

Castle Acre Neighbourhood Plan

Site Options and Assessment

Castle Acre Parish Council

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Quality information

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Abbreviations used in the report

Abbreviation

DPD	Development Plan Document
Ha	Hectare
LDO	Local Development Order
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SA	Sustainability Appraisal
SADMPP	Site Allocations and Development Management Policies Plan
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order

1. Executive Summary

The Castle Acre Neighbourhood Plan, which will cover the whole of Castle Acre Parish, is being prepared in the context of the King's Lynn and West Norfolk Borough Council Development Plan. The Neighbourhood Plan seeks to allocate sites for affordable homes in line with local housing need and Local Plan policy on appropriate and sustainable sites identified on the edge of the village.

The Local Plan is currently undergoing review, and the Borough Council have recently updated the local housing need and indicated that further housing allocations in emerging neighbourhood plans are not necessary to meet indicative minimum housing requirements. The Borough Council however remains supportive of neighbourhood plans allocating sites for growth in sustainable locations in accordance with Local Plan policy. The Parish Council would like to explore bringing forward sites to meet affordable housing need. This could be through site allocations for affordable housing or under the rural exception site policy.

The allocation of sites must be in accordance with adopted Local Plan policy that considers rural character, landscape character, built heritage, scale of development, and location of the settlement within the settlement hierarchy. Potential Neighbourhood Plan allocations should also not compete with the delivery of existing Local Plan strategic housing allocations, but rather complement any allocations in terms of delivery of homes for housing need.

Any site allocations in the Neighbourhood Plan would need to be in line with Castle Acre's Key Rural Service Centre position in the settlement hierarchy, having due regard to the built and natural heritage setting of the village and the form and character of existing and committed development. Two sites (H030 and H032) have been identified and assessed as suitable for residential development in the Local Plan Review Housing and Economic Land Availability Assessment (2019) and the Parish Council has identified three additional smaller sites (CA2, CA3 and CA4) to be considered to deliver affordable housing for the area.

This site assessment has considered the suitability of all sites in line with adopted and emerging Local Plan policy. Sites H030, H032 and CA3 are found to be suitable for allocation, subject to constraints such as the Land west of Massingham Road residential allocation being delivered, and access issues being addressed. Site CA2 was found to be potentially suitable subject to demonstration of exceptional circumstances for development of small group of housing in accordance with draft Policy LP26, delivery of the strategic residential allocation and access being agreed. Site CA4 was found to be not suitable for allocation due to viability and access issues.

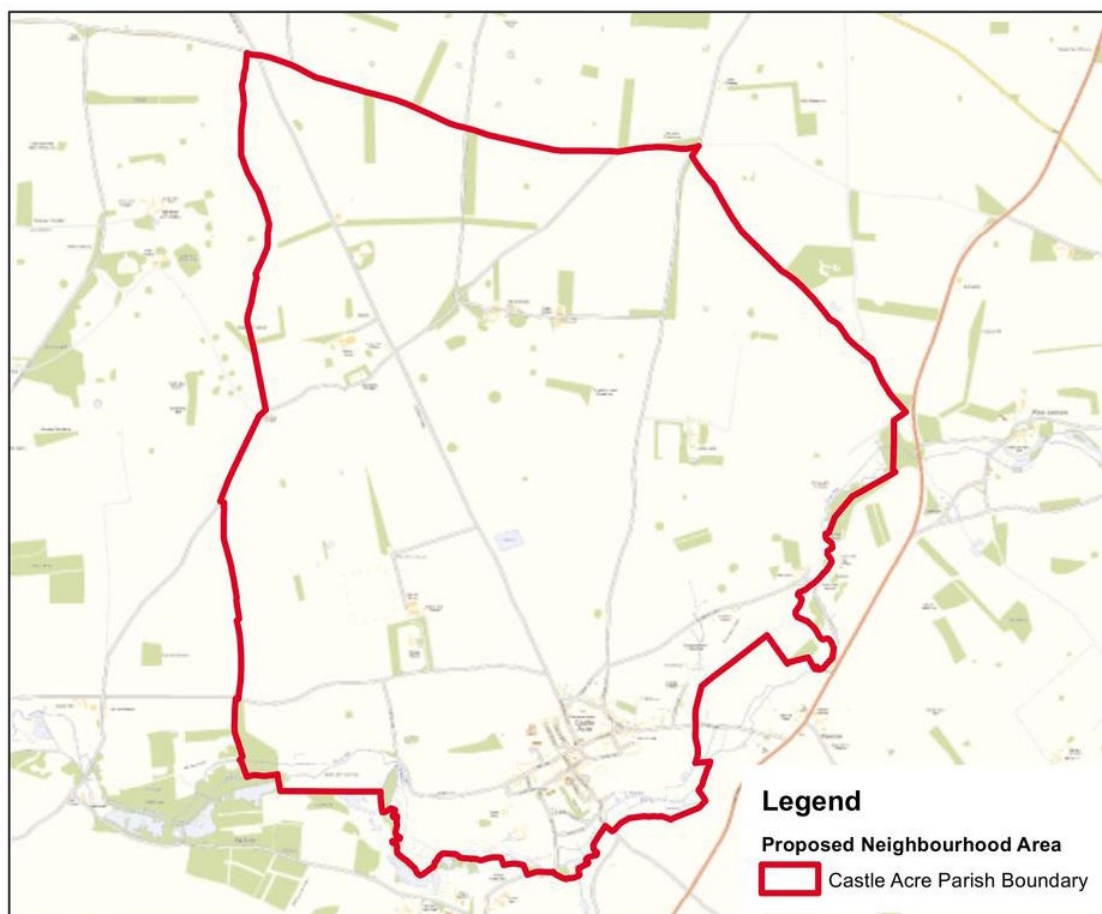
To support objectives of the Neighbourhood Plan, sites identified as suitable can potentially be allocated in line with emerging Policy LP26 which supports residential development in exceptional circumstances adjacent to existing settlements where the development is of a particularly high quality and would provide significant benefits to the local community. Further to this the delivery of affordable housing on Sites CA2 and CA3 is supported in principle by emerging Policy LP25, as an exception to normal planning policies, where the site adjoins a sustainable Key Rural Service Centre and development proposals are supported by evidence of need.

This assessment is the first step in the consideration of site allocations or rural exception sites for Castle Acre Neighbourhood Plan. From the shortlist of suitable sites identified in this report, the Parish Council should engage with King's Lynn and West Norfolk Borough Council and the community to select sites in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Castle Acre Neighbourhood Plan on behalf of Castle Acre Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019 as part of the Neighbourhood Planning Programme led by Locality.
- 2.2 The Neighbourhood Plan, which will cover the parish of Castle Acre (see Figure 1), is being prepared in the context of the King's Lynn & West Norfolk Borough Council Local Development Plan. Neighbourhood plans are required to be in conformity with the strategic policies of adopted and emerging Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the respective Local Plans to provide a clear overall strategic direction for development in whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.



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Figure 1 The designated Neighbourhood Area (Source: Borough Council of King's Lynn & West Norfolk) ¹

- 2.3 The Local Development Plan of King's Lynn and West Norfolk is made up of the Core Strategy (2011), the Site Allocations and Development Management Policies Plan (SADMPP) (2016), and the Norfolk County Council Mineral and Waste Plan. This framework guides development and sets out the long-term plans of how housing need will be met in the borough up to 2026.

¹ Castle Acre Neighbourhood Area Designation, available at: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/525/castle_acre_neighbourhood_plan

- 2.4 The Borough Council recognises that neighbourhood plans will support the overall scale and nature of growth for their area indicated by the Core Strategy and, in the case of strategic growth locations support the relevant policy in the Site Allocations and Development Management Policies Plan (SADMPP), but may otherwise provide revised development boundaries, policies and allocations to those in the SADMPP to shape development in their area in line with community aspirations.
- 2.5 Castle Acre is identified in the Local Plan as a Key Rural Service Centre, which has the potential to accommodate growth to sustain the wider rural community. Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres. The Local Plan sets provision for a total of at least 2,880 new homes within or adjacent to selected Key Rural Service Centres. The Local Plan and Local Plan Review (Regulation 18) allocates land west of Massingham Road for residential development of at least 15 dwellings. The site received permission for 15 dwellings in 2017 and 2019. The Local Plan review in combination with Neighbourhood Plans will seek to make allocations for a Local Housing Need of 1,685 dwellings, which will be part met over the plan period through neighbourhood plan site allocations for 543 homes. Appendix D of the Draft Local Plan 'The Distribution of Housing between settlements in the Rural Area' indicates that Castle Acre is required to deliver 5 homes through the neighbourhood plan.
- 2.6 In August 2019 the Borough Council published a paper exploring the housing need and current housing delivery and supply based upon the 2018/19 Housing Trajectory. Following the NPPF's introduction of a new standard method for calculating housing need, it was found that the current local housing need figure for the Borough is 555 new dwellings per year. As this has been met through commitments, completions and windfall allowances, with a surplus of planned provision remaining, there is potentially no need to make any further housing allocations in emerging neighbourhood plans to meet indicative minimum housing requirements. The Borough Council however remains supportive of neighbourhood plans allocating sites for growth in accordance with Local Plan policy.
- 2.7 It is the intention of the Neighbourhood Plan to include residential allocations or identify sites suitable rural exception sites for affordable housing in line with Neighbourhood Plan objectives and housing need for the village as evidenced in AECOM's Housing Needs Assessment. The Neighbourhood Plan seeks to direct development to sustainable sites to deliver affordable housing that is sympathetic with the natural and built heritage of the neighbourhood area.
- 2.8 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether sites that have been identified as potential locations for development are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 2.9 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible method and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach again is transparent and defensible.

3. Policy Context

Planning Policy

- 3.1 Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have due regard to the strategic policies of any emerging development plan documents.
- 3.2 The key documents for King's Lynn and West Norfolk's Local Development Framework which are relevant to the Castle Acre neighbourhood area include the:
- Core Strategy (2011)²;
 - Site Allocations and Development Management Policies Plan and Policies Map (2016)²;
 - Norfolk County Council Minerals and Waste Local Plan³;
 - Emerging Local Plan Review 2016-2036⁴; and
 - Emerging Norfolk Minerals and Waste Local Plan Review policies⁵.
- 3.3 The extract in Figure 2, taken from the interactive Norfolk County Council adopted revised policies map, shows the policy context of the neighbourhood area.

