

Site Options and Assessment Report

Wells-next-the-Sea

Wells-next-the-Sea Town Council

December 2021

Quality information

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Executive Summary

This report is an assessment of potential development sites within Wells-next-the-Sea to guide decision making on Neighbourhood Plan policies relating to the delivery of affordable housing.

The Wells-next-the-Sea Neighbourhood Plan is being prepared in the context of the adopted North Norfolk District Council (NNDC) Core Strategy and Development Management Policies (2008) and Site Allocations Development Plan Document (2011). The Regulation 19 consultation for the emerging Local Plan was held in June and July 2021.

The Local Plan Core Strategy identifies Wells as a Secondary Settlement, while the emerging Local Plan identifies it as a Small Growth Town.

In the emerging Local Plan, Wells-next-the-Sea is set a housing requirement of 190 dwellings to deliver between 2016 and 2036. This requirement has been met through completions, permissions and allocations in the emerging Plan. However, the Town Council are exploring ways of delivering additional housing to meet an identified affordable housing need. A Housing Needs Assessment carried out in 2018¹ identified a need of approximately 50-80 affordable homes.

The vision of the Wells-next-the-Sea Neighbourhood Plan is for the area to '*continue to be a small, thriving and attractive coastal town, with a working port and a vibrant and balanced community. It will have a range of housing types and tenures to suit all ages and incomes, supported by appropriate infrastructure and employment opportunities. Development will be sympathetic to local character, well designed, suitably located and sensitive to the environment. Local heritage and the Area of Outstanding Natural Beauty will be protected. Wells will be a desirable place to live, work and visit for current and future generations*'².

This site assessment includes a number of sites from different sources. Four sites were submitted to the Neighbourhood Plan 'Call for Sites' and have been assessed to establish whether they would be appropriate for allocation in the Neighbourhood Plan. An additional eight sites have also been included for the Town Council's consideration which were identified through the Housing and Employment Land Availability Assessment (2017 and the more recent Local Plan consultation).

One site was discounted from the assessment as it is already an allocation in the emerging Local Plan and the Neighbourhood Plan should not duplicate allocations in another development plan. The report concludes that five of the 11 sites (or part of sites) included are potentially suitable for allocation subject to the mitigation of minor constraints. These are CFS1 (part), CFS3 (part), H0699 (part), H1594 and H1015.

The remaining six sites are not appropriate for housing allocation in the Neighbourhood Plan (CSF2, H1016, H0285, W09, W10 and W13).

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Town Council should engage with the landowners, North Norfolk Council, and the

¹ Available at: https://img1.wsimg.com/blobby/go/5ce2fb5e-2bdb-40e6-841b-c28eb965605d/downloads/1d0niofrn_321787.pdf?ver=1600852182521

² Wells-next-the-Sea Neighbourhood Plan Webpage <https://wellstc.norfolkparishes.gov.uk/np/>

community to explore options for site allocations and policies in the Neighbourhood Plan which best meet the community objectives and the development need for the plan area.

1. Introduction

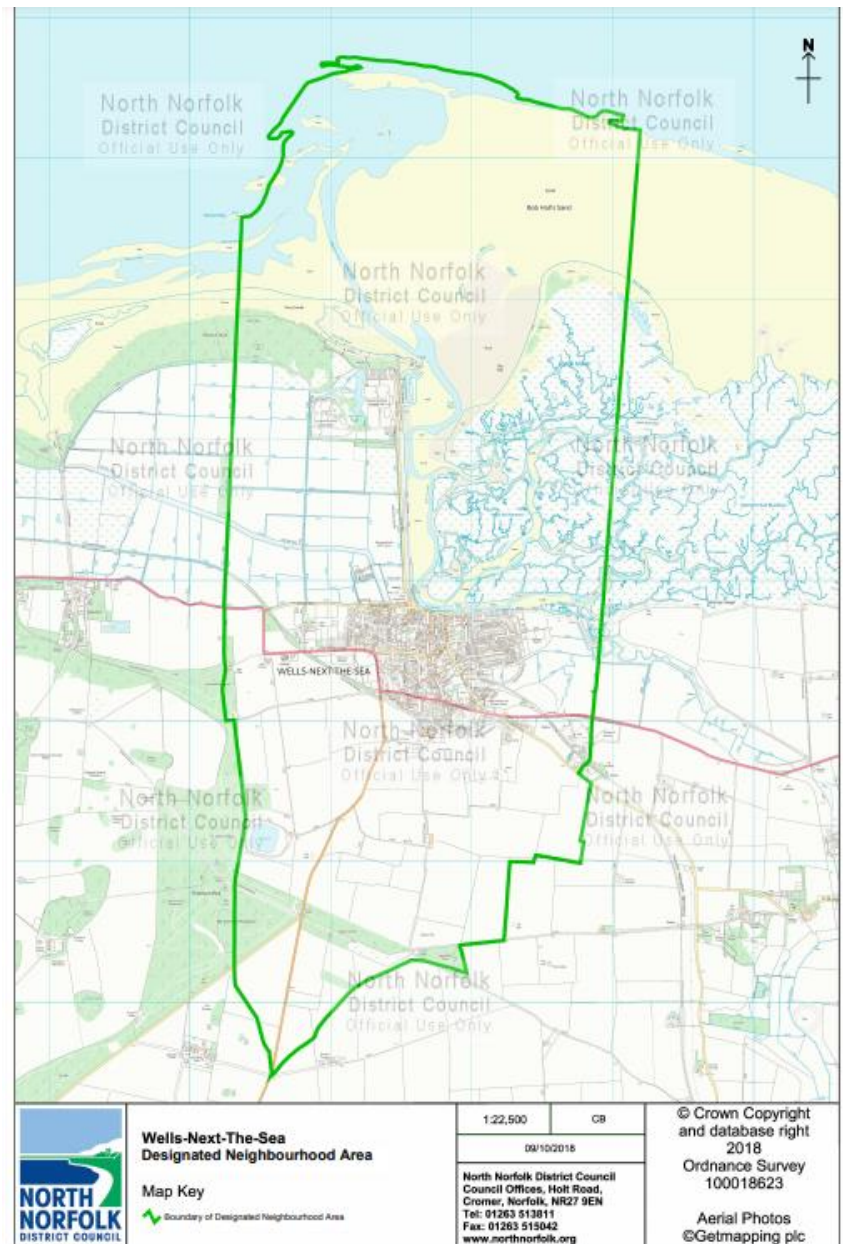
- 1.1 This report is an independent assessment of potential development sites for the Wells-next-the-Sea Neighbourhood Plan undertaken on behalf of Wells-next-the-Sea Town Council. The work was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG)³ as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood area (which covers the parish) was designated in February 2019. The boundary is shown in Figure 1-1.
- 1.4 The settlement of Wells-next-the-Sea is relatively isolated, located along the northern coast of North Norfolk. The A149 connects the Parish to Cromer to the east and King's Lynn to the west. A range of shops and services along with community facilities are located in the Parish; however, primarily convenience goods shopping is in the adjacent settlement of Fakenham.
- 1.5 The Neighbourhood Area is within the Norfolk Coast AONB and includes Holkham National Nature Reserve, North Norfolk Coast Ramsar, North Norfolk Coast SSSI, Wells Chalk Pitt SSSI, The Wash & North Norfolk Coast Special Area of Conservation and North Norfolk Coast Special Protection Area. It has over 100 listed buildings and a large Conservation Area which covers most of the town. It also borders Holkham Hall Park and Garden.
- 1.6 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues.
- 1.7 In the emerging Local Plan, North Norfolk District Council provided Wells-next-the-Sea with a housing requirement of 190 dwellings to deliver between 2016 and 2036. This target has been met through completions, permissions and allocations in the emerging Plan. However, the Town Council would like to deliver additional housing to meet an identified affordable housing need. A Housing Needs Assessment carried out in 2018 identified a need of approximately 50-80 affordable homes.
- 1.8 There are a number of ways in which Neighbourhood Plans can influence the development of affordable housing. This can be through allocating sites for part market and part affordable housing, providing a mixture of 'affordable' tenures. This would need to be with the agreement of the landowner and it would be expected that evidence would be available to demonstrate there was a need for affordable housing and that the site would be viable for the proposed development. Sites can also come forward as 'rural exception sites', which would not normally be allocated, or brought within a settlement boundary, but could be included in a Neighbourhood Plan rural exception policy. Alternatively,

³ MHCLG is now DLUHC Department for Levelling Up, Housing and Communities

sites could be allocated for market housing, which, if over a certain size, would automatically require a portion of affordable housing. This report assumes sites are being sought for allocation entirely for affordable housing or to include a portion of affordable housing to be brought within a new settlement boundary.

- 1.9 The Town Council carried out a Call for Sites to identify opportunities to deliver affordable housing in the Parish and four sites were put forward, one is owned by the Town Council and three by a single landowner. It is important to include all possible sites in the assessment so sites included in the North Norfolk Housing and Economic Land Availability Assessment (HELAA) have also been included in the assessment for completeness to understand if any of these sites would be suitable and available for affordable housing.
- 1.10 This assessment in itself does not allocate sites. It is the responsibility of Wells-next-the-Sea Town Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.

Figure 1-1 Neighbourhood Plan boundary



2. Methodology

- 2.1 The approach to the site appraisal is based on the National Planning Policy Framework (2021) and associated National Planning Practice Guidance⁴ published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the appropriateness of sites for development is equally relevant. This is based on an assessment of whether a site is suitable, available and likely to be viable. The methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Wells-next-the-Sea Neighbourhood Plan area through:
- the Neighbourhood Plan Call for Sites;
 - the 2017 NNDC Housing and Economic Land Availability Assessment (HELAA);
 - submissions to North Norfolk during the Local Plan consultation; and
 - any planning applications pending consideration.

Task 2: Site Assessment

- 2.4 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁵ and the professional knowledge and experience of the consultant team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 Of the 11 sites identified, five were from the HELAA (2017), four from the Neighbourhood Plan Call for Sites and three were submitted to the LPA during the Local Plan consultation.
- 2.6 For the sites identified through the HELAA or submitted to North Norfolk, this site assessment reviews the assessment carried out by North Norfolk Council and provides a view on whether these conclusions can be applied in the neighbourhood planning context. The remaining sites were assessed using the site appraisal proforma.
- 2.7 Site surveys were carried out in person to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding build environment and landscape.

