

Settlement	Wereham		HELAA Ref	Call for Sites Ref
Site Address	Land off The Row, Wereham		H471	21-11-20161050
			multiple submissions	
Parish	Wereham			
Site Size (ha)	1.49	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	Up to 20		Density Calculator	1.49*0.90*24=32.18

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	There are potential access constraints on the site, but these could be overcome through development.
Accessibility to Local Services and Facilities	Red	No core services within 800m/10 minutes walking distance.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraint from utilities infrastructure
Contamination and Ground Stability	Amber	Agricultural building on part of the site, so potential for contamination to exist.
Flood Risk	Green	The site appears to be flood free from surface water for the 1:30, 1:100 and 1:1000 year events. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible). We note that there is a planning application associated to the site (16/00501/OM).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their settings
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	NCC Highways have commented the site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Wereham	HELAA Ref	H471
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Is the Site Suitable?	No
Suitability Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	1 to 5 years (by April 2021)
Comments	
Is the site being marketed?	Enquiries received
Availability Comments, (including build out rate)	2-5 years

Achievability (including Viability)	
Is the site achievable?	No
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review

Overcoming Constraints	
Comments	Based on current information, it is difficult to see how the transport and roads constraint can be overcome

Trajectory of Development	
Comments	0-5 years

Barriers to Delivery	
Comments	Transport and roads

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints

Settlement	Wereham		HELAA Ref	Call for Sites Ref
Site Address	Site adjoining Longacre, Stoke Road, Wereham		H473	24-11-20164981
			multiple submissions	
Parish	Wereham			
Site Size (ha)	0.53	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	9		Density Calculator	0.53*0.90*24= 11.44

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	There are potential access constraints on the site, but these could be overcome through development.
Accessibility to Local Services and Facilities	Red	No core services within 800m/10 minutes walking distance.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraint from utilities infrastructure
Contamination and Ground Stability	Amber	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site appears to be flood free from surface water for the 1:30, 1:100 and 1:1000 year events. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their settings
Townscape	Amber	Development of the site would have a detrimental impact on townscapes which could be mitigated. The site is adjacent to a conservation area.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks. NCC GI - Trees. Local Rec opportunities?
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Wereham	HELAA Ref	H473
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Is the Site Suitable?	No
Suitability Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	No
Availability Comments, (including build out rate)	1-3 years depending on the size of the contractor executing the works.

Achievability (including Viability)	
Is the site achievable?	No
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review

Overcoming Constraints	
Comments	Based on current information, it is difficult to see how the transport and roads constraint can be overcome

Trajectory of Development	
Comments	0-5 years

Barriers to Delivery	
Comments	Transport and roads

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints

Settlement	Wereham		HELAA Ref	Call for Sites Ref
Site Address	Land at The Springs, Flegg Green, Wereham		H474	26-11-20169815
			multiple submissions	
Parish	Wereham			
Site Size (ha)	0.9	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	19		Density Calculator	0.9*0.90*24=19.44

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	There are potential access constraints on the site, but these could be overcome through development.
Accessibility to Local Services and Facilities	Red	No core services within 800m/10 minutes walking distance.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraint 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 appears to be flood free from surface water for the 1:30, 1:100 and 1:1000 year events. There is a significant surface water flow path to the south of the site which may restrict access to the site during the 1:30, 1:100 and 1:1000 year events. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their settings
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks. NCC GI - Trees. Local Rec opportunities?
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Wereham	HELAA Ref	H474
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Is the Site Suitable?	No
Suitability Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	No
Availability Comments, (including build out rate)	

Achievability (including Viability)	
Is the site achievable?	No
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review

Overcoming Constraints	
Comments	Based on current information, it is difficult to see how the transport and roads constraint can be overcome

Trajectory of Development	
Comments	0-5 years

Barriers to Delivery	
Comments	Transport and Roads

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence the site is deemed unsuitable due to Transport & Roads constraints

Settlement	Wereham		HELAA Ref	Call for Sites Ref
Site Address	The Hollies Farm, Wereham		H476	30-11-20166218
			multiple submissions	
Parish	Wereham			
Site Size (ha)	8.26	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	148		Density Calculator	8.26*0.75*24=148.68