King's Lynn & West Norfolk Borough Council Core Strategy

- 3.4 The Core Strategy was adopted in 2011 and sets out the spatial planning framework to guide the scale and location of the development within the borough up to 2026. Those of relevance to development in Castle Acre include:

CS02 The Settlement Hierarchy identifies Castle Acre as a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres, and in accordance with Policy CS06 Development in rural areas.

CS06 Development in Rural Areas seeks to focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02. Provision will be made for a total of at least 2,880 new homes within or adjacent to selected Key Rural Service Centres. Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all.

CS08 Sustainable Development ensures that all new development in the borough should be of high-quality design and be required to demonstrate its ability to protect and enhance the historic environment and respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment. Development proposals should seek to make the most efficient use of land with density of development to

² Available at: https://www.west-norfolk.gov.uk/homepage/23/current_local_plan

³ The adopted Norfolk Minerals and Waste Development Framework contains the following three minerals and waste planning policy documents and a policies map:

- Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted September 2011);
- Minerals Site Specific Allocations Development Plan Document (DPD) (adopted October 2013, amendments adopted December 2017);
- Waste Site Specific Allocations Development Plan Document (DPD) (adopted October 2013); and
- Revised PDF policies map and the revised interactive policies map which includes the Site Specific Allocations and an interactive map of Mineral Safeguarding Areas.

All Available at: <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/minerals-and-waste-planning-policies/norfolk-minerals-and-waste-local-plan-review>

⁴ Available at: https://www.west-norfolk.gov.uk/homepage/252/local_plan_review_2016_-_2036

⁵ Available at: <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/minerals-and-waste-planning-policies/norfolk-minerals-and-waste-local-plan-review>

consider local factors such as: the setting of the development; the form and character of existing development; and the requirement for any on site infrastructure including amenity space.

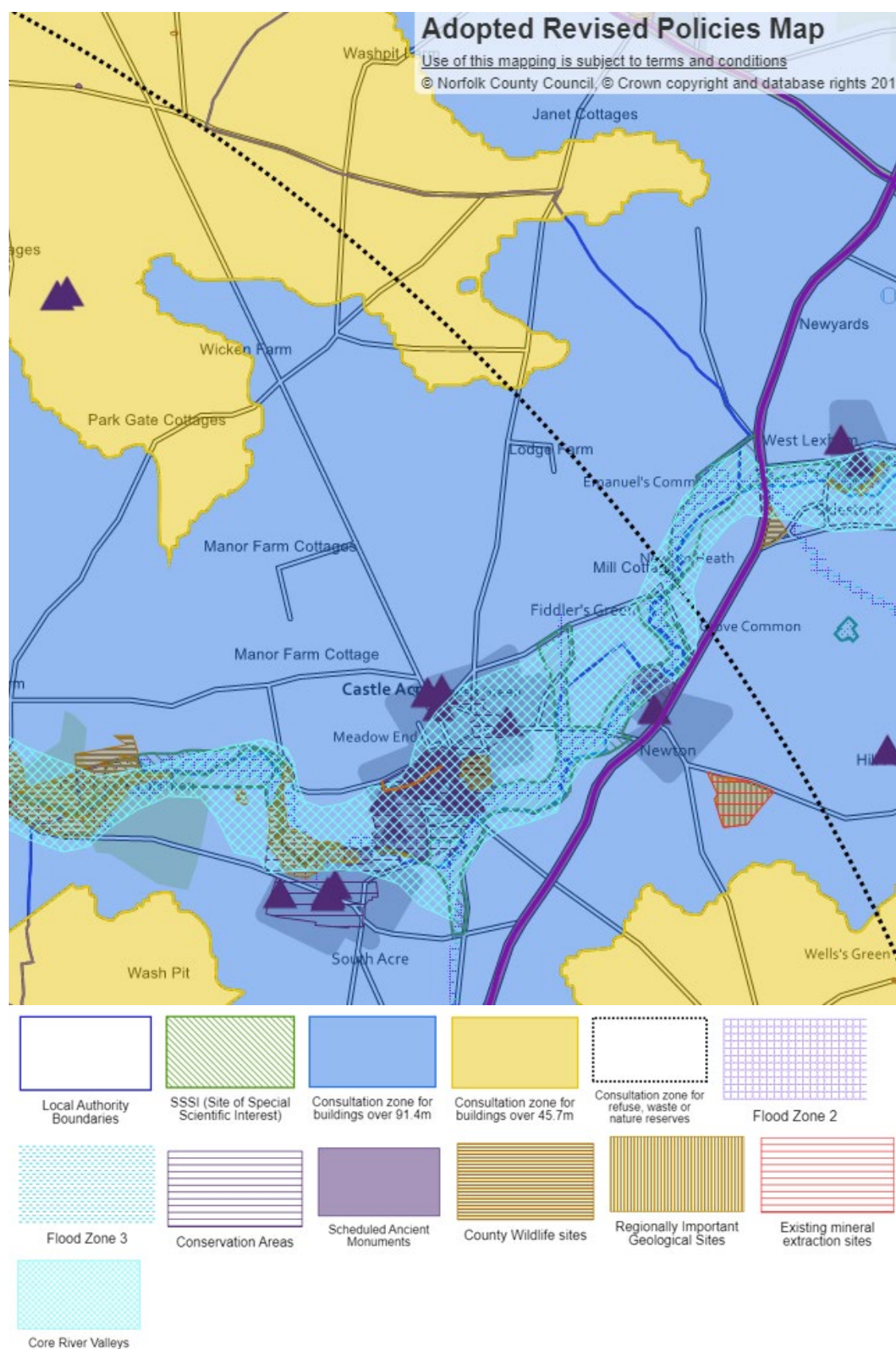


Figure 2 The policy context of Castle Acre neighbourhood area (source: Norfolk County Council)

CS09 Housing Distribution identifies sufficient land for a minimum of 16,500 new dwellings across the Borough over the period 2001 to 2026. Provision will be made for at least 2,880 new dwellings in total (with allocations for at least 660 new homes) in the Key Rural Service Centres identified by the Settlement Hierarchy (see Policy CS02). Most of this provision will be met through existing completions and commitments, with new housing allocations of an appropriate scale reflecting location and function, to be identified through the Site Allocations DPD.

CS11 Transport supports proposals which demonstrate that they have been designed to:

- Reduce the need to travel;
- Promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development; and
- Provide for safe and convenient access for all modes.

CS12 Environmental Assets supports and encourages proposals that protect and enhance the historic environment and landscape character, biodiversity and geodiversity of the area. The Borough Council will work with partners to ensure an integrated network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to meet the environmental, social and economic needs of local communities and the wider borough.

Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment. Proposals for development will be informed by and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.

Site Allocations and Development Management Policies Plan September 2016

- 3.5 The Site Allocations and Development Management Policies Plan (SADMPP) complements and facilitates the implementation of the Core Strategy by providing detailed policies and guidance including detailed development management policies, site specific policies and allocations, and development boundaries. Those of relevance to development in Castle Acre include:

Policy DM2 – Development Boundaries permits development within development boundaries of settlements shown on the Policies Map. The areas outside development boundaries (except for specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including

- community facilities, development in support (under Core Strategy Policy CS13); and
- affordable housing (under Core Strategy Policy CS09 within the Rural Villages classification Policy CS02).

Policy DM2A - Early Review of Local Plan ensures a Local Plan Review is undertaken to identify the full, objectively assessed housing needs for the District and proposals to ensure that this is met in so far as this is consistent with national policy (National Planning Policy Framework).

Policy DM15 – Environment, Design and Amenity requires development to protect and enhance the amenity of the wider environment including its heritage and cultural value. Development proposals should demonstrate that safe access can be provided, and adequate parking facilities are available.

Policy DM22 – Protection of Local Open Space supports local communities in designating local green space for protection in neighbourhood plans where this:

- meets the criteria for local green space as detailed in the National Planning Policy Framework; and
- does not conflict with other policies in the Borough's Local Plan.

Policy G22.1 Castle Acre – Land west of Massingham Road allocates 1.1 hectares of land, as shown on the Policies Map below, for residential development of at least 15 dwellings.⁶