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Consolidation of Results

2.8 The desktop assessment and site survey information is drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable for the proposed use:

- **Green** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

2.9 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.

2.10 For sites being considered for housing where a capacity figure does not already exist, a calculation has been made to exclude a part of the site for non-residential use (e.g. open space) and then apply an appropriate density expressed in number of dwellings per hectare. For the sites assessed, a standard density of 40 dwellings per hectare, in line with Core Strategy Policy HO7, unless this conflicted with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.

2.11 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Alternative densities may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the towns built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints. Therefore, the densities proposed by Wells-next-the-Sea Town Council in the Wells-next-the-Sea Neighbourhood Plan may differ from the densities as set out in this report.

3. Policy Context

- 3.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (2021)⁶ and is supported by Planning Practice Guidance⁷. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and any draft development plan and evidence base should also be taken into account so that Neighbourhood Plan policies are aligned with an emerging Local Plan and not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Wells-next-the-Sea is North Norfolk District Council. The key documents for the North Norfolk planning framework include:
- Core Strategy Incorporating Development Control Policies (2008)⁸;
 - Site Allocations Development Plan Document (2011)⁹; and
 - Draft Local Plan (Regulation 19, June 2019).
- 3.5 Other key documents which have informed this Site Assessment include:
- NNDC Housing and Economic Land Availability Assessment (HELAA) (2017);
 - NNDC Local Plan Site Assessment Document 2021¹⁰; and
 - North Norfolk Landscape Character Assessment (January 2021).

National Planning Policy Framework (2021)

- 3.6 An overarching aim of the National Planning Policy Framework is to promote sustainable development. Paragraph 11 states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. Other paragraphs of particular relevance to this site assessment are set out below.
- 3.7 Paragraph 13 states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.

⁶ Available at: www.gov.uk/guidance/national-planning-policy-framework

⁷ Available at: www.gov.uk/government/collections/planning-practice-guidance

⁸ Available at: <https://www.north-norfolk.gov.uk/media/1370/3-core-strategy-incorporating-development-control-policies-adopted-2008-updated-2012.pdf#page=2>

⁹ Available at: <https://www.north-norfolk.gov.uk/media/1274/site-allocations-plan-web.pdf>

¹⁰ Document provided by NNDC setting out a summary of the Local Plan Site Assessment and Sustainability Appraisal processes for Wells, the results of the Regulation 18 stage consultation and the various evidence documents to make a recommendation as to whether each site is considered suitable for retention in the next stage of plan preparation, or if no further consideration should be given

- 3.8 Paragraph 60 emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.9 Paragraph 62 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.10 Paragraph 65 notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.11 NPPF11 (2021) paragraph 70 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area¹¹.
- 3.12 Paragraph 80 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling;
- or
- the design is of exceptional quality.
- 3.13 Paragraph 119 notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.14 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.15 Paragraph 161 sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. Paragraph 158 explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably

¹¹ This is not an upper limit and larger sites can be allocated in Neighbourhood Plans when in conformity with the strategic policies in the Local Plan.

available sites for the proposed development in areas with a lower risk of flooding.

- 3.16 Paragraph 163 states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.17 Paragraph 175 states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.18 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 201 goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

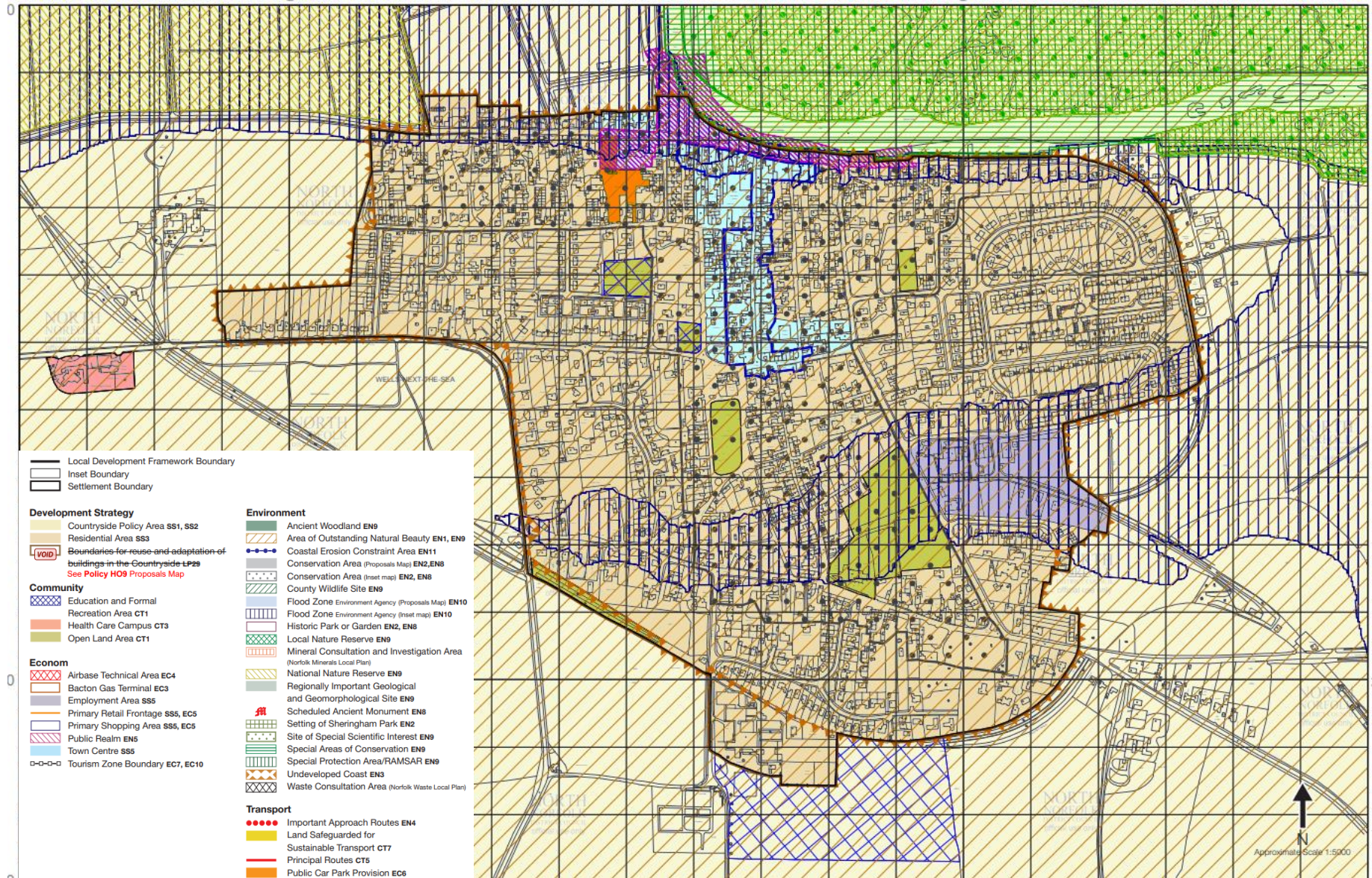
North Norfolk District Council Core Strategy including Development Management Policies

- 3.19 The NNDC Core Strategy, including Development Control Policies, provides a clear vision for how new development can address the challenges facing North Norfolk and identifies where, when, how much and how new development will take place up to 2021.
- 3.20 **Policy SS1 Spatial Strategy for North Norfolk** identifies Wells-next-the-Sea as a Secondary Settlement, in which a more limited amount of additional development will be accommodated.
- 3.21 **Policy SS3 Housing** states that at least 8,000 homes will be built between 2001 and 2011, it goes on to note that 306 of those will be located in Wells-next-the-Sea.
- 3.22 **Policy EN 1 Norfolk Coast Area of Outstanding Natural Beauty and The Broads** notes that development will be permitted where it does not detract from the special qualities of the AONB or the Broads.
- 3.23 **Policy EN 3 Undeveloped Coast** notes that in the undeveloped coast only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted. It goes on to note that residential development that is considered important to the well-being of the coastal community will be permitted where it replaces that which is threatened by coastal erosion.

3.24 **Policy EN 10 Development and Flood Risk** notes that new development in flood risk zone 2 and 3a will be restricted to water compatible uses, minor development, changes of use where there is no operational development and 'less vulnerable' uses where the sequential test has been passed. It goes on to note that new development in flood zone 3b will be restricted to water compatible uses only.

3.25 The Core Strategy Policies Map is shown in Figure 3-1.

Figure 3-1 Core Strategy Policies Map



North Norfolk District Council Site Allocations Development Plan Document

3.26 The Site Allocations document has been prepared to accord with the vision, objectives and strategic policies of the adopted Core Strategy. It reflects the vision, and defines it in detail, by identifying (allocating) specific areas of land for different types of new development.

3.27 The Plan included two allocations for Wells-next-the-Sea, one for a residential development for 120 dwellings and one for a car park. Both allocations have now been built out.

North Norfolk District Council Emerging Local Plan

3.28 The draft Local Plan sets out the long-term vision for the District. It identifies where new homes, jobs and infrastructure will be created and how North Norfolk will protect and enhance their unique natural and built environment.

3.29 **Policy SD 3 Settlement Hierarchy** identifies Wells-next-the-Sea as a Small Growth Town. Within the defined development boundaries of the Selected Settlements, development proposals which accord with the land use designations shown on the Policies Map and the associated policies will be supported. In designated Residential Areas appropriate residential development and compatible non-residential development including small scale business, community, leisure and social uses will be permitted.

3.30 The policy goes on to note that outside defined development boundaries in areas designated as Countryside residential development will be permitted only where it accords with other policies in this Plan, or:

- the proposal is for small scale development of typically no more than five dwellings; and,
- the site comprises of previously developed land; and,
- development of the site would result in infilling or rounding off in a predominantly built up area.

3.31 **Policy EN 1 Norfolk Coast Area of Outstanding Natural Beauty and The Broads National Park** notes that the impact of proposals on the special qualities of these areas and their setting will be carefully assessed. It goes on to note that development will be supported where it is small scale; meets an identified local need and the natural character and beauty of the area is conserved and where possible enhanced.

