 'strategic gap'. Despite mitigation, any development could have some degree of harm upon the openness of this landscape and will impinge on the separation from Hethersett.
GNLP0092 Suggested Ranking																	

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GNLP0200	Silfield Pitch and Putt														Suitable, but is not well related to services and closer to Silfield than Wymondham. Highways / access concerns, sewer capacity constraints, loss of open space, townscape impacts.	Available and developable within 1-5 years. Assumed viable.	Appropriate	In terms of accessibility, this site should be ranked as 'red' given that the site is isolated from the town by the A11 and is better related to the small village of Silfield. The closest core services of any significance are the employment areas near to Wymondham station and these are approximately 1.5km away at the closet point (more than the 1.2km limit set in the HELAA suitability assessment criteria).
GNLP0200	Suggested Ranking																	
GNLP0354	Johnson's Farm														Suitable. Limited accessibility to local services other than employment. Constraints to access can be overcome. Upgrades to sewage and water capacity may be required. Risk of flooding. Site contains a CWS so significant ecology constraints. Significant heritage constraints. Eastern part in protected landscape. Western part maybe more suitable.	Available within 1-5 years, developable within up to 5 years. Assumed viable.	Appropriate	Sensitive landscapes should be ranked as red given the close proximity of the site to a sensitive landscape in the northern portion of the site, which includes the conservation area and the river valley landscape which would be sensitive to change. Furthermore, given the close proximity to the CWS there is potential for ecological harm.

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GNLP0354 Suggested Ranking																		
GNLP0355	Rightup Lane														Suitable. Contiguous with the recent south Wymondham allocation. Sewage and water upgrades may be required. Potential adverse impacts upon adjacent CWS. Buffer to A11 required.	Available immediately, developable within 5-10 years. Assumed viable.	Appropriate	Compatibility with neighbouring land uses should be ranked as red. The site is a relatively thin parcel of land which is sandwiched between the open space / landscape buffer planned along the western side of the south Wymondham allocation (with outline consent 2012/0371) and the A11. The close proximity to the A11 is likely to create unacceptable living conditions. The likely need to provide acoustic attenuation along the A11 boundary would reduce the suitability of the site for development. The site may be better suited as open space / ecological enhancement area which links into the adjacent buffer.
GNLP0355 Suggested Ranking																		

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GNLP0402	North-east of Silfield Road														Suitable. Less well related to services ('outside' the A11 boundary) possible severe constraints to access, highways concerns, water and sewage capacity enhancements needed, areas risk of flooding, potential ecology impacts on CWS stream and PRow. Heritage constraints.	Immediately available, developable within up to 5 years. Assumed viable.	Appropriate	The accessibility of the site should be ranked as red. The A11 creates a significant barrier between the site and the town and walking distances from the centre and furthest parts of the site to the nearest significant local services (near Wymondham railway station) are over the 1.2km threshold set for the suitability criteria.
	GNLP0402 Suggested Ranking																	
GNLP0403	South-west of Silfield Road														Suitable. Not well related to services, being 'outside' A11. Possible severe highways and access constraints. Enhancements to sewage and water infrastructure likely required. Risk of Flooding. Ecology (Great Crested Newt) constraints. Heritage constraints.	Immediately available, developable within up to 5 years. Assumed viable.	Appropriate	The accessibility of the site should be ranked as red. The A11 creates a significant barrier between the site and the town and walking distances from the centre and furthest parts of the site to the nearest significant local services (near Wymondham railway station) are over the 1.2km threshold set for the suitability criteria.

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GNLP0403 Suggested Ranking																		
GNLP0507 Ranking	GNLP0507 Suggested Ranking	Browick Road													Suitable. Allocated for employment use and now proposed for mixed use. Residential therefore subject to loss of employment land. Highways, water infrastructure constraints to be mitigated. Potential ecology impacts on nearby CWS. Heritage constraints. Flood risk will reduce the developable area for housing.	Available within 1-5 years, developable within up to 5 years. Assumed to be viable.	Appropriate	Access to the site should be ranked as red. Whilst vehicular access may be possible from Browick Road, the potential to create a safe and acceptable pedestrian link into the town is likely to be a challenge due to the separation by the railway line. A footpath may be possible to connect to the railway crossing at Browick Road although this may be difficult to deliver if the land required is in third party ownership. Due to the separation from the town and likely noise impacts from the railway and A11, the site would seem more appropriate for employment in line with the existing allocation (rather than housing) and compatibility with neighbouring land uses should be ranked as red.