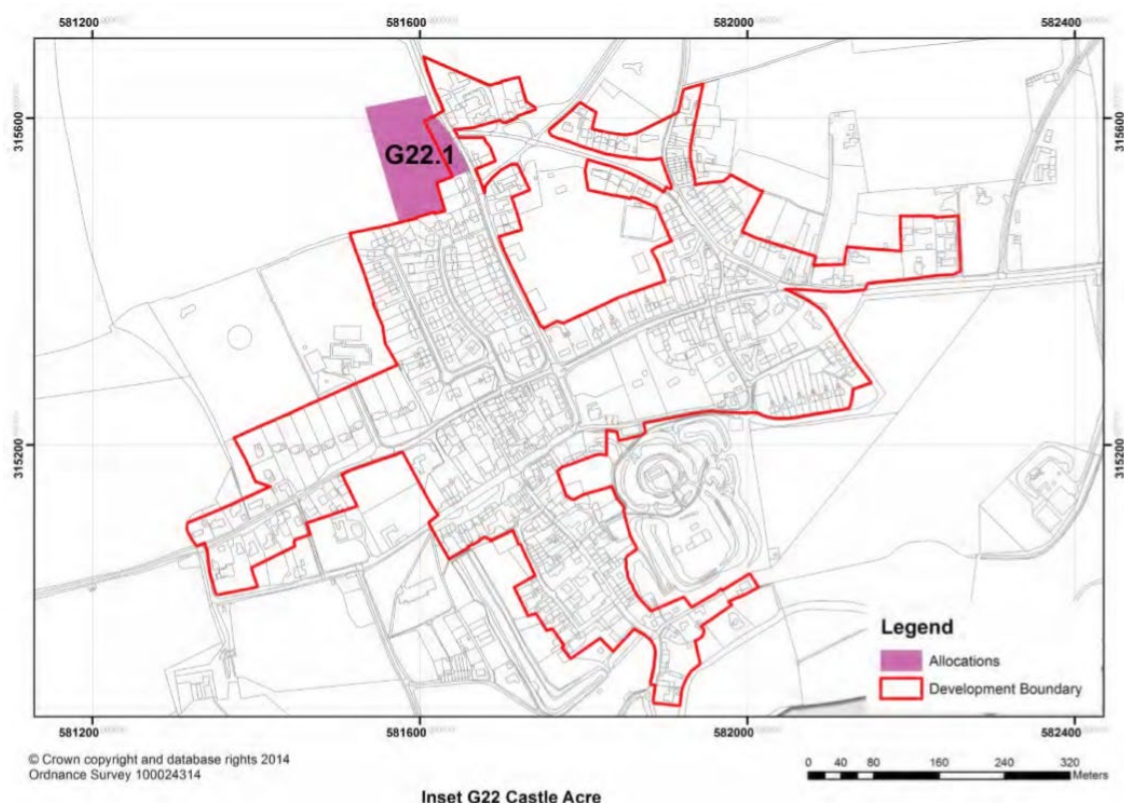


Figure 3 Site allocation adjacent to the Castle Acre development boundary

Norfolk Minerals and Waste Local Development Framework

- 3.6 The Minerals and Waste Core Strategy (2011) sets out the development management policies for future mineral extraction and associated development and waste management facilities in Norfolk. It also contains strategic objectives and policies that make clear where, in broad terms, mineral extraction and associated development and waste management facilities should be located in Norfolk, and conversely where they should not be located. While there are no site-specific mineral and waste allocations in the Minerals Site Specific Allocations Development Plan Document (2017) and the Waste Site Specific Allocations Development Plan Document (2013) within the neighbourhood area, parts of the area fall within an indicative sand and gravel mineral safeguarding area.
- 3.7 Norfolk County Council are currently preparing a Norfolk Minerals and Waste Local Plan Review, to consolidate the three adopted DPDs into one Local Plan, to ensure that the policies within them remain up-to-date and to extend the plan period to the end of 2036. The Preferred Options documents do not identify mineral and waste allocations within the neighbourhood area.

Draft Local Plan Review (Regulation 18)

- 3.8 The Local Plan review will combine the Core Strategy and Site Allocations and Development Management Policies Plan to create a new document that sets out a strategy and detail for

⁶ The allocation received consent in December 2017 for 11 dwellings (17/02341/RMM) and in November 2019 for 4 dwellings (19/00148/F).

delivering growth in the borough up to 2036. This commitment forms Policy 'DM2A – Early Review of Local Plan' of the SADMPP. An early review will ensure a set of deliverable and achievable housing sites for the duration of the Plan period (2016 -2036), with the most up to date policy framework to secure continuity for the longer term. The review will identify the Local Housing Need for the borough and proposals to ensure that this is met in a consistent manner with national policy.

- 3.9 The Local Plan review in combination with Neighbourhood Plans will seek to make allocations for a Local Housing Need of 1,685 dwellings, which will be met over the plan period through local plan and neighbourhood plan site allocations for 1,376 and 543 homes respectively. Draft Policy LP01 Spatial Strategy requires 70% of the growth to take place within the Strategic Growth Corridor (at King's Lynn, Downham Market and Watlington) with 170 homes to be delivered through Neighbourhood Plans in Key Rural Service Centres such as Castle Acre. In early discussions between the Borough Council and the Parish Council an indicative figure of at least an additional 12 new homes was shared for the Area through to 2036 to be delivered through the neighbourhood plan. *Appendix D The Distribution of Housing between settlements in the Rural Area* however revises the housing requirement to 5 homes for Castle Acre to deliver through the neighbourhood plan.
- 3.10 The Key Rural Service Centre Inset policy map for Castle Acre, as viewed in Figure 4, carries forward the SADP2016 Allocation.

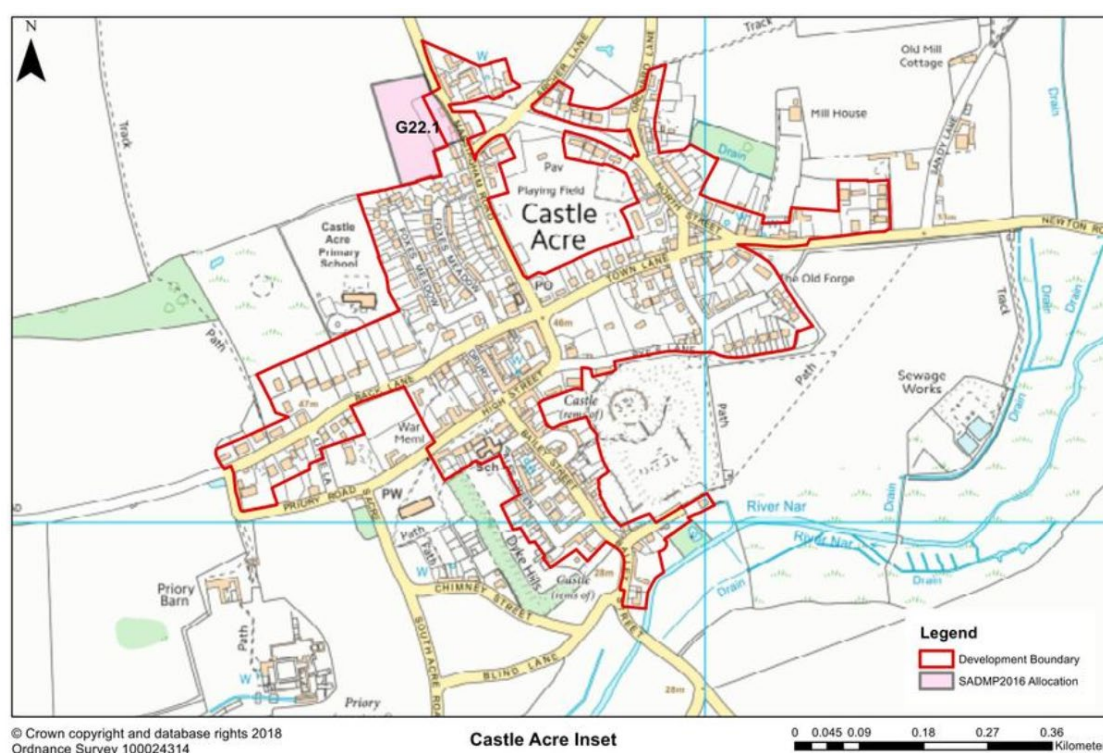


Figure 4 Castle Acre Inset policy map

- 3.11 Draft policies of relevance to development in Castle Acre include:

Policy LP04 – Development Boundaries permits development within the development boundaries of settlements shown on the Policies Map in Figure 4 provided it is in accordance with the other policies in the Local Plan. The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including affordable housing (under Strategic Policy LP25). The development boundary remains unchanged from the adopted Local Plan.

Neighbourhood plans can potentially define different development boundaries to those included in this Plan, so long as these meet national requirements including general conformity with strategic policies. The Borough Council will support alternative development boundaries in neighbourhood plans where these facilitate an amount and mix of housing (and other uses) that

is consistent with the settlement's role in the hierarchy. In the event that a neighbourhood plan with alternative development boundaries is brought into force, these will replace the development boundaries for that settlement in the draft Local Plan.

Policy LP16 Design and Sustainable Development requires new development to demonstrate its ability to:

- protect and enhance the historic and natural environment and reduce environmental risks;
- enrich the attraction of the borough as an exceptional place to live, work and visit;
- respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, materials and access will enhance the quality of the environment;
- where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks;
- optimise site potential, making the best use of land including the use of brownfield land;
- enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy LP32 Community & Culture);
- achieve high standards of sustainable design.

In seeking to make the most efficient use of land, the Council will expect proposals to optimise the density of development in the light of local factors such as:

- a. the setting of the development;
- b. the form and character of existing development; and
- c. the requirement for any onsite infrastructure including amenity space.

Policy LP17 Environmental Assets supports proposals that protect and enhance the historic environment and landscape character, biodiversity and geodiversity. Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. Proposals for development will be informed by and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment and other character assessments.

Policy LP18 – Environment, Design and Amenity requires development to protect and enhance the amenity of the wider environment including its heritage and cultural value.

Policy LP25 – Housing requires proposals for housing to take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type and tenure of dwellings. The Borough Council will support schemes for the provision of affordable housing as exceptions to normal planning policies where:

- a. The site adjoins a sustainable settlement (Key Rural Service Centre or Rural Village);
- b. The proposal is supported by evidence of need;
- c. Future management for affordable housing is supported by a Registered Social Landlord;
- d. Any element of subsidy through provision of market housing is proven through viability assessments.

Policy LP26 – Residential Development Adjacent to Existing Settlements supports proposed development adjacent to existing settlements identified in the Settlement Hierarchy Policy LP02 where it involves:

- a. the sensitive infilling of small gaps either wholly or in part or rounding off the existing development boundary; **and**

- b. the development is appropriate to the scale and character of the settlement and its surroundings; **and**
- c. it will not fill a gap which provides a positive contribution to the street scene or views in/out of the locality.

In exceptional circumstances the development of small groups of dwellings may also be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.

Policy G22.1 Castle Acre - Land west of Massingham Road allocates land amounting to 1.1 hectares to the west of Massingham Road, as shown on the Policies Map, for residential development of at least 15 dwellings.⁶

Local Plan review (2016 -2036) Consideration of the Latest Housing Numbers August 2019⁷

- 3.12 The Borough Council has updated the local housing need following the NPPF's introduction of a new standard method for calculating housing need. The current local housing need figure for the Borough is 555 new dwellings per year, resulting in an overall need for 11,100 new homes for the plan period. This has been met through commitments, completions and windfall allowances, with a surplus of planned provision remaining. As a result, there is potentially no need to make any further housing allocations in emerging neighbourhood plans to meet indicative minimum housing requirements. The Borough Council however remains supportive of neighbourhood plans allocating sites for growth in accordance with Local Plan policy.
- 3.13 The latest housing provision numbers will be reflected in the Pre-Submission Local Plan, due to be published in the second quarter of 2020.