3.32 The policy goes on to note that proposals for 'major development'¹² in the Norfolk Coast Area of Outstanding Natural Beauty will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest as set out in national policy¹³.

¹² 'Major development' in this instance is not specifically defined and is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined; NPPF para.176, footnote 60.

¹³ This does not apply to development sites allocated by the Local Plan because the need for those developments and scope for them to be accommodated elsewhere outside the Area of Outstanding Natural Beauty was assessed during Plan preparation.

3.33 Policy ENV 2 Protection and Enhancement of Landscape and Settlement Character notes that development should where possible be directed to areas where the landscape is either not sensitive to change or is of a lower landscape sensitivity. Wells-Next-the Sea is located in Landscape Character Area Open Coastal Marshes.

3.34 Policy ENV 3 Heritage and Undeveloped Coast notes that only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted, unless it replaces that which is threatened by coastal erosion.

3.35 Policy HOU 1 Housing Targets for Market and Affordable Homes provides Wells-next-the-Sea with a growth figure of 190 dwellings between 2016 and 2036. All of which has been met through commitments, completions and allocations.

3.36 Policy HOU 3 Affordable Homes in the Countryside (Rural Exceptions Housing) notes that such development would need to comply with the following criteria:

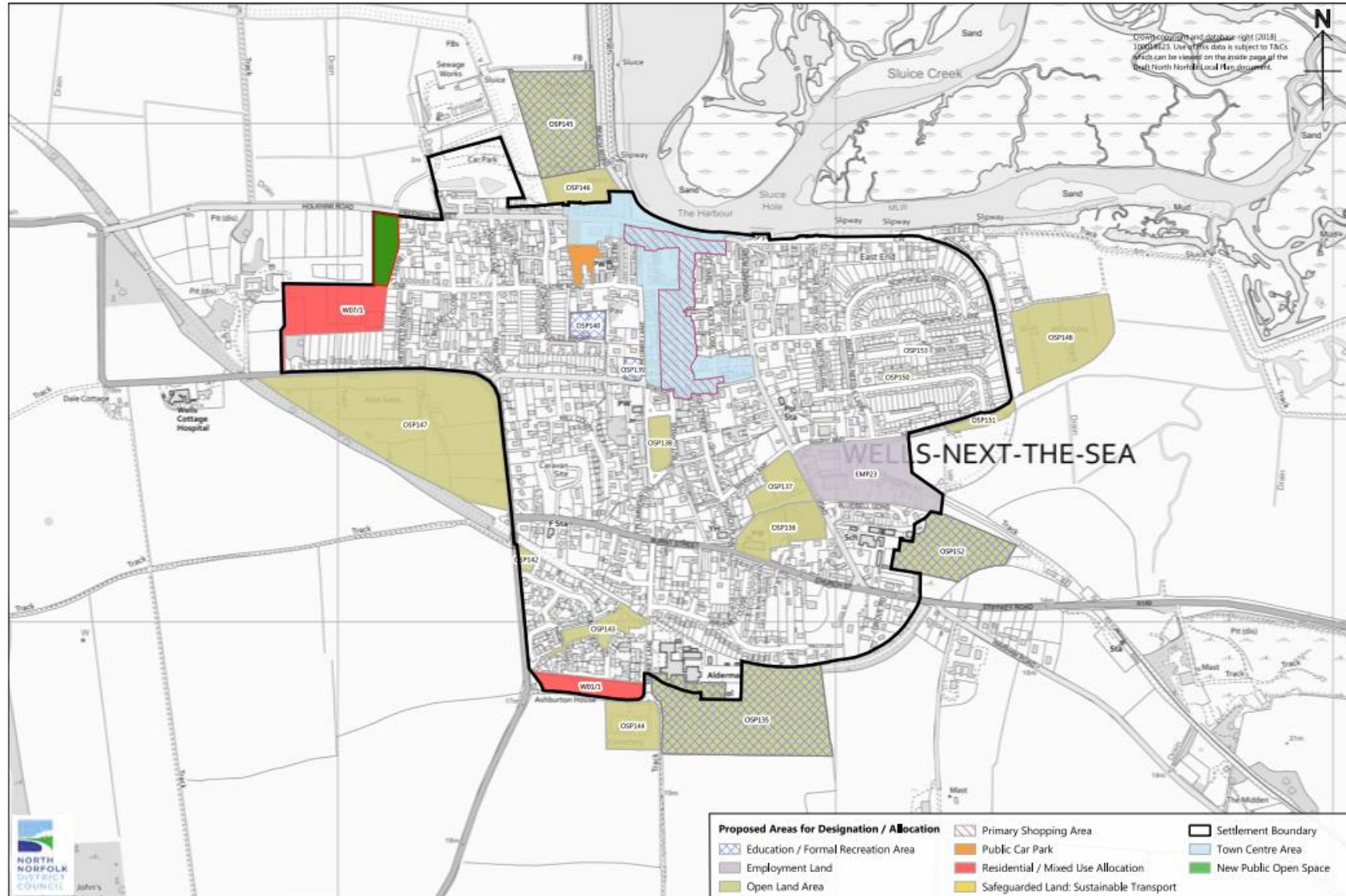
- It would help to address a proven local housing need for affordable housing;
- The site is physically well related to a built up part of a settlement and the facilities it provides;
- It is made available solely to people in local housing need at an affordable cost for the life of the property;
- The size of the scheme takes account of the level of local need and does not usually result in more than a 5% increase in the number of homes in the settlement (80 dwellings in Wells next the Sea); and
- Where market housing is included within proposals it is clearly demonstrated to be minimum necessary in order to deliver affordable dwellings which would not otherwise be provided.

3.37 Policy DS1 Proposed Allocations identifies two sites in Wells-next-the-Sea:

- W01/1 Land to Rear of Market Lane for 20 dwellings.
- W07/1 Land Adjacent Holkham Road for 60 dwellings.

Figure 3-2 Emerging Local Plan Policies Map

Proposals for Wells-next-the-Sea

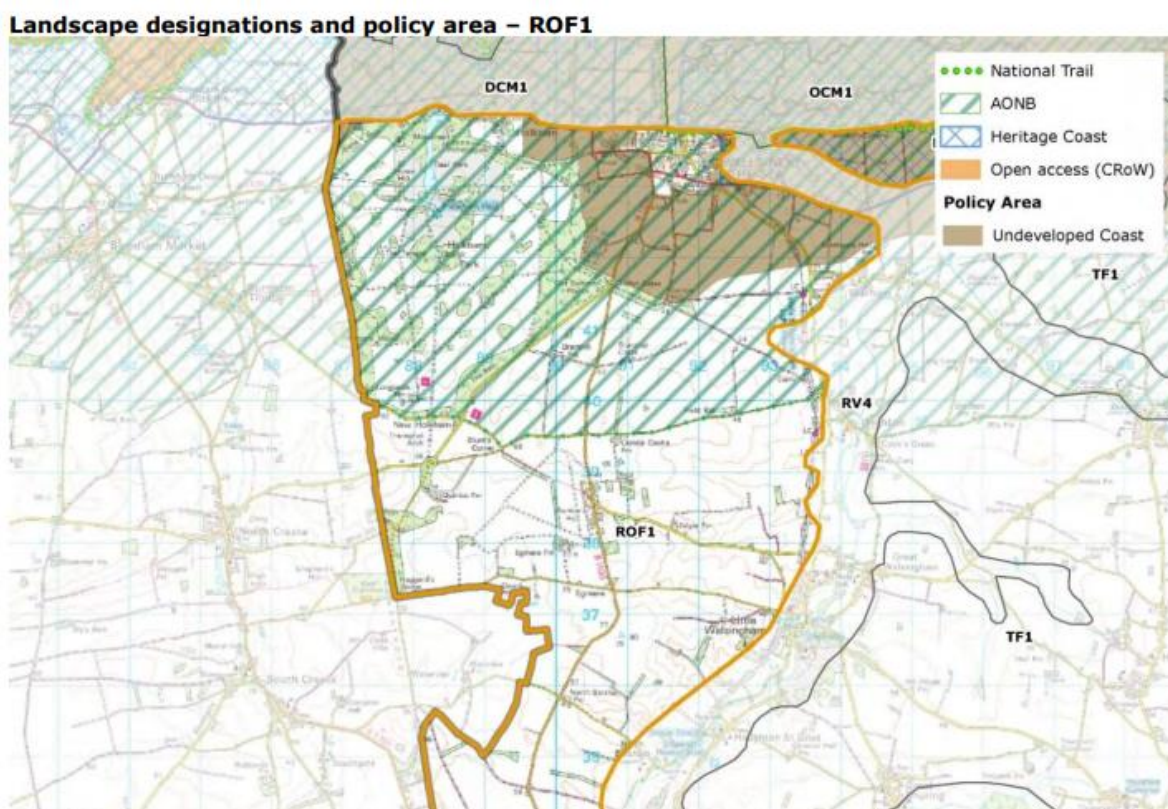


North Norfolk Landscape Character Assessment

3.38 North Norfolk District Council produced an updated landscape character assessment in January 2021. It is intended to provide context for policies and proposals within the emerging Local Plan, inform the determination of planning applications, and inform the management of future change. This character assessment updates the District's previous Landscape Character Assessment.

3.39 Wells-next-the-Sea falls within landscape area Rolling Open Farmland and is characterised by high level open, gently rolling arable farmland with relatively large, geometric fields enclosed by hedgerows.

Figure 3-3 Landscape designations in Wells-next-the-Sea



4. Site Assessment

4.1 This chapter sets out the conclusions of the site assessment. Table 4-1 and Figure 4-1 list and map all identified sites and Appendix A includes the site assessment proformas.