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GNLP0515	South Wymondham - north of the A11														Suitable (approx. 95ha of the wider site). Access and highways issues, remoteness from local services, sewage and water constraints, potential contamination, flood risk, ecology constraints (adjacent CWS).	Immediately available, developable within up to 5 years. Assumed viable.	Appropriate	The accessibility of the site should be ranked as red. The site is located on the far side of the A11 to the town. Whilst the closest part of the site may fall within the 1.2km distance from the nearest key services (around Wymondham rail station), most parts of the site are located a significant distance from any local services and pedestrian access into the town is likely to be challenging and unfeasible.
GNLP0515 Suggested Ranking																		

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GNLP0525	North East Wymondham														Suitable (approximately 110ha of the wider site). Lack of accessibility to local services in eastern portion of site (although western parts have better access), sewage and water upgrades required. Potential contamination, flood risk, green infrastructure requirements, ecology constraints (CWS within site).	Available within 1-5 years, developable within up to 5 years. Assumed viable.	Appropriate	Accessibility should be ranked as red. Whilst the western parts of the site are within 1.2km of core services, pedestrian or cycle connections are likely to be difficult to achieve.
																Significant Landscapes should be ranked as red. The eastern part of the site lies within the strategic gap to Hethersett. Any development within this site would clearly defeat the purpose of the strategic gap and contribute towards coalescence of the two settlements. There are veteran trees and woodland copses in this eastern part of the site which make a positive contribution to the landscape character. The Kett's Oak is also located at the boundary of the site, which is a veteran tree and historic landmark of strong historical importance.		
GNLP0525 Suggested Ranking																		

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GNLP2090 (HELAA addendum I)	East of Field House														Suitable. Near to Silfield, poor connectivity to services other than employment. Highways constraints. Sewage infrastructure constraints. Heritage Constraints. Potential ecology constraints.	Available immediately, developable within 1-5 years. Assumed viable.	Appropriate	Accessibility should be ranked as red. The site is over 1.2km from the nearest significant local services.	
GNLP2090 Suggested Ranking																			
GNLP2125 (HELAA addendum I)	South of Norwich Common														Suitable. Small site (dwelling and curtilage). Some surface water flood risk. Lies in a strategic landscape gap, otherwise relatively unconstrained.	Available immediately, developable within 1-5 years. Assumed viable.	Appropriate	Assessment seems appropriate, no comments.	

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GNLP2155 (HELAA addendum I)	West of Carpenter Close														Suitable (approx. 2.3ha of the whole site which has a lower flood risk). Potential highways access issues. Accessible to local services. Flood risk constraints. Potential ecology constraints. Likely sewage upgrades required.	Available immediately, developable within 1-5 years. Assumed viable.	Appropriate	Significant landscapes should be ranked as red. The site appears to be heavily wooded and makes a significant positive contribution to the local landscape. Development is likely to have a detrimental effect.
	GNLP2155 Suggested Ranking																	
GNLP2157 (HELAA addendum I)	Great Expectations														Suitable (approx. 7ha of wider site in lower flood risk areas). Highways access challenges. Site is quite remote. Surface water flood risk. Veteran tree on site. Sewage upgrades likely required.	Available within 1-5 years, developable within 1-5 years. Assumed viable.	Appropriate	Accessibility should be ranked as red. Whilst there are a small number of local sources of employment in the near vicinity and, the site is isolated from Wymondham and is over 1.2km from the nearest significant local services.

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GNLP3013 (HELAA addendum II)	North of Tuttle Lane East														Suitable. Accessible to services. Possible access challenges. Not accessible to public open space. Small flood risk. Otherwise relatively unconstrained.	Available within 1-5 years. Developable within 6-10 years. Assumed viable.	Appropriate	Assessment seems appropriate, no comments.
GNLP3026 (HELAA addendum II)	Adjacent to Ashleigh School														Suitable. Small site within development boundary of the town. Good access to local facilities. However, the land is identified open space and the possible loss (or reprovion) of amenity space would have to be considered.	Available immediately, developable within 1-5 years. Assumed viable.	Appropriate	Assessment seems appropriate, no comments.