⁷ Available at: <https://democracy.west-norfolk.gov.uk/documents/s34970/Local%20Plan%20Review%202016-2036%20Consideration%20of%20the%20Latest%20Housing%20Numbers%20August%202019.pdf>

4. Methodology

- 4.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁸, Neighbourhood Planning (updated February 2018)⁹ and Locality's Neighbourhood Planning Site Assessment Toolkit¹⁰. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 4.2 The first task is to identify which sites should be considered as part of the assessment.
- 4.3 For the Castle Acre Neighbourhood Plan, this included sites identified by Castle Acre Parish Council through their own enquiries and sites promoted in the neighbourhood area through the Borough Council of King's and West Norfolk Housing and Economic Land Availability Assessment (HELAA) 2019.
- 4.4 Sites identified by the Parish Council, which were not identified and assessed through the HELAA, were appraised using AECOMs site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 4.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)¹⁰ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 4.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

⁸ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁹ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁰ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site Assessment

- 4.7 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 4.8 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 4.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 4.10 The adopted Local Plan does not contain a specific policy for density, nor is it the intention for the emerging Local Plan review to introduce one. However, in line with the guidance previously used in the Housing and Economic Land Availability Assessment a modelled approach has been applied, albeit not rigidly, and it is considered appropriate to carry this forward.
- 4.11 If landowners/developers have put forward a housing figure for a site, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 4.12 Where there are no estimated figures provided, the modelled approach considers density assumption of 24 dph is used in accordance with the density multiplier for Key Rural Service Centres in the Draft Local Plan as outlined in Table 4.1. This provides a density for sites based upon their geographical location and therefore tier within the Settlement Hierarchy, as detailed in Policy LP02 of the Local Plan review.

Table 4.1 Density for Sites Based upon their Geographical Location

Location	Density Multiplier (Dwellings per hectare)
King's Lynn (Sub Regional Centre)	39
Downham Market, Hunstanton and Wisbech Fringe (Main Town)	36
Key Rural Service Centres	24
Rural Villages	24

- 4.13 In addition to the assumed density of 24dph the Draft Local Plan considers how much of each site can reasonably be expected to be developed for housing and proposes a simple formula be used to consider the percentage of a site that could reasonably be assumed to come forward as outlined in Table 4.2. Note that this model is the same as used throughout the current Local Plan and enables a calculation of potential dwelling capacity of each site with a degree of consistency.

Table 4.2 Indicative Percentage of Net Developable Site Area

Gross site area (hectare)	Net developable area
Less than 0.4 ha	100% of developable area
0.4 to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

5. Site Assessment

5.1 The sites to be considered through this site appraisal have been identified through:

- Sites submitted in the Borough Council of King's Lynn and West Norfolk Local Plan Review (2016 – 2036): Housing and Economic Land Availability Assessment (January 2019); and
- Sites identified by the Parish Council.

Housing and Economic Land Availability Assessment (January 2019)

- 5.2 The Borough Council's Housing and Economic Land Availability Assessment (HELAA) has been developed to determine the potential housing and economic land supply within the Borough over a 20-year period, from 2016 through to 2036. The HELAA focuses on sites which can deliver 5 or more dwellings or are at least 0.25 hectares in size and which are located within or immediately adjacent to development boundaries of settlements identified for larger scale growth within the Borough Council's adopted Local Plan and Settlement Hierarchy.
- 5.3 Assessments in the HELAA are based upon the information available at the time. This includes that which has been submitted by the land owner/promotor/agent in support of a site as part of their overall submissions to the 2016 'Call for Sites and Policy Suggestions' consultation, information provided by those consultees involved, desktop and site visit information, and any information from previous planning applications on the same site for a similar proposal.
- 5.4 The Local Plan review included a 'Call for Sites and Policy Suggestions' Consultation (Regulation 18) which ran for 6 weeks in 2016, between the 17 October and 28 November, and offered an opportunity for developers, agents, landowners, individuals, and other interested parties to promote sites located within the Borough for future development.
- 5.5 The HELAA identified three sites, as outlined in Table 5.1, within the Castle Acre neighbourhood area. Sites H030 and H032, viewed in Figures 5 and 6, were assessed as suitable for proposed residential development. The full Borough Council site assessment for sites H030 and H032 are viewed in Appendix A. Site H031 was excluded from further assessment as feasible development potential could not be demonstrated due to the presence of overwhelming constraints. The HELAA site assessments for sites H030 and H032 are reviewed in Table 6.1 and Appendix C.

Table 5.1 Sites identified and assessed in the HELAA

Site Ref.	Site Name / Address	Site Size (ha)	Residential Development Potential	Planning History	HELAA Conclusion
H030	Site rear of Back Lane, adjacent to Primary School, Castle Acre	0.5	Potential indicative housing capacity (modelled approach): $0.5 \times 0.9 \times 24 = 10.8$; HELAA limits maximum number of dwellings to 8.	None recent or relevant.	Site is suitable. Site is available. Site is indicated as viable. Based on current evidence, the site is relatively suitable since most of the constraints can be either overcome or mitigated.
H031	Land at Lodge Farm, Castle Acre	-	-	None recent or relevant.	Site excluded from further assessment due to absolute constraints: more than 25m from development boundary and not next to an allocation
H032	Phase 2 Massingham Road, Castle Acre.	0.79	Landowner Estimate of 20-25 dwellings; Potential indicative housing capacity (modelled approach) is $0.79 \times 0.9 \times 24 = 17.1$	None recent or relevant.	Site is suitable. Site is available. Site is indicated as viable. Based on current evidence, the site is a suitable extension of the adjacent allocation since any constraints can be either overcome or mitigated.

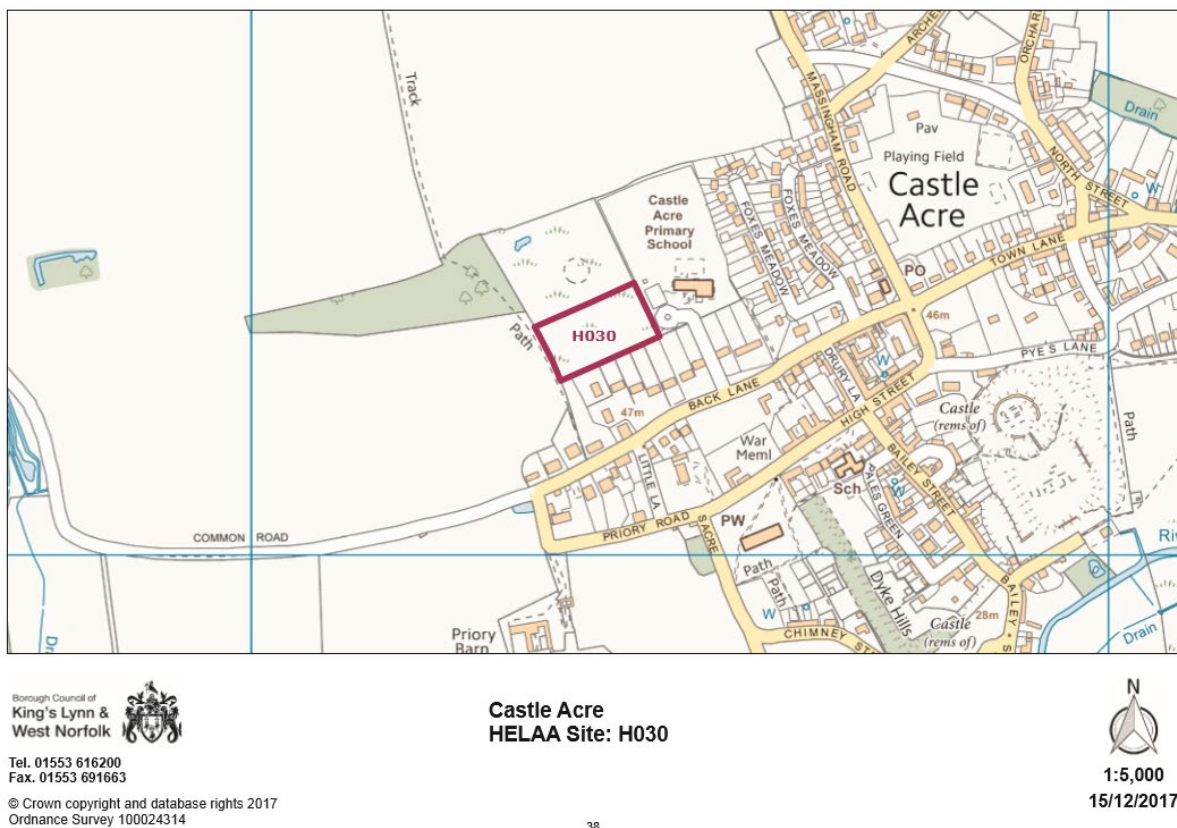


Figure 5 Site H030 (Source: Appendix 1: Site Assessment Forms and Site Mapping, HELAA 2019)

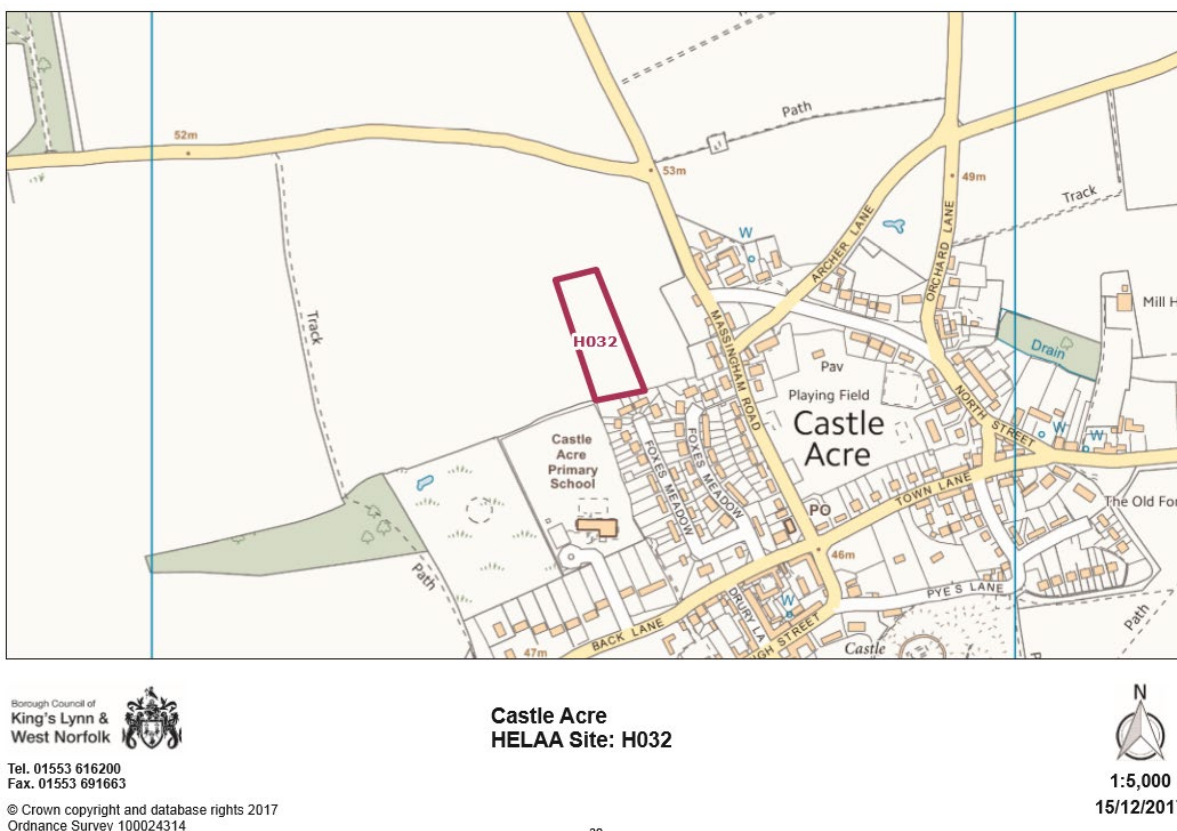


Figure 6 Site H032 (Source: Appendix 1: Site Assessment Forms and Site Mapping, HELAA 2019)