Table 4-1 Sites identified in Wells-next-the-Sea

Site Ref	Address	Site source	Taken forward in assessment?
CFS1	Mill Road (by Holkham Estates)	HELAA (2017) Neighbourhood Plan Call for Sites (2021)	Yes (Shaded area shows the HELAA H1011 land)
CFS2	Mill Road (by Wells Town Council)	HELAA (2017) and Neighbourhood Plan Call for Sites (2021)	Yes (Shaded area shows the HELAA H1013 land)
CFS3/ H0288	Land At Warham Road	HELAA (2017) and Neighbourhood Plan Call for Sites (2021)	Yes (Shaded area shows the CFS land)
CFS4/ H0700	Land To Rear At Market Lane	HELAA (2017) and Neighbourhood Plan Call for Sites (2021)	No, already allocated in the emerging Local Plan (shaded green)
H0699	Land Adjacent Holkham Road	HELAA (2017)	Yes, although already partially allocated in the emerging Local Plan (area in LP shaded green)
H1594	Land Adj The Old Rectory, Church Street	HELAA (2017)	Yes
H1015	Land North Of Field View Adjacent Stiffkey Road	HELAA (2017)	Yes
H1016	Land At East Quay	HELAA (2017)	Yes
H0285	The Old Coal Yard, East Quay	HELAA (2017)	Yes
W09	Land at Cadamy's Yard	Submitted to the LPA during the Local Plan consultation	Yes
W10	Land West of Polka Road	Submitted to the LPA during the Local Plan consultation	Yes

W13	Land South of Former Railway, Two Furlong Hill	Submitted to the LPA during the Local Plan consultation	Yes
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Figure 4-1 Sites Identified in Wells-next-the-Sea



Site Assessment Summary

- 4.2 Table 4-1 provides a summary of the findings of the assessment of potential development sites within the Wells-next-the-Sea Neighbourhood Plan area. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 4.3 In summary the assessment found that of the four sites submitted to the Neighbourhood Plan, one site (CFS4) was discounted from the assessment as it is proposed as an allocation in the draft Local Plan and should not be duplicated; five sites or parts of sites are potentially suitable while the remaining six sites are not appropriate for allocation in the neighbourhood plan.
- 4.4 It is important to note that sites must be available for the proposed use to be allocated in the Neighbourhood Plan and that any potential site allocations should be discussed with North Norfolk Council to establish whether the allocations are made in the Neighbourhood Plan or the Local Plan.

Site Reference	Address	Gross Site Area (Hectares)	Capacity (Indicative number of homes)	Land use being considered	Overall Site Rating for Development (Red/Amber/Green. ¹⁴)	Justification for rating
CFS1	Mill Road (by Holkham Estates)	3.6 (reduced site area approx. 1 ha)	20-30 on reduced site area	Residential (affordable homes)	Amber	<p>The majority of the site offered for development is proposed for allocation in the draft Local Plan. Therefore the conclusions of this assessment relate only to the part of the site that can potentially be allocated in the Neighbourhood Plan, which is the land outside the proposed allocation. This part of the site appears to have been offered by the landowner as additional land to accommodate the housing allocation figures if these could not be delivered on the allocation site. However, the site would potentially be suitable for additional affordable housing if the need for this was demonstrated and the site was available for this type of use. However, the site has high landscape sensitivity which may limit the amount of development that could be accommodated and any scheme would need to be designed sensitively to avoid causing harm to the Norfolk Coast AONB. Emerging Policy EN1 notes that major development in the Norfolk Coast AONB will be refused except in exceptional circumstances.</p> <p>It appears that there would be access to the allocated site to the south from Mill Road and if there was shared access with new housing on the additional site to the west, this may require third party land.</p> <p>If the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.</p>
CFS2	Mill Road (by Wells Town Council)		0	Residential (affordable homes)	Red	<p>The site is not currently suitable for development due to a restrictive covenant, a draft Local Plan policy designating the site as green space and a number of other issues including access, landscape and heritage impact and impact on the Norfolk Coast AONB. If there was evidence to show the issues could be resolved or mitigated through design, the site would be potentially suitable for affordable housing.</p> <p>If the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.</p>

¹⁴ Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.

CFS3 / H0288	Land At Warham Road	13 (reduced site area up to approx. 2ha)	Up to approx. 40 dwellings.	Residential (affordable homes)		<p>The CFS3 site as submitted and shown on Figure 4-1 is not suitable for development; however, a smaller portion adjacent to the existing houses and farm on Wareham road is potentially suitable subject to detailed viability analysis on providing upgrades to the highway to facilitate appropriate access, including junction capacity and footpath provision.</p> <p>If the access issue was resolved and the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.</p>
H0699	Land Adjacent Holkham Road	5.3 (reduced area approx. 2.2 hectares)	Approximately an additional 50-60 dwellings on the land not already included as an emerging allocation.	Residential (affordable homes)		<p>The majority of the site is proposed for allocation in the draft Local Plan so this assessment covers the remaining part of the site which is south west of the proposed allocation.</p> <p>Emerging Policy EN1 notes that major development in the Norfolk Coast AONB will be refused except in exceptional circumstances or if it is allocated in the Local Plan therefore affordable housing on this site would need to be discussed with North Norfolk Council to understand if it would be supported. The HELAA conclusions should also be taken into account including the moderate to highly sensitive landscape within the AONB, sensitivity to wide skylscapes and dark night skies and any the need to protect the quality and character of Wells-Next-the-Sea.</p> <p>In addition the location of the site within 200m of a Sewage Treatment works would need to be considered to understand if this would constrain development.</p> <p>There is currently no evidence to suggest the site would be available for affordable housing as it was not offered through the Neighbourhood Plan Call for Sites. However, if the identified issues could be resolved or mitigated and the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.</p>
H1594	Land Adj The Old Rectory, Church Street	0.35	1-2 dwellings	Residential (affordable homes)		<p>The site is potentially suitable for allocation in the Neighbourhood Plan for very small scale development as it is within the settlement boundary.</p> <p>However, the site is designated woodland and part of the site is a priority habitat (traditional orchard) which would need to be explored to understand the potential for development and possible</p>

						off site mitigation. Any development would need to be designed to limit impact on the conservation area and AONB. If a site allocation was for affordable housing, this would need to be with the landowner's agreement.
H1015	Land North Of Field View Adjacent Stiffkey Road	0.4	Up to 5 dwellings	Residential (affordable homes)		The site is potentially suitable for up to 5 dwellings or less subject to consultation with North Norfolk on policy conformity and agreement with the landowner to deliver affordable housing on the site.
H1016	Land At East Quay	0.8	0	Residential (affordable homes)		The site is not suitable as it is primarily within Flood Zone 2 and 3, and while it is brownfield land it is identified as undeveloped coast, the current use of the site requires a coastal location. In addition, it is unlikely housing development would be acceptable in this location due to potential risk from erosion.
H0285	The Old Coal Yard, East Quay		0	Residential (affordable homes)		The site is not suitable as it is primarily within Flood Zone 2 and 3, and while it is brownfield land it is identified as undeveloped coast, the current use of the site requires a coastal location. In addition, it is unlikely housing development would be acceptable in this location due to potential risk from erosion.
W09	Land at Cadamy's Yard	0.13	0	Residential (affordable homes)		The site is not suitable for allocation in the Neighbourhood Plan as there is no possibility of creating appropriate access. In addition, it is unknown whether the site is available.
W10	Land West of Polka Road	0.61	0	Residential (affordable homes)		The site is not suitable for allocation in the Neighbourhood Plan as it is wholly within Flood Zone 3. Additionally, it is designated as open space in both the adopted and emerging local plans.
W13	Land South of Former Railway, Two Furlong Hill	2	0	Residential (affordable homes)		The site is not suitable for allocation in the Neighbourhood Plan due to the impact on landscape and Norfolk Coast AONB. The B1105 and disused railway currently provide a boundary between the built up area and wider countryside; therefore, development on this site would be an inappropriate extension and cause harm to the setting of wells.

Table 4-2 Site Assessment Summary

5. Conclusions

Site Assessment Conclusions

5.1 Five of the 11 sites or part of the sites are considered are potentially suitable subject to the mitigation of various constraints and/or consultation with North Norfolk Council. These are

- **CFS1 (part)** subject to demonstrating a need for affordable housing and consultation with North Norfolk to amend the settlement boundary.
- **CFS3 (part)** is partially potentially suitable subject to consultation with North Norfolk to revise the settlement boundary, demonstrating exceptional circumstances and agreement from the landowner to deliver the site for affordable housing.
- **H0699 (part)** subject to demonstrating the need for affordable housing over and above what the proposed Local Plan allocations will deliver, there would need to be an agreement with the landowner that the site would be for affordable housing.
- **H1594** subject to offsite mitigation for the current woodland and priority habitat on the site, it may be suitable for 1-2 dwellings.
- **H1015**, the site is potentially suitable for up to 5 dwellings or less subject to consultation with North Norfolk on policy conformity and agreement with the landowner to deliver affordable housing on the site.

5.2 The remaining six sites (**CFS2, H1016, H0285, W09, W10, W13**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints.

Next Steps

5.3 Should Wells-next-the-Sea Town Council decide to allocate a site or sites, the next steps will be for the Town Council to select the sites for allocation in the Neighbourhood Plan, based on:

- the findings of this site assessment;
- an assessment of viability;
- community consultation and consultation with landowners;
- discussions with North Norfolk Council;
- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

5.4 As part of the site selection process, it is recommended that the Neighbourhood Plan Group and Town Council discusses site viability with North Norfolk Council and with landowners and site developers. In addition, the Local Plan evidence base may

contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

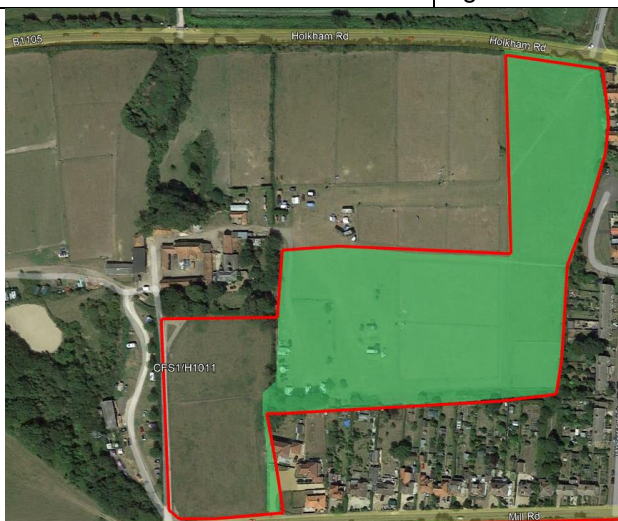
- 5.5 Five of the 11 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. Three of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing¹⁵. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁶), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 5.6 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁵ see NPPF para 63-65

¹⁶ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

Site CFS1 Site Details	
<i>Site Reference / Name</i>	CFS1
Site Address / Location	Mill Road (by Holkham Estates)
Gross Site Area (Hectares)	3.60 (reduced site area approx 1 ha)
HELAA Reference	H1011
Existing land use	Agricultural
Land use being considered	Market and affordable housing with public open space
Development Capacity (Proposed by Landowner or HELAA)	Approximately 20-30 dwellings on the land not already included as an emerging allocation (approx. 1 hectare).
Site identification method / source	CFS 2021 and HELAA 2017
Planning history	None recent or relevant
Neighbouring uses	Residential development sits to the east of the site, whilst to the west is Mill Farm and outbuildings. Land to the north of the site is in agricultural use and this is also within the same land ownership.