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	There are potential access constraints on the site, but these could be overcome through development.
Accessibility to Local Services and Facilities	Red	No core services within 800m/10 minutes walking distance.
Utilities Capacity	Amber	No available utilities capacity but potential for improvements to facilitate capacity. (Sewers)
Utilities Infrastructure	Green	No constraint from utilities infrastructure
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Amber	The site appears to be flood free from surface water for the 1:30 and 1:100 events however there is a significant surface water flow path to the north of the site which may restrict access to the site during the 1:30, 1:100 year events and extend to a large section of the site during the 1:1000 year event.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their settings
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks. Trees. Local Rec opportunities? Wereham BR5 to south of site.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Wereham	HELAA Ref	H476
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Is the Site Suitable?	No
Suitability Comments	Based on current evidence the site is deemed unsuitable due to lack of local core services and Transport and Road issues.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	No
Availability Comments, (including build out rate)	

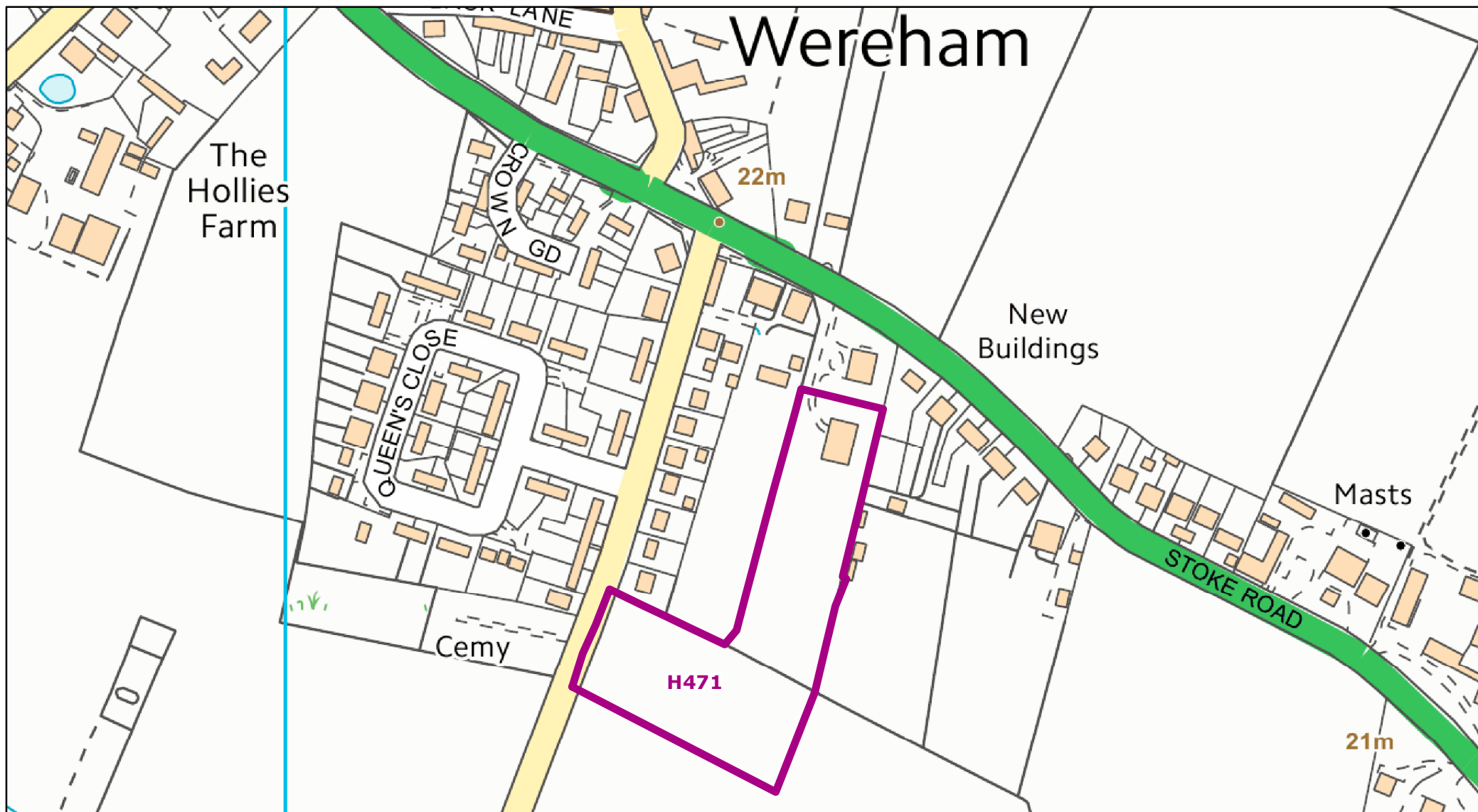
Achievability (including Viability)	
Is the site achievable?	No
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review