Sites identified by the Parish Council

5.6 The Parish Council identified three sites for development consideration, outlined in Table 5.2, through enquiries with landowners. As these sites have not been promoted through the most recent HELAA update, they were taken forward for appraisal using AECOM site assessment pro formas. The full assessment can be viewed in Appendix B.

Table 5.2 Sites identified by the Parish Council

Site Ref	Site Name / Address	Indicative Site Size (ha)	Residential Development Potential	Planning History
CA2	Land west of Massingham Road and south of West Acre Road, Castle Acre	0.4	7 dwellings proposed by landowner. Potential indicative housing capacity (modelled approach) is $0.39 \times 24 = 9.6$	None recent or relevant
CA3	Land at the Church Glebe, off South Acre Road	0.24	4 dwellings proposed with northern part of the site to be used as Church car park	None recent or relevant
CA4	Land to west of Archer Lane	0.34	7 dwellings proposed by landowner. Potential indicative housing capacity (modelled approach) is $0.35 \times 24 = 8.4$	None recent or relevant

5.7 Figure 7 identifies all sites taken forward for assessment in the Castle Acre neighbourhood area.



Figure 7 Sites identified for assessment in Castle Acre (Map Source: 2019 Google)

6. Site Assessment Summary

- 6.1 Five sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Castle Acre Neighbourhood Plan.
- 6.2 Table 6.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix A and B.
- 6.3 The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 6.4 The summary table shows that Sites H030, H032 and CA3 are suitable for allocation, subject to constraints such as the allocated site being delivered, and access and highways issues being addressed. Site CA2 is assessed as potentially suitable subject to demonstration of exceptional circumstances for development of small group of housing in accordance with draft Policy LP26, delivery of the strategic residential allocation and access being agreed. Site CA4 is not currently suitable for allocation due to viability and access constraints.
- 6.5 A plan showing all sites assessed and their traffic light rating is shown in Figure 8.



Figure 8 Red Amber Green rating for assessed sites (Map Source: 2019 Google)

Table 6.1 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
H030	Site rear of Back Lane, adjacent to Primary School, Castle Acre	HELAA 2019	0.5	8-10	Greenfield	<p>HELAA conclusion:</p> <p>Site is suitable. Site is available. Site is indicated as viable. Based on current evidence, the site is considered to be relatively suitable since most of the constraints can be either overcome or mitigated.</p> <p>AECOM review:</p> <p>New or additional information does not exist which would supersede the HELAA findings. The primary concern for the site is whether shared access is suitable with a school, however the road is public and the school and site have separate access points from the access road and vehicle turning point. The HELAA further acknowledges that 'there are access constraints on the site, but access to a limited number of dwellings (maximum 8) from the road that serves the school is possible'. The Sustainability Appraisal (SA) SADMP 2016 acknowledges that the Highway Authority made no objections to the site. Given this, it has been established that access is possible. The size of the site proposed through the Local Plan process has been considerably reduced from that proposed in the 2015 HELAA (where the larger site was identified as developable over 11-15 years).</p> <p>The Neighbourhood Plan seeks to designate the wider site as Local Green Space, however there is no demonstratable evidence of the value/significance of the field to the community and engagement with the landowner of the neighbourhood plan's intentions for the wider site. While the site remains suitable for development in line with the HELAA and SA assessments, it is potentially not suitable for allocation in the context to best meet the housing need for affordable housing and objectives of the Neighbourhood Plan.</p> <p>HELAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.</p>	
H032	Phase 2 Massingham Road, Castle Acre.	HELAA 2019	0.79	17-25	Greenfield	<p>HELAA conclusion:</p> <p>The site is suitable. The site is available. The site is indicated as viable. Based on current evidence, the site is considered to be suitable extension of the adjacent allocation since any constraints can be either overcome or mitigated.</p> <p>AECOM review:</p> <p>Additional information exists which would support the HELAA findings. The adjacent</p>	

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						Local Plan allocation received consent in December 2017 for 11 dwellings (17/02341/RMM) and in November 2019 for 4 dwellings (19/00148/F). Access for Site H032 has been provided in the approved plan layout for application 17/02341/RMM, and development of the site remains dependent on development of the allocation. The development of H032 presents an opportunity to round off the built form of the village, however allocation of the site is potentially not suitable in the context to best meet the housing need for affordable housing and objectives of the Neighbourhood Plan. HELAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	
CA2	Land west of Massingham Road and south of West Acre Road, Castle Acre	Identified by the Parish Council	0.4	7-10	Greenfield	<p>The site is available;</p> <p>Site protrudes into open countryside and is outside the settlement boundary, but adjacent to the built-up area, development boundary, and Local Plan allocation (which received consent for the erection of 15 dwellings (19/00148/F and 17/02341/RMM));</p> <p>The site is land classified as Grade 3 good to moderate quality agricultural land;</p> <p>The site currently does not have a vehicular access to the highway network. However, there is an initial demonstration of potential to access the site via a proposed access from the recent consented development to the south (17/02341/RMM), subject to access agreement with landowners;</p> <p>The site is in a moderate to poor location for access to community facilities and services, but is connected to the village by footpath;</p> <p>The site is partially contained to the north and east by managed hedgerow but exposed to open countryside to the west and south-west in an area of medium landscape sensitivity and visual amenity. The site will extend the village northwards into open countryside; however, the northern boundary is contained by the West Acre Rd which acts as a defensible boundary to development to the north. The site is exposed to the west and does not have a defensible boundary to contain future development encroaching further into open countryside;</p> <p>The site does not fulfil requirements set out in draft Policy LP26 for residential development adjacent to existing settlements as does not have potential to round off the existing development boundary.</p> <p>On this basis, the site is considered potentially suitable for allocation subject to demonstration of exceptional circumstances for development of small group of housing in accordance with draft Policy LP26, delivery of the strategic residential allocation and access being agreed.</p>	

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						As the site adjoins Key Rural Service Centre, in accordance with Policy LP25, the site is potentially suitable for delivery of identified affordable housing need as an exception site in consultation with the Borough Council.	
CA3	Land at the Church Glebe, off South Acre Road	Identified by the Parish Council	0.24	4	Greenfield	<p>The site is available;</p> <p>Site is in open countryside and outside the settlement boundary, but adjacent to the built-up area;</p> <p>The site currently does not have access to the highway network for residential development, however, there is potential to create access and frontage onto Chimney Street and access to a church car park from South Acre Rd subject to consultation with the Highways authority;</p> <p>The site is in an area of high heritage sensitivity, being adjacent to a Grade I listed building, a scheduled monument and 'important unlisted buildings' within the Castle Acre Conservation Area, however development of the site for a terrace of 4 homes has potential to mitigate impact on heritage assets through sympathetic design;</p> <p>The site is in close proximity to the River Nar SSSI;</p> <p>The site is in a moderate to poor location for access to community facilities and services;</p> <p>The site is contained but partially visible from the River Nar Valley and Castle Acre Priory remains to the south and west respectively, and is in an area of medium landscape sensitivity and visual amenity;</p> <p>On this basis, the site is suitable for allocation consideration in line with emerging Policy LP26 which supports residential development adjacent to existing settlements which involves the sensitive infilling of small gaps either wholly or in part or rounding off the existing development boundary. This would require the neighbourhood plan to draft a new development boundary.</p> <p>As the site adjoins a Key Rural Service Centre, in accordance with Policy LP25, the site is potentially suitable for delivery of identified affordable housing need as an exception site where the proposal is supported by evidence of need.</p>	
CA4	Land to west of Archer Lane	Identified by the Parish Council	0.34	7-8	Greenfield	<p>The site is available;</p> <p>The site is protruding into open countryside, but adjacent to the built-up area and settlement boundary;</p> <p>The site currently does not have access to the highway network for residential development, and Archer Lane is narrow with upgrade of the lane for two-way traffic</p>	

Site Ref.	Site Address	Site Source	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>flow likely to be constrained and impact on the rural character of the gateway to the conservation area and village at St. James Green;</p> <p>The site is classified as Grade 3 good to moderate quality agricultural land;</p> <p>The site is adjacent to a Grade II listed building and the Castle Acre Conservation Area, whereby development would require sympathetic design to mitigate potential impact on the character of the conservation area;</p> <p>The site is in a moderate to poor location for accessibility to community facilities and services;</p> <p>The site is contained largely from view from the village however is exposed to the north due to a lack of natural boundaries in an area of medium sensitivity in terms of landscape and visual amenity;</p> <p>The site was found unsuitable when previously considered for development in the Sustainability Appraisal Report for the Site Allocations and Development Management Policies Pre-Submission Document due to highways and visual impact issues.</p> <p>The site was identified for potential consideration for allocation by the Parish Council, however the landowner has confirmed the site is currently not viable for development;</p> <p>On this basis, the site is not suitable for allocation consideration primarily due to viability and highways/access constraints.</p>	