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes - Within Norfolk Coast Area of Outstanding Beauty and SSSI1 Impact Risk Zone (triggering the need to consult with Natural England on developments of over 10 dwellings).</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></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 style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p style="color: green;">Unknown - Grade 3 (undifferentiated)</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? 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><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The site is relatively flat in topography sloping gently downwards towards Holkham Road.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>It is anticipated a new access will be provided from Mill Road. Initial highways work has been undertaken which suggests access can be safely provided.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a footpath linking the site to the town.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – There is no designated cycle access but cyclists can use the road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary of the site.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown but unlikely given past use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Telegraph poles on the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No - would increase amenity value turning private land into public open space on part of the site.

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200 (closest station approximately 40 km away)	>1200	<1600	<400 to open space	No designated cycle routes but cyclists can use the road network

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> • <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> • <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> 	High landscape sensitivity given the location within the Norfolk Coast AONB
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *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.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is likely to have medium visual sensitivity as it is sited on higher ground and have significant views out to the south and the Norfolk Coast AONB.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation

Mitigation possible - The site is in close proximity to Grade II Listed Leylands.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation

Unknown - no local lists available.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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?

Yes / No / Unknown

The majority of the site is included in the emerging Local Plan as a housing allocation.

Are there any other relevant planning policies relating to the site?

Core Strategy Policy EN 3 Undeveloped Coast and emerging Local Plan Policy SD 3 Settlement Hierarchy

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

Within / Adjacent to and connected to / Outside and not connected to

Adjacent

2. Assessment of Suitability

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

NNDC HELAA 2017 Reference: H1011

HELAA H1011 covers part of the site.

Summary¹⁷:

Access to Site: Green - The site is located off Mill Road (A149) which is considered to provide suitable access.

Accessibility to Local Services and Facilities: Green -The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Green - Greenfield Site.

Flood Risk: Green - In Flood Zone 1.

Market Attractiveness: Green - The site has suitable access and near to settlement. No major constraints.

Utilities Capacity: Green -Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Green - No constraints from utilities infrastructure.

Biodiversity and Geodiversity: Green -Greenfield site on the edge of settlement, the site consists of grassland and is bordered by some trees and hedges.

Compatibility with Neighbouring / Adjoining Uses: Green - Compatible with neighbouring residential use.

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Amber -

The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Green - It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable? Yes

Suitability Comments: The site is well related to Wells-Next-the-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint as it would require third party land to gain access from Mill Road. The site is in FZ1. The site is in a moderate to high sensitive landscape within the AONB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Flat site with limited boundary treatment along roadside.

¹⁷ Information taken directly from the HELAA conclusions

2. Assessment of Suitability

NNDC 2021 Site assessment Conclusions

Assessment for H1011

SA Conclusion:

The site scores as positive. The Environmental objectives score is neutral due to being edge of settlement, within Flood Zone 1 and having a potential negative biodiversity impact being within the Norfolk Coast AONB. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.

Connectivity:

The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is around 1.5km walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

Suitable highway access can be achieved off Mill Road.

Environmental:

The site is part of a small grass field adjacent to residential properties on Mill Road. To the north is the continuation of the field and the farm house and buildings beyond. To the east is the former railway line. Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is an open field which fronts Mill Road. There are residential properties to the east, however, the site forms part of the green, open aspect, edge to the town and residential development on the site would detrimentally change the character of this part of town and have an adverse impact on the landscape.

Conclusion:

On balance, the site is not considered to be in a suitable location for development. The site would be a pronounced and obvious extension into the countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

3. Assessment of Availability

<i>Is the site available for development?</i> Yes / No / Unknown	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	No
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	Available now

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Approximately 20-30 dwellings on the land not already included as an emerging allocation.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>The CFS information notes: We acknowledge that the enclosed red line site area is larger than the proposed allocated area within the emerging local plan. This is because of the concerns that the allocation site may not deliver the dwelling numbers having regard to site density and character and the immediate surroundings.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The majority of the site offered for development is proposed for allocation in the draft Local Plan. Therefore the conclusions of this assessment relate only to the part of the site that can potentially be allocated in the Neighbourhood Plan, which is the land outside the proposed allocation. This part of the site appears to have been offered by the landowner as additional land to accommodate the housing allocation figures if these could not be delivered on the allocation site. However, the site would potentially be suitable for additional affordable housing if the need for this was demonstrated and the site was available for this type of use. However, the site has high landscape sensitivity which may limit the amount of development that could be accommodated and any scheme would need to be designed sensitively to avoid causing harm to the Norfolk Coast AONB. Emerging Policy EN1 notes that major development in the Norfolk Coast AONB will be refused except in exceptional circumstances.</p> <p>It appears that there would be access to the allocated site to the south from Mill Road and if there was shared access with new housing on the additional site to the west, this may require third party land.</p> <p>If the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land</p>

Site CFS2 1. Site Details	
<i>Site Reference / Name</i>	CFS2
Site Address / Location	Mill Road (by Wells Town Council)
Gross Site Area (Hectares)	14.84
HELAA Reference (if applicable)	H1013 covers part of the site
Existing land use	Only section 3 shown on the map is used for allotment gardens. The rest of the site consists of grazing paddocks. The paddocks are rented out on 1 or 2 yearly tenancies. Allotment rents are renewed annually. Before being allotment land the site was agricultural land.
Land use being considered	The proposal is to use some of the site which is outside the existing development boundary for affordable housing for local people. The optimum proposal would be sixty houses, with two thirds being affordable housing and the other third market housing for older residents to downsize. These houses would be on section 1 shown on the plan. However, if such a proposal was not considered achievable the other option would be a scaled down proposal using part of section 1 or section 2.
Development Capacity (Proposed by Landowner or HELAA)	Up to 60 homes - optimum number of houses would be 45 affordable dwellings and 15 market houses.
Site identification method / source	CFS 2021 and HELAA 2017
Planning history	In 1978 an application was made for the erection of approximately 150 houses and bungalows (HR/78/1060 refers). The application was later withdrawn. There have also been other applications relating to the part of the site adjacent Two Furlong Hill: - 30 May 1984, QF/84/0862, Residential Development (Withdrawn) - 14 Sept 1992, PF/92/1336, Erection of seven two storey low-cost shared ownership houses (Withdrawn) - 9 Nov 1992, VO/92/1595, Residential development (Refused on the grounds of lack of compliance with policy and the impact on the Norfolk Coast AONB and landscape setting of the town) - 4 July 2001, PF/01/0933, Continued use of land for grazing and retention of two stables (Approved)
Neighbouring uses	The use to the north and east is residential. To the south and west is an old disused railway line and agricultural land.



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:
Yes / No / partly or adjacent

- 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)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - Within Norfolk Coast Area of Outstanding Beauty and SSSI Impact Risk Zone (triggering the need to consult with Natural England on developments of over 10 dwellings).

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:
Yes / No / partly or adjacent / Unknown

- 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

No

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk - Flood Zone 1</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated)</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? 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><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The site is on a slope with the highest point being about 17.5 m ODN and the lowest point about 6 m ODN.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing vehicular access to the site from Mill Road which could be upgraded for use in land parcel 1, however, due to the proximity to a nearby bend it may not be suitable for use by any development. An access would need to be created from Mill Road to access part 2.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a footpath linking the site to the town.</p>

<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes – There is no designated cycle access but cyclists can use the road network.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within the site</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown but unlikely given past use.</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? <i>Yes / No / Unknown</i></p>	<p>There is a gas main that runs along the eastern perimeter of the site to a point just east of the main site access gateway. In addition, there are telegraph poles on the site.</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Potential for community loss if the allotments are lost; however, development is not proposed on this land (part 3).</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200 (closest station approximately 40 km away)	>1200	<1600	<400 to open space	No designated cycle routes but cyclists can use the road network

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *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.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

High landscape sensitivity given the location within the Norfolk Coast AONB

Is the site low, medium or high sensitivity in terms of visual amenity?

- *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.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is likely to have medium visual sensitivity. The site is sloping from north to south which would make development on the northern part of the site very visible from the wider landscape and has extensive views out to the south. However, views into the site from the wider landscape are already seen in the context of the existing built up area to the north and east.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation

Some impact - the site is in close proximity with 5 listed buildings - Grade II Listed West Cottage, 1/3 Park Road, 52/53 Mill Road, Arch House and Front Wall of Arch House.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation

Unknown - no local lists available.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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?

Yes / No / Unknown

The land is included in the emerging Local Plan as Open Land Area.

<i>Are there any other relevant planning policies relating to the site?</i>	Core Strategy Policy EN 3 Undeveloped Coast and emerging Local Plan Policy SD 3 Settlement Hierarchy
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to the adopted and emerging settlement boundary.
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

HELAA H1013 covers part 1 of the site.

Summary:

Access to Site: Amber - The site is located at the junction between Mill Road and Two Furlong Hill (A Road) and due to the positioning close to the junction it is evident that access is potentially a constraint.

Accessibility to Local Services and Facilities: Green -The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Green - Greenfield Site.

Flood Risk: Green - In Flood Zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.

Market Attractiveness: Green - The site has suitable access and near to settlement. No major constraints.

Utilities Capacity: Green -Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Green - No constraints from utilities infrastructure

Biodiversity and Geodiversity: Green -Greenfield site on the edge of settlement, the site contains grassland and has some hedges. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Green - Compatible with neighbouring residential use.

Historic Environment: Green - The site is adjacent to Grade II listed building, but it is not considered that development would have a detrimental impact on the historic environment.

Nationally and Locally Significant Landscapes: Amber -The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Green - It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable? Yes

Suitability Comments: The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint as it would require third party land to gain access from Mill Road. The site is in FZ1. The site is in a moderate to high sensitive landscape within the AONB and undeveloped coast, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Slightly undulating site rising to the north which is open along roadside.