Overcoming Constraints	
Comments	Based on current information, it is difficult to see how the transport and roads constraint can be overcome

Trajectory of Development	
Comments	0-5 years

Barriers to Delivery	
Comments	Local Services, Transport and Roads

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence the site is deemed unsuitable due to lack of local core services and Transport and Road issues.



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

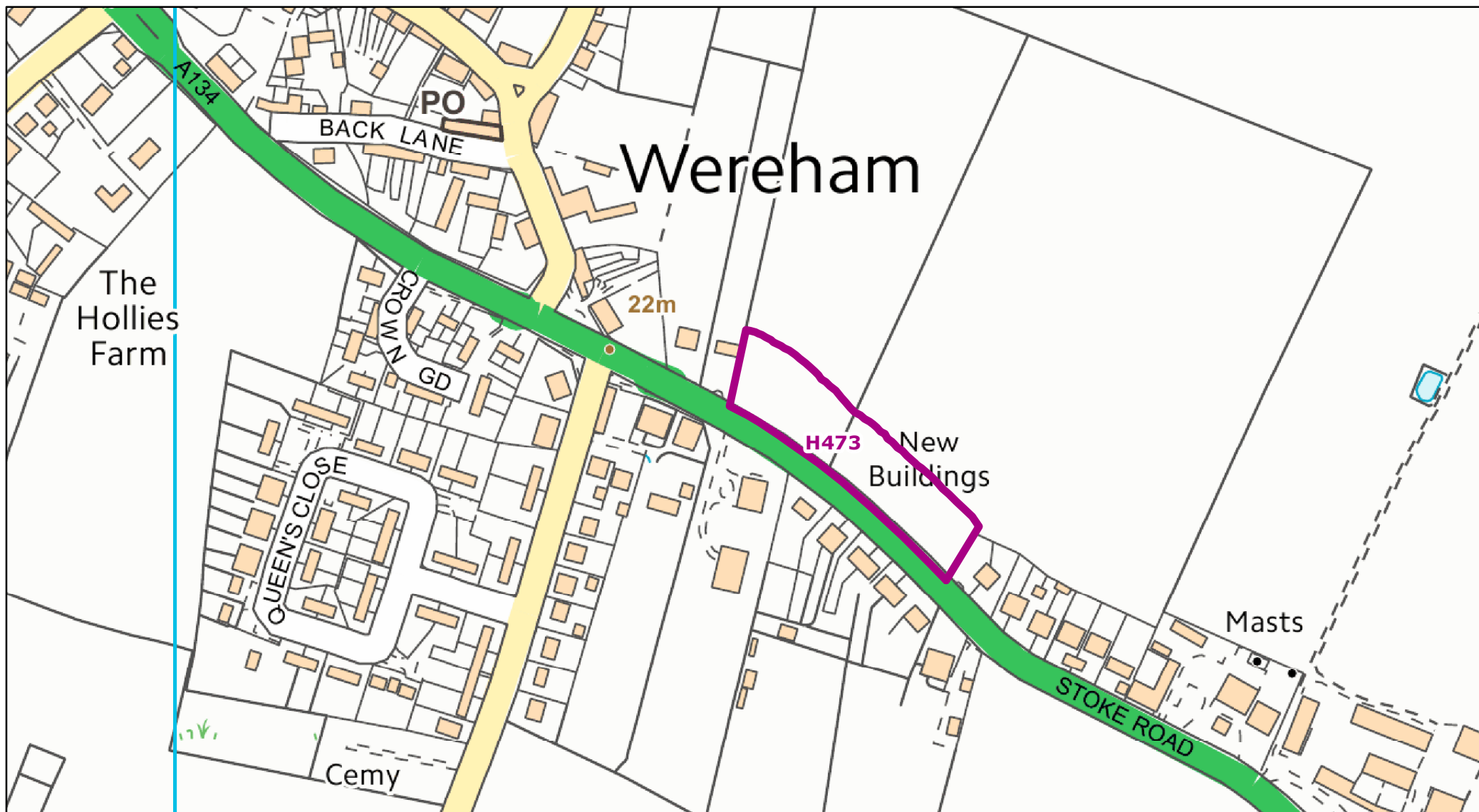
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Tel. 01553 616200
Fax. 01553 691663