7. Conclusions

- 7.1 Castle Acre Parish Council is preparing a Neighbourhood Plan to shape the growth of Castle Acre. While the Neighbourhood Plan is no longer obliged to deliver housing to meet indicative minimum housing requirements as originally set out in the Draft Local Plan Review (Regulation 18), the delivery of affordable housing on suitable sites to meet local needs remains an objective of the Neighbourhood Plan. The Borough Council remains supportive of neighbourhood plans allocating sites for growth in accordance with Local Plan policy.
- 7.2 Core Strategy Policy CS06 seeks to focus most new development within or adjacent to selected Key Rural Service Centres, with affordable housing supported in suitable locations outside the development boundary in accordance with Local Plan Policy DM2 and emerging Policy LP04. Draft Policy LP25 requires proposals for housing to take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type and tenure of dwellings. Where this can be evidenced, the Borough Council will support schemes for the provision of affordable housing as exceptions to normal planning policies where the site adjoins a sustainable Key Rural Service Centre. In exceptional circumstances the development of small groups of dwellings may be considered appropriate in line with emerging Policy LP26 – Residential Development Adjacent to Existing Settlements, where the development is of a particularly high quality and would provide significant benefits to the local community. Otherwise residential development adjacent to existing settlements should involve the sensitive infilling of gaps or rounding off the existing development boundary.
- 7.3 The assessment of sites in Castle Acre found that Sites H030, H032 and CA3 are suitable for allocation consideration, subject to constraints such as the Local Plan residential allocation at Land west of Massingham Road being delivered, and access issues being addressed. Site CA2 is assessed as potentially suitable subject to demonstration of exceptional circumstances for development of small group of housing in accordance with draft Policy LP26, delivery of the strategic residential allocation and access being agreed. Site CA4 was found to be not suitable for allocation due to viability and access constraints. Sites H032 and CA2 have potential to access the highway through the allocated Land west of Massingham Road. Furthermore, both sites are in a fairly built up area of Castle Acre with housing development east and south with mature planting mostly screening the sites from the wider landscape on the northern and eastern sides. Views of the sites are limited to near distance from adjacent roads, properties and public rights of way, however the sites will eventually be viewed in the context of the delivered allocated site and built form of the northern edge of Castle Acre. Furthermore, potential impacts can be mitigated using suitable landscaping and boundary treatments to minimise/soften the visual impact of development on the landscape, however the development of Site CA2 will likely place development pressure on open countryside to the west to round off the built-up area. Sites H032 and CA2 are land classified as Grade 3 good to moderate quality agricultural land, whereby neighbourhood plans should consider the sequential allocation of sites on sites of poorer quality land in preference to that of higher quality.
- 7.4 Site H030 is located within open countryside but adjacent to the settlement boundary. The site was assessed within the HELAA 2019 and SADMPP Sustainability Appraisal 2016¹¹ as a suitable location as it is situated near village services particularly the school which is immediately adjacent the site and has good pedestrian and vehicular access to services. The assessment found that site access is obtainable from the road that serves the school, but this can only accommodate a limited number of dwellings (maximum of 8). The site comprises of grade 3 (moderate quality) agricultural land although it is not currently in agricultural production. The site is screened by development on the south and east but is not screened from the wider countryside on the north and west. Potential impacts could be mitigated using suitable landscaping and boundary treatments to minimise/soften the visual impact of development on the landscape. In conclusion, the Sustainability Appraisal found that Sites H030 and H032 are viewed as reasonable alternatives to the strategic site allocation Land west of Massingham Road put forward in the Local Plan.

¹¹ Available here: https://www.west-norfolk.gov.uk/downloads/download/414/adopted_plan_documents

- 7.5 Site CA3 is located in an area of high heritage sensitivity with constrained access, however development of the site for a terrace of 4 homes has potential to mitigate impact on heritage assets through sympathetic design and enhance access on South Acre Road for a new church car park. To support objectives of the Neighbourhood Plan, Sites CA2 and CA3 are suitable for development consideration in line with emerging Policy LP26 which supports residential development in exceptional circumstances adjacent to existing settlements where this can be evidenced, and development is of a particularly high quality and would provide significant benefits to the local community (affordable housing and church car park). Further to this the delivery of affordable housing on Sites CA2 and CA3 adjoining the built-up area is supported in principle by emerging Policy LP25, as an exception to normal planning policies, where development proposals are supported by evidence of need.
- 7.6 The approximate location of Site CA4 was promoted previously through the Local Plan process for the SADMPP and was found to be unsuitable in the SA for further development consideration primarily due to access and visual impact issues. Further to the same issues remaining, the identified site currently has viability issues which also prevents the site from being considered further.
- 7.7 The allocation of sites must be in accordance with adopted Local Plan policy that considers rural character, landscape character, built heritage, scale of development, and location of the settlement within the settlement hierarchy. Neighbourhood Plan allocations also should not compete with the delivery of the existing strategic housing allocation, but rather complement the allocation in terms of delivery of homes for housing need.
- 7.8 In conclusion, in the context of neighbourhood plan objectives the assessment finds the delivery of affordable housing on Sites CA2 and CA3 is supported in principle by emerging Policy LP25, as an exception to normal planning policies, where the site adjoins a sustainable Key Rural Service Centre and development proposals are supported by evidence of need.

Next Steps

- 7.9 From the shortlist of suitable sites, the Parish Council should engage with the Borough Council and the community to select sites for allocation in the Neighbourhood Plan or consideration as exception sites that best meet the housing need and objectives of the Neighbourhood Plan.¹²
- 7.10 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority regarding exception sites and neighbourhood plans;
 - The extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Whether the number of homes to be allocated is proportionate in terms of need and well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood plan conformity with strategic Local Plan policy.

Viability

- 7.11 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with the Borough Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

¹² The Parish Council have confirmed that this consultation has been undertaken.

Appendix A HELAA Site Assessments

The following assessment is an excerpt from the Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036): Housing and Economic Land Availability Assessment (HELAA).

Settlement	Castle Acre		HELAA Ref	Call for Sites Ref
Site Address	Site rear of Back Lane, adjacent to Primary School, Castle Acre		H030	18-11-20169636
			multiple submissions	
Parish	Castle Acre		-	
Site Size (ha)	0.5	Greenfield/Brownfield	Greenfield	
Ownership	private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	Residential development (8 dwellings)		Density Calculator	0.5*0.9*24=10.8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are access constraints on the site, but access to a limited number of dwellings (maximum 8) from the road that serves the school is possible. (see Sustainability Appraisal SADMP 2016 Site 1193)
Accessibility to Local Services and Facilities	Amber	One to three core services within walking distance of the site.
Utilities Capacity	Amber	Anglian Water mentioned major Constraints to Provision of infrastructure and/or treatment to serve proposed growth (surface water network capacity issues) And upgrades regarding foul sewerage network capacity would be required.
Utilities Infrastructure	Green	No known constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Site is not located in or adjacent to a sensitive landscape.
Townscape	Green	Negative impact on townscape unlikely.
Biodiversity and Geodiversity	Amber	Land adj. River Nar CWS. NE SSSI impact risk zone for resi 100+ units or 50+ outside existing settlements. Appears to be grassland and scrub, hedgerows boarder site - protected wherever possible. Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	The site would not result in the loss of any public open space.
Transport and Roads	Amber	It is believed that any potential impact on the functioning of local roads could be reasonably mitigated.
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development could be compatible with existing and/or adjoining uses, but due to site location and shape could present a back garden development.

Settlement	Castle Acre	HELAA Ref	H030
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Is the Site Suitable?	Yes
Suitability Comments	See Constraints and Impacts

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	0-5
Comments	listed as immediately available
Is the site being marketed?	Site is owned by a developer
Availability Comments, (including build out rate)	Build out rate 1 year

Achievability (including Viability)	
Is the site achievable?	Applicant indicated it as viable. Plan wide viability assessment follows.
Achievability Comments	

Overcoming Constraints	
Comments	Most of the constraints can be either overcome or mitigated

Trajectory of Development	
Comments	0-5

Barriers to Delivery	
Comments	See constraints and impacts

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	Based on current evidence, the site is considered to be relatively suitable since most of the constraints can be either overcome or mitigated.

Settlement	Castle Acre		HELAA Ref	Call for Sites Ref
Site Address	Phase 2 Massingham Road, Castle Acre.		H032	28-11-20169633
			multiple submissions	
Parish	Castle Acre		-	
Site Size (ha)	0.79	Greenfield/Brownfield	Greenfield	
Ownership	private	Local Plan Designation	Countryside (adjacent development boundary and allocation)	
Development Potential	Residential development (20-25 dwellings)		Density Calculator	0.79*0.9*24=17.06

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Site is adjacent to allocation G22.1, and could be accessed as a subsequent phase of this development after G22.1 is built up. Therefore, there are potential access constraints on the site, but these could be overcome through development.
Accessibility to Local Services and Facilities	Amber	One to three core services within walking distance of the site.
Utilities Capacity	Amber	Anglian Water mentioned major Constraints to Provision of infrastructure and/or treatment to serve proposed growth (surface water network capacity issues) And upgrades regarding foul sewerage network capacity would be required.
Utilities Infrastructure	Green	No known constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Site is not located in or adjacent to a sensitive landscape.
Townscape	Green	Negative impact on townscape unlikely.
Biodiversity and Geodiversity	Amber	Tree and shrub belt between site and residential to south, this currently forms definite edge to settlement and GI corridor. Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	The site would not result in the loss of any public open space.
Transport and Roads	Amber	It is believed that any potential impact on the functioning of local roads could be reasonably mitigated.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Castle Acre	HELAA Ref	H032
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Is the Site Suitable?	yes
Suitability Comments	Depending on access via adjacent allocation

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	0-5
Comments	listed as immediately available, but depending on access via adjacent allocation
Is the site being marketed?	Site is owned by a developer
Availability Comments, (including build out rate)	Build out rate unknown

Achievability (including Viability)	
Is the site achievable?	Applicant indicated it as viable. Plan wide viability assessment follows.
Achievability Comments	

Overcoming Constraints	
Comments	Constraints can be either overcome or mitigated; Access depending on development of adjacent allocation

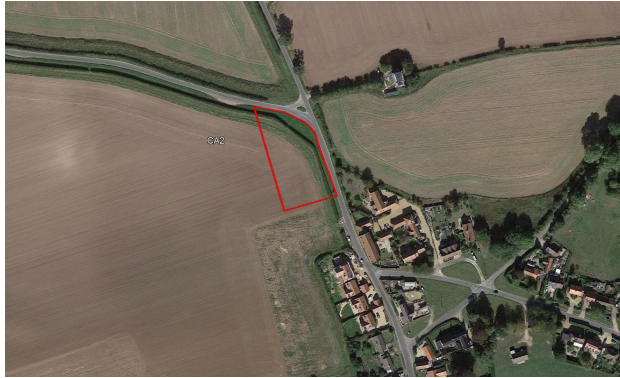

Trajectory of Development	
Comments	0-5

Barriers to Delivery	
Comments	See constraints and impacts; development of adjacent allocation

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	Based on current evidence, the site is considered to be suitable extension of the adjacent allocation since any constraints can be either overcome or mitigated.