NNDC 2021 Site assessment Conclusions

Assessment provided for Section 2 of the site

SA Conclusion:

The site scores as negative and positive. The Environmental objectives score is negative due to its greenfield status, being edge of settlement, within Flood Zone 1 and having a potential negative biodiversity impact being within the Norfolk Coast AONB and adjacent to undesignated woodland. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.

Connectivity:

The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools.

Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

Suitable Highways access can be achieved off Mill Road. However, access layout and visibility to be as required by the Highway Authority. The site is located on an A road that is subject to seasonal traffic peaks and as such is separated from the Wells settlement. Mill Road is subject to a 30mph speed limit in vicinity of the site but compliance is a concern. The Highway Authority would request that the site has an active frontage along Mill Road. A 2.0m wide footway is required for full extent of site frontage. Provision of a pedestrian crossing required at Mill Lane required.

Environmental:

This is a small triangular site that is currently used as small paddocks. There is a small area of trees and scrub and to the south is the former railway line which is now mostly tree and scrub covered. To the north are properties on Mill Road and to the east are allotments.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site forms part of a large open area on the south west of the town. This large triangular area which is open to the Mill Road contributes to the open character on the approach into town with development concentrated on the northern side of Mill Road. Residential development on the site would significantly and adversely impact on the character of the area and on the landscape.

Conclusion:

Development on the site would have an adverse impact on the landscape, the character of the area and on the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

3. Assessment of Availability

<i>Is the site available for development?</i> Yes / No / Unknown	Unknown due to covenant
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown	There is a covenant on the site which was placed by Holkham Estate when the land was sold to Wells Urban District Council. The covenant restricts the use of the land to allotment gardens and would need to be lifted.
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years (as noted by the Town Council; however, will take some time to lift the covenant)

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0 dwellings - If constraints can be overcome approximately 60 dwellings could be accommodated on the site.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years (as noted by the Town Council).</p>
<p>Other key information</p>	<p>The recently published Housing Needs Survey¹⁸ proves there is a desperate need for more affordable housing for local people who have been priced out of the market by the massive increase in demand for second homes. The survey also identifies a need for more suitable accommodation for an aging population.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red</p> <p>Unknown</p>

¹⁸ Commissioned by the Town Council in 2018

Summary of justification for rating

This site is proposed for up to 60 dwellings to be located on part of the site (labelled Part 1 and potentially part 2 if required). The HELAA assessment concludes the site is potentially suitable for housing but notes the access and landscape constraints in particular. However, there are two significant policy and legal constraints that would currently prevent the site being allocated for affordable housing in the Neighbourhood Plan.

The first is that site has a restrictive covenant which would need to be removed. The second issue is that the site is proposed for designation in the draft Local Plan (2019 consultation version) as an Open Land Area. This means the areas are protected principally as a result of being free of built development and because they make a positive contribution to the character of the wider area. However, it is possible that the Neighbourhood Plan could remove this designation if it could be demonstrated that the site was suitable for an alternative use, i.e. affordable housing.

This assessment has concluded that the site is not currently suitable but if the identified issues including the restrictive covenant were resolved, and proposals for new development could be designed or minimised to mitigate landscape and heritage impacts as well as impact on the Norfolk Coast AONB and to resolve access issues it is possible the site could become a candidate for affordable housing. This should be discussed with the District Council and the Holkham Estate as owners of the covenant.

It would also need to be demonstrated that proposals represented exceptional circumstances under Emerging Policy EN1 which relates to major development in the Norfolk Coast AONB.

If the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.

Site CFS3/H0288

1. Site Details

Site Reference (HELAA)	CFS3/ H0288
Other references	This site overlaps with CFS3
Gross Site Area (Hectares)	13.0
Proposed Land Use	Residential
Site Capacity (HELAA)	0



NNDC 2017 HELAA Conclusions

Access to Site: Green - The site is located off the Warham Road (B road) and could provide suitable access.

Accessibility to Local Services and Facilities: Green - The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Amber - Mostly Greenfield Site but has a mast to the rear of site which has some signs of contamination.

Flood Risk: Green - In Flood Zone 1, with very small part of the site at risk of surface water flooding.

Market Attractiveness: Red - Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.

Utilities Capacity: Green - Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Amber - Power Mast present on site that could affect the development potential.

Biodiversity and Geodiversity: Green - Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Green - Compatible with neighbouring residential use.

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Amber - The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Red -Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Is the Site Suitable? No

Suitability Comments: The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to highly sensitive landscape within the AONB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Undulating site rising to the south with mature trees along roadside boundary. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity.

NNDC Site Assessment 2021

SA Conclusion:

The site scores as negative. The Environmental objectives score is negative due to its greenfield status, being loosely related to the settlement within Flood Zone 1 and having a potential significant detrimental impact on landscape, as well as a potential negative biodiversity impact; within Norfolk Coast AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit). The Social objectives score positively, having good access to local healthcare services, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and the likely to reliance on the car.

Connectivity:

The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools, however, it would require a crossing of the main road in order to access the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.

Highways:

The Highway Authority has concerns associated with highway safety. The Warham Road junction with the A149 is skewed and would require improvement to accommodate development traffic but the highway is constrained and would limit the ability to deliver a meaningful improvement. Frontage footway would also be required along with a crossing to the north side of Warham Road. The required highway infrastructure would result in the requirement for wholesale removal of trees at the frontage. Pedestrian access to Wells and most significantly, all walking/cycling journeys to school would require crossing the A149, at least once.

Environmental:

The site consists of 2 large arable fields with a track running through the centre. To the south of the site are a collection of agricultural buildings and a telecommunications mast. To the north west of the site is the former railway line cutting. To the north is a farm house and farm buildings. The site has a small frontage along Warham Road opposite residential buildings.

HRA

HRA screening identified likely significant effects in relation to loss of supporting habitat/ function. The HRA identified relatively low risks which should be addressed at project level on the North Norfolk Coast SPA/ Ramsar

HRA states: Project-level HRA will require detailed site-specific survey work to be undertaken, checking for the use by geese on the site and surrounding fields. Given the proximity to the settlement and the school any issues are likely to relate to the southern portion of the site, as geese will be unlikely to use the land close to existing housing and the school. Careful site design, planting and siting of buildings will be options to resolve issues at project level.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is reasonably well contained in the landscape behind the Warham Road and existing properties and the (now wooded) former railway embankment. However, a public footpath runs through the site and views into the site are open and the character of the area would change from a rural, arable landscape with medium distance views in all directions to an urban enclosed environment. Development of the whole site would constitute a significant urban expansion into open countryside.

Other:

HIA - Limited impact on the historic environment. There are key views from the site to the Historic Core of the settlement, including views of the church. The topography of the site rises to the south and so views are more prominent the further south on the site.

Conclusion:

The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

<p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p>	<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p>	<p>No</p>
	<p>Does more recent or additional information now exist which could change the HELAA findings?</p>	<p>The CFS information puts forward part of the site (shaded red) for initial development (5.2 ha) for 70-90 homes incorporating market and affordable housing and public open space, with the rest of the land potential for future development probably beyond the timescale of the neighbourhood plan.</p> <p>The CFS information also notes that there are ongoing investigations into site access and which will need to be addressed in more detail in the context of both the Neighbourhood Plan and the emerging Local plan.</p>
	<p>Are there any concerns that the HELAA conclusion is reasonable and defensible?</p>	<p>Yes, the HELAA notes that the site is 1 ha in size whereas the CFS information notes the whole site is 13 hectares (this is presumably an error on the HELAA).</p> <p>In addition, there is a footpath linking the site to the town.</p>
<p>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>	<p>No, the conclusions are not appropriate to bring forward, as the site could have some more limited development which would reduce the impact on the road network.</p>	
<p>Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?</p>	<p>The CFS3 site as submitted and shown on Figure 4-1 is not suitable for development; however, a smaller portion adjacent to the existing houses and farm on Wareham road is potentially suitable subject to detailed viability analysis on providing upgrades to</p>	

the highway to facilitate appropriate access, including junction capacity and footpath provision. An indicative capacity would be up to approx. 40 homes. If the access issue was resolved and the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.

Site HO699

1. Site Details

Site Reference (HELAA)	H0699
Other references	This site overlaps with CFS1. CFS1 is in addition to this site.
Gross Site Area (Hectares)	5.3
Proposed Land Use	Residential
Site Capacity (HELAA)	214



HELAA Conclusions

Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?

Access to Site: Amber -The site has direct access available from Holkham Road (C Road), which is considered could provide suitable access.

Accessibility to Local Services and Facilities: Green -The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Green - Greenfield Site.

Flood Risk: Amber -Mostly within Flood Zone 1 - but part of site to the north falls within Flood Zone 2/3 which would require an Exception Test, very small part identified at risk of surface water flooding.

Market Attractiveness: Green - The site has suitable access and near to settlement. No major constraints.

Utilities Capacity: Green -Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Green - No constraints from utilities infrastructure.

Biodiversity and Geodiversity: Green - Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Amber - The site is within 200m of a Sewage Treatment works

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Amber -The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green -The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Green - It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable? Yes

Suitability Comments: The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, but the site falls within 200m of a Sewage Treatment works. The site is in FZ1. The site is in a moderate to highly sensitive landscape within the AONB, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. This site is in undulating position towards the horizon and development would have to take this into consideration.

NNDC Site Assessment 2021

SA Conclusions

The Environmental objectives score is negative due to being edge of settlement where there is a potential to affect the setting of Wells CA and a potential negative biodiversity impact, being within the Norfolk Coast AONB and in close proximity of a SAC (The Wash & North Norfolk Coast). The Social and Economic objectives both score positively as the site has good access to educational facilities, services /facilities, some access to employment with the town centre being easily accessible from the site. Would result in loss of designated open land area.

Connectivity:

The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is around 1.3km walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

Suitable highway access can be achieved from Mill Road. NCC Highways require that the access should be constructed to the appropriate DRMB standards. Cycle and step-free pedestrian access should be provided to Bases Lane and Holkham Road. The footway is required to be improved to a minimum width of 2.0m between the Holkham Road pedestrian/cycle access and the boundary of 4 Laylands Yard.