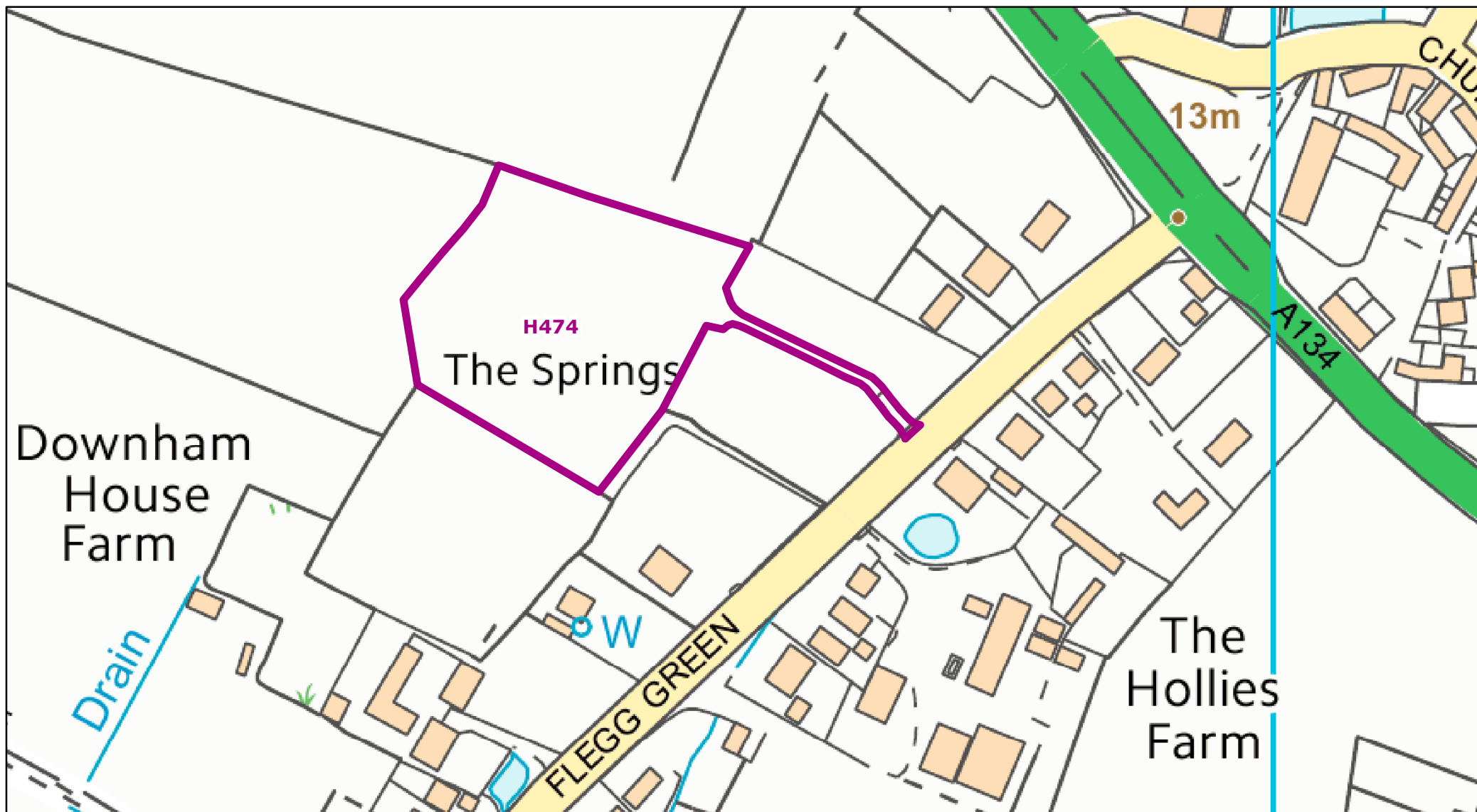
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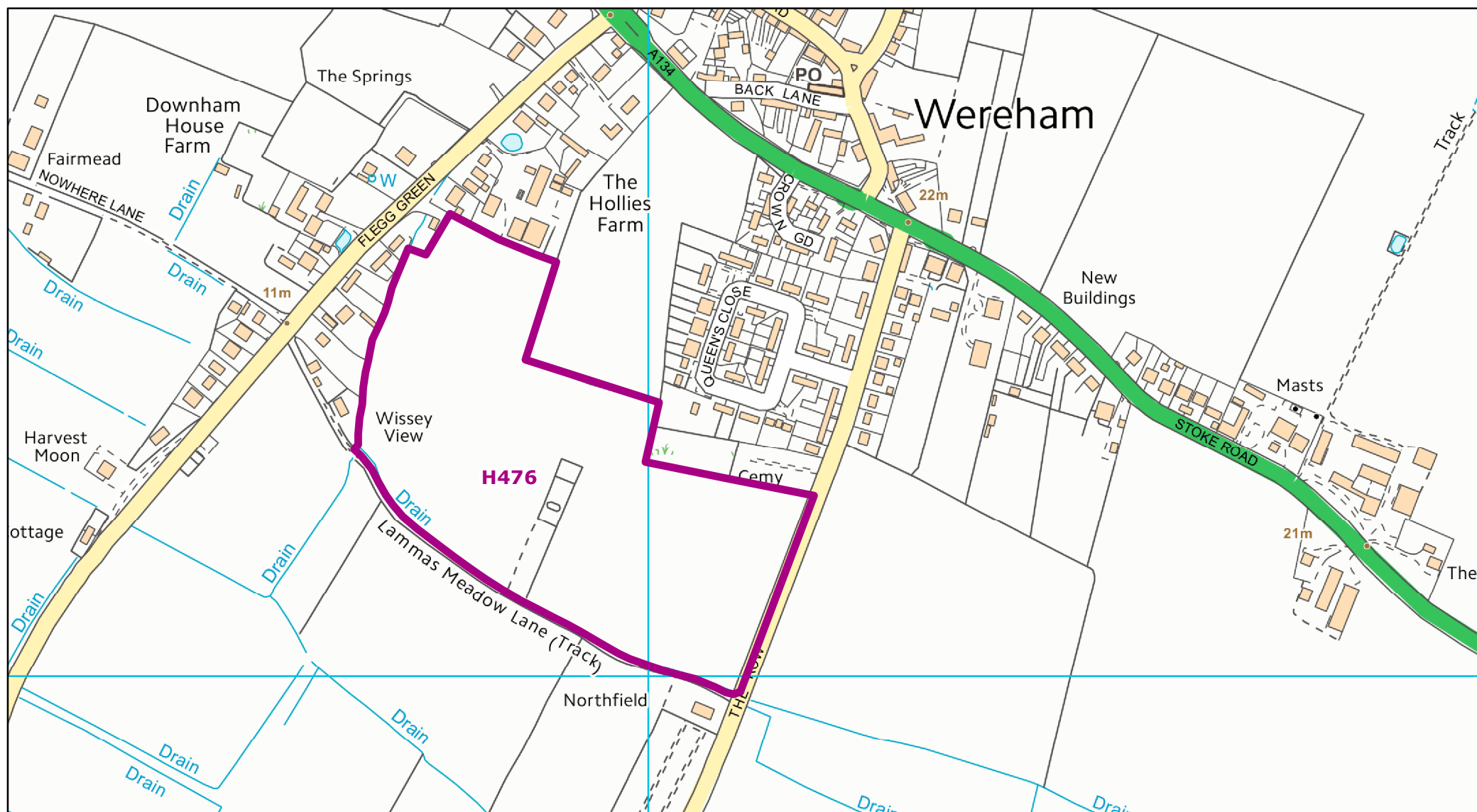
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HELAA Site: H474**



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Wereham
HELAA Site: H476



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