Appendix B AECOM Site Assessments

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site CA2
	
<i>Site Address / Location</i>	Holkham Land to the North of the site G22.1 extending toward the Junction with West Acre Road
<i>Gross Site Area (Hectares)</i>	0.4
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	5-7 homes (Neighbourhood Plan Group estimate); Potential indicative housing capacity (Borough Council modelled approach) is $0.4 \times 24 = 9.6$
<i>Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Plan Group's inquiry and identification
<i>Planning history (Live or previous planning applications/decisions)</i>	None
<i>Neighbouring uses</i>	Agricultural. The site is in open countryside, however, the site directly south is currently considered for the erection of 4 small dwellings (19/00148/F) with wider site having consent for 11 dwellings (17/02341/RMM). Residential uses to the southwest and village to the south.

Assessment of Suitability

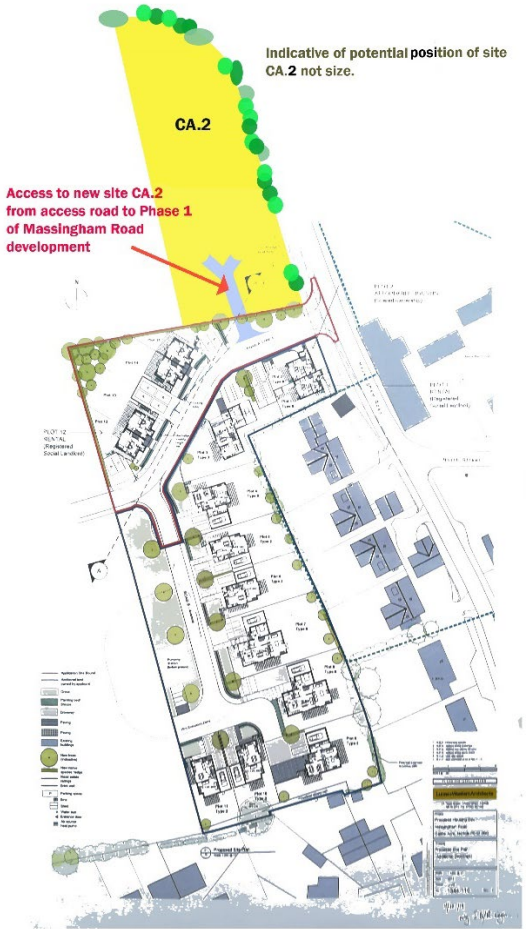
Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI)* Special Area of Conservation (SAC) Special Protection Area (SPA) 	<p>No</p> <p>The site is 850m and 1km from the River Nar SSSI and Castle Acre Common SSSI respectively.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land classified as Grade 3 good to moderate quality agricultural land.</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p> <p>The northern and eastern site boundary is established hedgerow with potential to contain habitats and priority species.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Relatively flat</p>

Indicator of Suitability	Assessment
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>The site currently does not have a vehicular access to the highway network. However, there is demonstrated potential to access the site via a proposed access from the approved development to the south (17/02341/RMM),</p>  <p>(Source: Neighbourhood Plan Group)</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i></p> <p>Yes / No / Unknown</p> <p><i>Cycle?</i></p> <p>Yes / No / Unknown</p>	<p>Yes. There is no existing pedestrian or cycle access directly associated with the site. However, there is a footpath from the unbuilt site allocation access along Massingham Rd to the village. This footpath will be continued as demonstrated on approved plans for the reserved matters application to the south of the site (17/02341/RMM).</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties?</p> <p>Yes / No / Unknown</p>	No
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown, but unlikely due to existing greenfield agricultural use.
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Distance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	450m to the town centre.
Bus /Tram Stop	<400m	400m from Costcutter bus station, with infrequent services to Kings Lynn and Mileham.
Train station	>1200m	Nearest train station is King's Lynn (22km) and Mid Norfolk (25km).
Primary School	400-1200m	800m to New Castle Acre Church of England VC Primary School.
Secondary School	>3900m	Nearest secondary school is in Swaffham.
Open Space / recreation facilities	<400m	200m from St James' Green.
Cycle Route	>800m	No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>The Landscape Character of the area is rolling open farmland. The setting of Castle Acre is characterised by a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow. Landscape is important both within and outside the village, where there is a strong sense of tranquillity and isolation throughout the area and a strong sense of openness, with open views over the farmland which makes a valuable contribution to the unique character of the settlement.</p> <p>The eastern site boundary abuts Castle Acre Conservation Area on the eastern side of Massingham Rd. There are however no landscape features of importance on the site.</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>The site is partially contained to the north and east by managed hedgerow but exposed to open countryside to the west and south-west. This exposure will be tempered when the Local Plan residential allocation adjacent to the site is built. Views of the site are limited from the road. It is considered that development on the site would not be visually intrusive in the landscape.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p> <p>The site is adjacent to the Conservation Area</p>

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>CS12 Environmental Assets Policy DM2 – Development Boundaries Policy DM15 – Environment, Design and Amenity CS12 Environmental Assets Policy DM2 – Development Boundaries Policy LP17 Environmental Assets Policy LP18 – Environment, Design and Amenity Policy LP25 – Housing Policy LP26 – Residential Development Adjacent to Existing Settlements</p>
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>The site is not within the existing built-up area. However, the site is adjacent to the strategic allocation which has recently received approval.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary The site is outside of the existing settlement boundary but is adjacent to the strategic allocation in the Local Plan and emerging Local Plan.</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site will extend the village northwards into open countryside; however, the northern boundary of the site is contained by the West Acre Rd.</p>

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p>	<p>Yes</p> <p>The site is being promoted by the landowner through the neighbourhood plan.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p>	<p>Yes</p> <p>Access to the site is through the site to the south and subject to agreement with landowners.</p>
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>0-5 years</p>



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i></p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Unknown. The site is greenfield and is likely not subject to abnormal costs.</p>

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	7 homes (site promoter)
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	-
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes / No</i>	Suitable, and available No
Summary of justification for rating	<p>The site is available;</p> <p>Site protrudes into open countryside and is outside the settlement boundary, but adjacent to the built-up area, development boundary, and Local Plan allocation (which is currently awaiting determination for the erection of 4 dwellings (19/00148/F) with wider Local Plan site allocation having consent for 11 dwellings (17/02341/RMM));</p> <p>The site is land classified as Grade 3 good to moderate quality agricultural land;</p> <p>The site currently does not have a vehicular access to the highway network. However, there is an initial demonstration of potential to access the site via a proposed access from the recent consented development to the south (17/02341/RMM), subject to access agreement with landowners;</p> <p>The site is in a moderate to poor location for access to community facilities and services, but is connected to the village by footpath;</p> <p>The site is partially contained to the north and east by managed hedgerow but exposed to open countryside to the west and south-west in an area of medium landscape sensitivity and visual amenity. The site will extend the village northwards into open countryside and; however, the northern boundary is contained by the West Acre Rd which acts as a defensible boundary to development to the north. The site is exposed to the west and does not have a defensible boundary to contain future development encroaching further into open countryside;</p> <p>The site does not fulfil requirements set out in draft Policy LP26 for residential development adjacent to existing settlements as does not round off the existing development boundary.</p> <p>On this basis, the site is considered potentially suitable for allocation subject to demonstration of exceptional circumstances for development of small group of housing in accordance with draft Policy LP26, delivery of the strategic residential allocation and access being agreed.</p> <p>As the site adjoins Key Rural Service Centre, in accordance with Policy LP25, the site is potentially suitable for delivery of identified affordable housing need as an exception site where the proposal is supported by evidence of need.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	CA3
	
<i>Site Address / Location</i>	Glebe Land off South Acre Road
<i>Gross Site Area (Hectares)</i>	0.26
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site is not considered in the most up-to-date 2016 HELAA but is included in the 2014 HELAA (to the adopted Local Plan) as site 1192, which was found to be not suitable as the 'site is not within 25m of the settlement boundary'.
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential and car park
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	4 dwellings (proposed by landowner through Neighbourhood Plan)
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Planning Group's inquiry and identification
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant
<i>Neighbouring uses</i>	Grade I listed Church to the north, residential dwellings to the east. Scheduled Monument and open countryside to the west and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI)* Special Area of Conservation (SAC) Special Protection Area (SPA) 	<p>No</p> <p>The site is however 250m from the River Nar SSSI</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Land classified as Grade 3 good to moderate quality agricultural land.</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is bounded by mature hedgerows which have potential to contain habitats that support priority species.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes. There is no existing vehicular access to the site, however the site is adjacent to the existing highway network and there is potential to create suitable vehicular access that will require some removal of the existing hedgerows. Chimney Street and South Acre Road are very narrow and would not be suitable for a significant increase in transport on these roads.</p>
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	<p>Chimney Street and South Acre Road are very narrow and do not have dedicated pedestrian/cycle access, with little scope to incorporate this infrastructure.</p> <p>No</p> <p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown.</p> <p>The site is within the Conservation Area and may include some mature trees on its boundaries.</p>