Environmental:

The site is a large grass field, partly used for paddocks and for seasonal CL camping. To the east and south is existing residential development. The site slopes from north to south with the frontage along the Holkham Road at sea level with southern portion approximately 20m higher. There are no other obvious environmental features on the site.

HRA (where relevant)

The site is within 2500m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m of The Wash and North Norfolk Coast SAC. Within 5000m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. Residential development on the whole site would have an adverse impact on localised and medium distance views from Holkham Road. The character and amenity value of the view would be adversely impacted if residential development was brought to the northern edge of the field along the Holkham Road.

Other:

The site abuts Flood Zone 2 & 3a.

Conclusion:

SA Conclusion:

This site is on the western edge of the town. It is well located to the town and services, however, the overall numbers that this site could deliver (approx. 214) is significantly in excess of the housing requirement for Wells-next-the-Sea. It is considered that the development of the whole site is likely to have an adverse impact on the landscape, and townscape of the surrounding area, as well as on the Area of Outstanding Natural Beauty. Development at a reduced scale and with layout in line with the assessment

contained in W07/1 is considered more suitable and appropriate for residential development along with onsite open space provision.

Recommendation:

That this site is discounted from further consideration

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the HELAA findings?	Yes – the eastern and southern part of the site are now included in an emerging mixed use allocation (shaded green).
	Are there any concerns that the HELAA conclusion is reasonable and defensible?	No
Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Yes, the conclusions are appropriate to bring forward.	
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?	<p>The majority of the site is proposed for allocation in the draft Local Plan so this assessment covers the remaining part of the site which is south west of the proposed allocation. Emerging Policy EN1 notes that major development in the Norfolk Coast AONB will be refused except in exceptional circumstances or if it is allocated in the Local Plan therefore affordable housing on this site would need to be discussed with North Norfolk Council to understand if it would be supported. The HELAA conclusions should also be taken into account including the moderate to highly sensitive landscape within the AONB, sensitivity to wide skylscapes and dark night skies and any the need to protect the quality and character of Wells-Next-the-Sea.</p> <p>In addition the location of the site within 200m of a Sewage Treatment works would need to be considered to understand if this would constrain development.</p> <p>There is currently no evidence to suggest the site would be available for affordable housing as it was not offered through the Neighbourhood Plan Call for Sites. However, if the identified issues could be resolved or mitigated and the allocation was supported by North Norfolk District Council and the landowner, the settlement boundary could be redrawn in the Neighbourhood Plan to include this land.</p>	

Site H1594

1. Site Details

Site Reference (HELAA)	H1594
Gross Site Area (Hectares)	0.35
Proposed Land Use	Residential
Site Capacity (HELAA)	14



HELAA Conclusions

Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?

Access to Site: Green - The site is located off Church Street (A Road), where it is considered that suitable access could be created.

Accessibility to Local Services and Facilities: Green - The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Green - Outside Coastal Erosion Constraint Area.

Contamination and Ground Stability: Green - Greenfield Site.

Flood Risk: Green - The site is in Flood zone 1

Market Attractiveness: Green - The site has suitable access and near to settlement. No major constraints.

Utilities Capacity: Green - Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Green - No constraints from utilities infrastructure.

Biodiversity and Geodiversity: Green - Greenfield site within the built up settlement, the site consists of grassland with hedges and trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Green - Compatible with neighbouring residential use.

Historic Environment: Amber - Part of the site falls within the Conservation Area and located adjacent to Grade II listed building but it is not considered that development would have a detrimental impact on the historic environment.

Nationally and Locally Significant Landscapes: Amber - The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Development of the site would have a neutral or positive impacts on the overall townscape.

Transport and Roads: Green - It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable? Yes

Suitability Comments: The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to highly sensitive landscape within the AONB and partly in the Conservation Area, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Mature trees/hedgerows along roadside, and trees across the site.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the HELAA findings?	Yes – the site has priority habitat, namely Woodland and Traditional Orchard.
	Are there any concerns that the HELAA conclusion is reasonable and defensible?	Yes
Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Yes, the conclusions are appropriate to bring forward.	
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?	The site is potentially suitable for allocation in the Neighbourhood Plan for very small scale development (e.g. 1-2 homes) as it is within the settlement boundary. However, the site is designated woodland and part of the site is a priority habitat (traditional orchard) which would need to be explored to understand the potential for development and possible off site mitigation. Any development would need to be designed to limit impact on the conservation area and AONB. If a site allocation was for affordable housing, this would need to be with the landowner's agreement	

Site H1015

1. Site Details

Site Reference (HELAA)	H1015
Gross Site Area (Hectares)	0.4
Proposed Land Use	Residential
Site Capacity (HELAA)	0



NNDC HELAA 2017 Conclusions

Access to Site: Red - The site is located off Stiffkey Road (A road) . Based on current evidence, there is no possibility of creating suitable access to the site.

Accessibility to Local Services and Facilities: Green - The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Green - Greenfield Site

Flood Risk: Amber - In Flood Zone 1

Market Attractiveness: Red - Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.

Utilities Capacity: Green - The site is a greenfield site on the edge of Wells-next-the-sea and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.

Utilities Infrastructure: Green - No constraints from utilities infrastructure

Biodiversity and Geodiversity: Green - Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Green -Compatible with neighbouring residential use.

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Amber - The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Red -Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Is the Site Suitable? No

Suitability Comments: The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to highly sensitive landscape within the AONB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

NNDC Site Assessment 2021

SA Conclusion:

The site scores as negative. The Environmental objectives score is negative due to its greenfield status, being loosely related to the settlement, within Flood Zone 1 and a potential negative biodiversity impact being within the Norfolk Coast AONB and in close proximity to CWS (Wells to Walsingham Railway), SSSI and a local geodiversity site (Wells Chalk Pit). The social objectives score positively, having good access local healthcare service, education facilities, leisure and cultural opportunities, whilst the Economic objectives score neutral due to being loosely related to the settlement and there being limited transport links.

Connectivity:

The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools; however, it would require a crossing of the main road in order to access the primary school. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.

Highways

Suitable highways access is possible from the Stiffkey Road, however, highways do have concerns regarding the impact on traffic on the coast road.

Environmental:

The site is a small grass and scrub field with hedge boundaries. To the south are the detached properties along Warham Road and to the east is an arable field.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is reasonably well contained in the landscape, however, residential development would detrimentally alter the character of this edge of settlement parcel of land. The approach into Wells is predominately rural until the Warham Road and residential development on the site would be an obvious urban extension into open countryside on the edge of town.

Conclusion:

The site is remote and detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the HELAA findings?	No

	<p>Are there any concerns that the HELAA conclusion is reasonable and defensible?</p>	<p>Yes, access could be provided although would require removal of some trees/hedgerow.</p> <p>In addition, there is a footpath linking the site to the town.</p>
<p>Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</p>		<p>No, the conclusions are not appropriate to be brought forward.</p>
<p>Neighbourhood Plan Site Assessment conclusion</p>		<p>The site is potentially suitable for up to 5 subject to consultation with North Norfolk on policy conformity and agreement with the landowner to deliver affordable housing on the site.</p>

Site H1016

1. Site Details

Site Reference (HELAA)	H1016
Gross Site Area (Hectares)	0.8
Proposed Land Use	Residential
Site Capacity (HELAA)	0



HELAA Conclusions

Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?

Access to Site: Red - The site is currently used for boat storage. Based on current evidence, there is no possibility of creating suitable access to the site.

Accessibility to Local Services and Facilities: Green - The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Amber - Brownfield Site with some signs of contamination.

Flood Risk: Amber - Part of the site falls within Flood Zone 3 and therefore an Exception Test is required.

Market Attractiveness: Red - Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.

Utilities Capacity: Green - Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.

Utilities Infrastructure: Green - No constraints from utilities infrastructure

Biodiversity and Geodiversity: Amber - Brownfield site on the edge of settlement, the site consists of grassland and is bordered by some hedgerows/ trees. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses:

Green - Compatible with neighbouring residential use.

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Green - The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Amber - The site could intensify nearby junction / road use, and impact on the flow of traffic through East Quay.

Is the Site Suitable? No

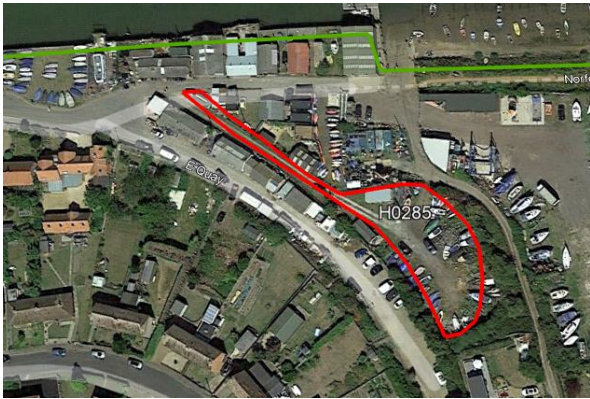
Suitability Comments: The site is well related to Wells-next-the-sea, has access to facilities and utilities. The site falls within FZ3 and an exception test will be required. The site is in a moderate to highly sensitive landscape within the AONB, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. The site is currently used for boat storage. Based on current evidence, there is no possibility of creating suitable access to the site.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the HELAA findings?	No
	Are there any concerns that the HELAA conclusion is reasonable and defensible?	Yes, the current use of the site required vehicles to access it; therefore, the access could be upgraded to accommodate housing. However, the access road is narrow and probably wouldn't be able to accommodate a large increase in vehicles.
Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Yes, the conclusions are appropriate to bring forward.	
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?	The site is not suitable as it is primarily within Flood Zone 2 and 3, and while it is brownfield land it is identified as undeveloped coast, the current use of the site requires a coastal location. In addition, it is unlikely housing development would be acceptable in this location due to potential risk from erosion.	

Site H0285

1. Site Details

Site Reference (HELAA)	H0285
Gross Site Area (Hectares)	0.2
Proposed Land Use	Residential
Site Capacity (HELAA)	0



HELAA Conclusions

Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?

Access to Site: Red - The site is currently used for boat storage . Based on current evidence, there is no possibility of creating suitable access to the site.

Accessibility to Local Services and Facilities: Green - The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.

Coastal Change: Amber - The site falls within an area designated as 'Undeveloped Coast'.