Indicator of Suitability	Assessment
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown, but unlikely due to existing use as a greenfield paddock.
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Existing power line along (but not across) the southern boundary of the site.</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	500m from the town centre
Bus /Tram Stop	400-800m	600m from Costcutter bus station, with infrequent services to Kings Lynn and Mileham.
Train station	>1200m	Nearest train station is King's Lynn (22km) and Mid Norfolk (25km).
Primary School	400-1200m	700m to New Castle Acre Church of England VC Primary School
Secondary School	>3900m	Nearest secondary school is in Swaffham.
Open Space / recreation facilities	<400m	Adjacent to St James' Church and the Priory.
Cycle Route	>800m	No designated cycle lanes in close proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>The site is adjacent to the grade I listed Church of St. James and 'important unlisted buildings', and in close proximity to the remains of the Caste Acre Priory Grade I listed buildings. The site is adjacent to the Castle Acre Priory scheduled monument, and in close proximity to the Castle Acre Castle town defences of Dyke Hills. The site however does not contain valued landscape features.</p> <p>The Castle Acre Conservation Area Character Statement states that 'South Acre Road runs between the St James's Church and the Priory and is a sunken, rural, road characterised by grass banks, hedges and trees with branches which arch over confining views. Chimney Street affords wide views across open fields of the River Nar valley.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>The site is contained, but proposed development would continue housing along Chimney Street towards South Acre Rd resulting in the removal of established hedgerow. There are partial views to the site from the Priory scheduled monument. There are views southwards from the site to the River Nar valley. The site can be viewed from Blind Lane and would impact on views of the Grade I listed Church of St. James.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>As mentioned above the site is adjacent and in close proximity to a number of heritage assets. The site, however is relatively well-screened from designated heritage assets by existing trees and hedges along South Acre Road.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The site is adjacent to a number of residential dwellings which are designated as 'important but unlisted buildings' in the Castle Acre Conservation Area. Proposals for the site would have to consider all heritage assets and mitigate impacts with sympathetic design.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>CS12 Environmental Assets Policy DM2 – Development Boundaries Policy DM15 – Environment, Design and Amenity CS12 Environmental Assets Policy DM2 – Development Boundaries Policy LP17 Environmental Assets Policy LP18 – Environment, Design and Amenity Policy LP25 – Housing Policy LP26 – Residential Development Adjacent to Existing Settlements</p>
<p>Is the site:</p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability



Indicator of Availability	Assessment
<i>Is the site available for development?</i> <i>Yes / No / Unknown.</i>	Yes The site is being promoted by the landowner through the Neighbourhood Plan.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown.</i>	No
<i>Is there a known time frame for availability?</i> <i>Available now / 0-5 years / 6-10 years / 11-15 years.</i>	0-5

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No The site is greenfield agricultural paddock and as a result would not potentially have abnormal costs.

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	4 dwellings (proposed by landowner through Neighbourhood Plan) with northern half of the site proposed as church car park.
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	Anglian Water has recently confirmed (through consultation with the Parish Council) that there are no volume constraints on either water supply or sewerage treatment from additional dwellings.
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes / No</i>	<i>Suitable and available</i> <i>No</i>
Summary of justification for rating	<p>The site is available;</p> <p>Site is in open countryside and outside the settlement boundary, but adjacent to the built-up area;</p> <p>The site currently does not have access to the highway network for residential development, however, there is potential to create access and frontage onto Chimney Street and access to a church car park from South Acre Rd subject to consultation with the Highways authority;</p> <p>The site is in an area of high heritage sensitivity, being adjacent to a Grade I listed building, a scheduled monument and 'important unlisted buildings' within the Castle Acre Conservation Area, however development of the site for a terrace of 4 homes has potential to mitigate impact on heritage assets through sympathetic design;</p> <p>The site is in close proximity to the River Nar SSSI;</p> <p>The site is in a moderate to poor location for access to community facilities and services;</p> <p>The site is contained but partially visible from the River Nar Valley and Castle Acre Priory remains to the south and west respectively, and is in an area of medium landscape sensitivity and visual amenity;</p> <p>On this basis, the site is suitable for allocation consideration in line with emerging Policy LP26 which supports residential development adjacent to existing settlements which involves the sensitive infilling of small gaps either wholly or in part or rounding off the existing development boundary.</p> <p>As the site adjoins Key Rural Service Centre, in accordance with Policy LP25, the site is potentially suitable for delivery of identified affordable housing need as an exception site where the proposal is supported by evidence of need.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site CA4
	
<i>Site Address / Location</i>	Land to west of Archer Lane
<i>Gross Site Area (Hectares)</i>	0.35
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Greenfield
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 7 dwellings through the Neighbourhood Plan
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Planning Group's inquiry and identification
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Residential and community uses to the south and west; and agricultural uses to the north and east.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI)* Special Area of Conservation (SAC) Special Protection Area (SPA) 	<p>No</p> <p>The site is 600m from the River Nar SSSI.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Land classified as Grade 3 good to moderate quality agricultural land.</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p> <p>A group of trees in the southern corner of the site however have potential to contain habitat to support wildlife.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>There is currently no access, but potential to create access off North Street and Archer Lane.</p>
<p>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There are no footpaths around the St. James Green area.</p> <p>No</p> <p>There are no designated cycle routes within Castle Acre</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown.</p> <p>The site is adjacent to the Castle Acre Conservation Area.</p>

Indicator of Suitability	Assessment
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p>	<p>Unknown</p> <p>There is a group of trees in the southern corner of the site.</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown, but contamination is unlikely due to existing use as a greenfield.</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	400-1200m	450m from the town centre.
Bus /Tram Stop	<400m	350m from Costcutter bus station, with infrequent services to Kings Lynn and Mileham.
Train station	>1200m	Nearest train station is King's Lynn (22km) and Mid Norfolk (25km).
Primary School	400-1200m	700m to New Castle Acre Church of England VC Primary School.
Secondary School	>3900m	Nearest secondary school is in Swaffham.
Open Space / recreation facilities	<400m	<400m to St. James Green and playing fields.
Cycle Route	>800m	No designated cycle lanes in close proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>The Landscape Character of the area is rolling open farmland. The setting of Castle Acre is characterised by a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow. Landscape is important both within and outside the village, there is a strong sense of tranquillity and isolation throughout the area and a strong sense of openness, with open views over the farmland which makes a valuable contribution to the unique character of the settlement. The southern site boundary abuts Castle Acre Conservation Area and includes a group of trees that partially screen the site from green spaces of St. James Green. There are however no landscape features of importance on the site.</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>The site is largely contained from view from within Castle Acre, however development of the site would protrude into open countryside and extend the built-up area along Archer Lane and development would not readily be contained or screened by natural boundaries to the north.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The site is adjacent to a Grade II listed building and the Castle Acre Conservation Area. Creation of an access point to the site from Archer Lane and North St for two way access and egress would have to be mitigated through sympathetic design.</p>

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>CS12 Environmental Assets Policy DM2 – Development Boundaries Policy DM15 – Environment, Design and Amenity CS12 Environmental Assets Policy DM2 – Development Boundaries Policy LP17 Environmental Assets Policy LP18 – Environment, Design and Amenity Policy LP25 – Housing Policy LP26 – Residential Development Adjacent to Existing Settlements</p>
<p><i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>The site is adjacent to the existing built-up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>The site is adjacent to and is connected to the existing settlement boundary.</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p>	<p>Yes</p> <p>The site is promoted by the landowner through the Neighbourhood Plan.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	6-10

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i></p> <p>Yes / No / Unknown</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	7 dwellings (landowner estimate)
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	6-10
Other key information	A similar sized site in the same location was promoted through the SADMPP and found to be 'not as close to village services in comparison to alternative options and there are no footpath links to village services', with development 'likely to be visually intrusive in the landscape than other options', and the 'surrounding road network is considered inadequate to accommodate the proposed number of dwellings'. Further to this the Highway Authority objected to development on the site.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Not currently suitable, and available.</p> <p>Yes</p> <p>The landowner considers the site to be currently financially unviable.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is protruding into open countryside, but adjacent to the built-up area and settlement boundary;</p> <p>The site currently does not have access to the highway network for residential development, and Archer Lane is narrow with upgrade of the lane for two-way traffic flow likely to be constrained and impact on the rural character of the gateway to the conservation area and village at St. James Green;</p> <p>The site is classified as Grade 3 good to moderate quality agricultural land;</p> <p>The site is adjacent to a Grade II listed building and the Castle Acre Conservation Area, whereby development would require sympathetic design to mitigate potential impact on the character of the conservation area;</p> <p>The site is in a moderate to poor location for accessibility to community facilities and services;</p> <p>The site is contained largely from view from the village however is exposed to the north due to a lack of natural boundaries in an area of medium sensitivity in terms of landscape and visual amenity;</p> <p>The site was found unsuitable when previously considered for development in the Sustainability Appraisal Report for the Site Allocations and Development Management Policies Pre-Submission Document due to highways and visual impact issues.</p> <p>The site was identified for potential consideration for allocation by the Parish Council, however the landowner has confirmed the site is currently not viable for development;</p> <p>On this basis, the site is not suitable for allocation consideration primarily due to viability and highways/access constraints.</p>

Appendix C AECOM HELAA Review

HELAA Reference	HELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes
		Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is not reasonable and defensible?			
H030	Site is suitable. Site is available. Site is indicated as viable. Based on current evidence, the site is considered to be relatively suitable since most of the constraints can be either overcome or mitigated.	No	No	No	Yes	New or additional information does not exist which would supersede the HELAA findings. The primary concern for the site is whether shared access is suitable with a school, however the road is public and the school and site have separate access points from the access road and vehicle turning point. The HELAA further acknowledges that 'there are access constraints on the site, but access to a limited number of dwellings (maximum 8) from the road that serves the school is possible'. The Sustainability Appraisal (SA) SADMP 2016 acknowledges that the Highway Authority made no objections to the site. Given this, it has been established that access is possible. The size of the site proposed through the Local Plan process has been considerably reduced from that proposed in the 2015 HELAA (where the larger site was identified as developable over 11-15 years).	The Neighbourhood Plan seeks to designate the wider site as Local Green Space, however there is no demonstrable evidence of the value/significance of the field to the community and engagement with the landowner of the neighbourhood plan's intentions for the wider site.

H032	The site is suitable. The site is available. The site is indicated as viable. Based on current evidence, the site is considered to be suitable extension of the adjacent allocation since any constraints can be either overcome or mitigated.	No	No	No	Yes	Additional information exists which would support the HELAA findings. The adjacent Local Plan allocation received consent in December 2017 for 11 dwellings (17/02341/RMM) and in November 2019 for 4 dwellings (19/00148/F). Access for Site H032 has been provided in the approved plan layout for application 17/02341/RMM.	
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