Contamination and Ground Stability: Amber - Brownfield Site with some signs of contamination.

Flood Risk: Amber - Part of the site falls within Flood Zone 3 and therefore an Exception Test is required, some risk of surface water flooding.

Market Attractiveness: Red - Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access. The site falls within Flood Zone 3 and exception test would be required which could impact viability.

Utilities Capacity: Green - Utilities capacity available to serve the proposed growth.

Utilities Infrastructure: Green - No constraints from utilities infrastructure

Biodiversity and Geodiversity: Green -Brownfield site on the edge of settlement, the site consists of grassland and is bordered by some hedgerows/ trees. No known impact on designated site, protected species or ecological network.

Compatibility with Neighbouring / Adjoining Uses: Green -Compatible with neighbouring residential use.

Historic Environment: Green - The site is not in close proximity to any historic heritage assets or environment.

Nationally and Locally Significant Landscapes: Green - The site falls within the AONB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Wells.

Open Space: Green - The site would not result in the loss of any open space.

Townscape: Green - Not located in the proximity of a heritage townscape.

Transport and Roads: Amber - The site could intensify nearby junction / road use, and impact on the flow of traffic through East Quay.

Is the Site Suitable? No

Suitability Comments: The site is well related to Wells-next-the-sea, has access to facilities and utilities. The site falls within FZ3 and an exception test will be required. The site is in a moderate to highly sensitive landscape within the AONB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

LPA Site Assessment Information

SA Conclusion:

The site scores as negative. The Environmental objectives score is negative due to it being edge of settlement, within Flood Zone 2, Flood Zone 3a, 0.5% & 0.1 % AEP Tidal (CC) and having moderate to high susceptibility to Groundwater Flooding. In addition, there is a potential negative biodiversity impact, being within the Norfolk Coast AONB and in close proximity to NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast). The Social and Economic objectives both score positively as the site has good access educational facilities, services / facilities and some access to employment, with the town centre being easily accessible from the site.

Connectivity:

The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

Suitable access to the site cannot be achieved.

Environmental:

This site is a small enclosed boat yard with an access track located adjacent to the harbour. The site has hedge boundaries to the south and east.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is a boat yard within the harbour area. There is little residential development in the area and, as such, development in the area would be out of character to the area which is as a working harbour and associated boat yard.

Other:

Majority of the site is in Flood Zone 2 and 3b

Conclusion:

The development would be an extension into the countryside and the port area. The site is in a Flood Risk Zone. The site is considered to have unsuitable highways access and network connections. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the HELAA findings?	No
	Are there any concerns that the HELAA conclusion is reasonable and defensible?	Yes, the current use of the site required vehicles to access it; therefore, the access could be upgraded to accommodate housing. However, the access

	road is narrow and wouldn't be able to accommodate a large increase in vehicles.
Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Yes, the conclusions are appropriate to bring forward.
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?	The site is not suitable as it is wholly within Flood Zone 2 and 3, and while it is brownfield it is identified as undeveloped coast, the current use of the site requires a coastal location. In addition, it is unlikely housing development would be acceptable in this location due to potential risk from erosion.

Site W09**1. Site Details**

<i>Site Reference / Name</i>	W09
Site Address / Location	Land at Cadamy's Yard
Gross Site Area (Hectares)	0.13
HELAA Reference (if applicable)	N/A
LPA Site assessment Conclusions	Discounted due to size.
Existing land use	Backland/garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or HELAA)	4 dwellings
Site identification method / source	LPA Site Assessment Document
Planning history	None recent or relevant
Neighbouring uses	Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - Within Norfolk Coast Area of Outstanding Beauty and SSSI Impact Risk Zone (triggering the need to consult with Natural England on developments of over 10 dwellings).</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk - Flood Zone 2</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>

2. Assessment of Suitability

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 (undifferentiated)</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? 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><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No, not without extending into third party land</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No, not without extending into third party land</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No, not without extending into third party land</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes within the site
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown but unlikely given past use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200 (closest station approximately 40 km away)	400-1200	<1600	<400 to open space	No access

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <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> • <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> • <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> 	Low landscape sensitivity as there is no relationship with surrounding landscape as it is considered a backland site contained between dwellings.
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is likely to have low visual sensitivity as it is completely enclosed by existing dwellings.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

No impact

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - no local lists available.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Core Strategy Policy EN 3 Undeveloped Coast and emerging Local Plan Policy SD 3 Settlement Hierarchy

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within

2. Assessment of Suitability

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? Yes / No / Unknown</p>	Unknown - source of the site is unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown</p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through HELAA or Neighbourhood Plan Site Assessment)</p>	0 dwellings
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is not suitable for allocation in the Neighbourhood Plan as there is no possibility of creating appropriate access. In addition, it is unknown whether the site is available.</p>

Site W10

1. Site Details

Site Reference (LP Site Assessment)	W10
Gross Site Area (Hectares)	0.61
HELAA Reference	N/A
Proposed Land Use	Residential
Site Capacity	6 dwellings



NNDC Site Assessment 2021

SA Conclusion:

The site scores as negative. The Environmental objectives score is negative as whilst the site is within the settlement, it falls within Flood Zone 2 and Flood Zone 3a and where the whole of the site is potentially at risk of Surface Water Flooding (CC). In addition, there is potential to affect the settings of Grade II* Listed Buildings (Marsh House & Church of St Nicholas) and Wells Conservation Area, as well as a potential negative biodiversity impact, being within the Norfolk Coast AONB and being in close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast). The Social objectives score neutral, as development of the site would result in loss of a designated open land area. The Economic objective scores positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.

Connectivity:

The site has good connectivity to the town centre which is within reasonable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools. Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service.

Highways:

Suitable highway access can be achieved off Polka Road.

Environmental:

The site is a small grass field currently used as paddocks. To the south east is the church yard and to the west and north are detached residential properties. The site fronts Polka Road with an employment site opposite.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is an open area within the residential area. It is formally designated as an 'Open Land Area' as its open nature contributes to the setting of the town and residential development would

have a detrimental impact on the character of the area, on the landscape and would impact on views across to the church.

Other:

The site is within the Conservation Area and development on the site would have a detrimental impact on the character of the conservation area.

Whole site is in Flood Zone 2 and 3b. Whole site is at risk of surface water flooding.

Conclusion:

The site is an important designated open space in the heart of the town and development would impact on the openness and setting of the St. Nicholas' Church and have a detrimental impact on the conservation area. Development would result in a loss of beneficial use. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Wells without requiring the loss of important areas of open space. The site is therefore not considered to be suitable for development.

Recommendation:

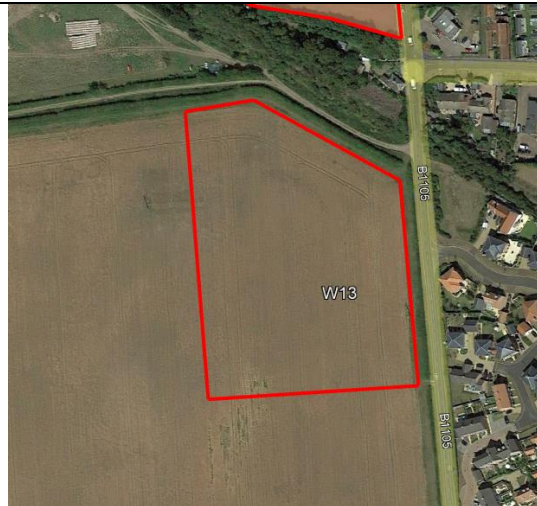
That this site is discounted from further consideration.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the findings?	No
	Are there any concerns that the conclusion is reasonable and defensible?	No
Are the conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	The conclusions from the LPA site assessment are appropriate to bring forward.	
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?	The site is not suitable for allocation in the Neighbourhood Plan as it is wholly within Flood Zone 3. Additionally, it is designated as open space in both the adopted and emerging local plans.	

Site W13

1. Site Details

Site Reference (LP Site Assessment)	W13
Gross Site Area (Hectares)	2
HELAA reference	N/A
Proposed Land Use	Residential
Site Capacity	60 dwellings



NNDC Site Assessment 2021

SA Conclusion:

The site scores as negative and positive. The Environmental objectives score is negative due to its greenfield status, being edge of settlement, within Flood Zone 1 and having a potential negative biodiversity impact being within the Norfolk Coast AONB. The Social and Economic objectives both score positively as the site has good access to educational facilities, services / facilities, some access to employment with the town centre being easily accessible from the site.

Connectivity:

The site has reasonable connectivity to the town centre which is within an acceptable walking distance. Wells offers a range of employment, shopping and leisure opportunities together with a primary and high school which are all accessible from the site. The site is an acceptable walking distance from both schools.

Wells does have limited public transport options with the only regular bus service in the town being the 'Coast Hopper' service

Highways:

Suitable highway access can be achieved from B1105. Access to be provided to satisfaction of Highway Authority; it will need to provide sufficient stagger from Home Piece Road to the east and the ability to provide acceptable visibility splays within the proposed allocation/highway is a concern. 2.0m wide footway required for full extent of site frontage and to provide connection with existing facility at Burnt Street.

Environmental:

The site is a corner portion of a large arable field. To the north of the site is the former railway line that is now tree and scrub covered. To the east is the B1105 with new residential development on the opposite side.

Landscape and Townscape:

The site is within the North Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of Wells parish). The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area.

The site is the north eastern corner of a large arable field. On this (western) side of the road there is no residential development, however, there is the recent Market Lane residential development adjacent. Views across this area would be significantly impacted and would detrimentally impact on the special qualities of the Norfolk Coast AONB. However, residential development in this

location would constitute a development in open countryside and would have an adverse impact on the character of the area and on the landscape.

Other:

Small area in the centre of site is at risk of surface water flooding.

Conclusion:

Development on the site would have an adverse impact on the landscape, the character of the area and on the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development.

Recommendation:

That this site is discounted from further consideration.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the findings?	No
	Are there any concerns that the conclusion is reasonable and defensible?	No
Are the conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		The conclusions from the LPA site assessment are appropriate to bring forward.
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is not suitable for allocation in the Neighbourhood Plan due to the impact on landscape and Norfolk Coast AONB. The B1105 and disused railway currently provide a boundary between the built up area and wider countryside; therefore, development on this site would be an inappropriate extension and cause harm to the setting of wells.

