

Watton Town Neighbourhood Plan

Site Assessment

Draft report

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Table of Contents

Executive Summary	6
1. Introduction	7
1.1 Background.....	7
1.2 Planning Policy	9
1.2.1 Emerging Breckland Local Plan 2011-2036, Pre-Submission Publication 2017	9
1.2.2 Adopted Core Strategy and Development Control Policies Development Plan Document (DPD) (Adopted 2009).....	11
1.3 Emerging Local Plan Evidence Base Review	12
1.3.1 Breckland Retail Study Update 2014 and 2017 Addendum	12
1.3.2 Breckland Employment Growth Study 2013 and 2017 Update.....	12
1.3.3 Open Space Assessment 2015	12
1.3.4 Landscape Character Assessment (2007)	13
1.4 Emerging Neighbourhood Plan Evidence Base Review	13
1.4.1 Watton Character Appraisal (March 2018)	13
2. Site assessment methodology	14
2.1 Introduction	14
2.2 Task 1: Identify sites to be included in the assessment	14
2.3 Task 2: Development of site appraisal pro-forma	14
2.4 Task 3: Site Assessment.....	14
2.5 Task 4: Review of findings	15
3. Site Assessment	16
3.1 Identified sites.....	16
3.2 Site Appraisal.....	17
4. Conclusions	27
4.1 Site assessment conclusions	27
4.2 Next steps.....	37
4.3 Viability	37
Appendix A Completed site appraisal pro-formas	38
Appendix B Land Ownership Information	117

Abbreviations used in the report

Abbreviation

CIL	Community Infrastructure Levy
MHCLG	Ministry of Housing, Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Dph	Dwellings per hectare
Ha	Hectare
LGS	Local Green Space
LPA	Local Planning Authority
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance
SLAA	Strategic Land Availability Assessment
TPO	Tree Preservation Order
WTC	Watton Town Council

Executive Summary

This report is an assessment of potential land for allocation or designation in the Watton Neighbourhood Plan on behalf of Watton Town Council (WTC) carried out by AECOM, as part of the Government's Neighbourhood Planning support programme. The work undertaken was agreed with the Parish Council in April 2018.

WTC is concerned with the level of housing development in Watton and the lack of supporting infrastructure provision. Therefore, WTC has identified several sites within the parish boundary to allocate a variety of uses to balance the town's rapid housing growth with appropriate social and employment infrastructure. In this context, WTC has asked AECOM to undertake an independent and objective assessment of the sites that have been identified for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation or designation for the proposed uses in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the emerging District Plan and adopted Local Plan.

A 'traffic light' rating of all sites has been given based on whether the site is appropriate to be allocated or designated in the Neighbourhood Plan for the use proposed. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is suitable, available and achievable for the proposed use.

Fourteen sites were assessed to consider whether they would be appropriate for allocation for development or as local green spaces in the Watton Town Neighbourhood Plan. The findings of this draft assessment conclude that at present, no sites are considered appropriate for allocation in the neighbourhood plan immediately, this coming mainly as a result of WTC still having to talk to landowners. Eight sites could be appropriate but of these, four have already been identified as capable of delivering housing by Breckland Council, therefore WTC will need to discuss with Breckland Council whether an allocation of open space would be acceptable, as well as the landowner. Three sites are not considered appropriate due to significant constraints on the site; one is already protected by an existing designation; and two could be included in the Neighbourhood Plan as aspirations rather than allocations.

1. Introduction

1.1 Background

This report is an independent site appraisal for the Watton Neighbourhood Plan on behalf of Watton Town Council (WTC) carried out by AECOM. The work undertaken was agreed with the Parish Council in April 2018.

The Neighbourhood Plan, which will cover Watton parish in Breckland District Council (BDC), is being prepared in the context of the emerging District Plan and the adopted Local Plan, which includes the Core Strategy and Development Control Policies DPD¹ 2009. The emerging Breckland District Plan (2011-2036)² was submitted to the Secretary of State by BDC, and the examination hearings took place on 17 April 2018. BDC is currently consulting on its main modifications to the Local Plan (as at May 2018).

Neighbourhood Plans will form part of the development plan in Breckland, alongside, but not as a replacement for the adopted Local Plan and emerging District Plan. Neighbourhood plans are required to be in conformity with the adopted policy documents and can develop policies and proposals to address local place-based issues. In this way it is intended for the adopted Local Plan and emerging District Plan to provide a clear overall strategic direction for development in Breckland, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The emerging District Plan is currently at examination and concludes that the housing need for Breckland at minimum is 15,928 between 2011 and 2036 which equates to 612 new homes per year. Policy HOU 02 specifies 1,335 total new homes in Watton through the plan period, with a target for 175 additional dwellings to 2036, with 205 already allocated within the Local Plan. It includes a footnote however that Neighbourhood Plans seek to exceed housing targets. Overall, this indicates a significant increase to the size of the town and associated population growth. It is important that the supporting infrastructure is put in place to ensure sustainable growth in Watton. As such, and WTC is particularly concerned to ensure that sufficient retail, employment and open space is also provided for, alongside housing, within its Neighbourhood Plan.

WTC is seeking to ensure that key aspects of its proposals will be robust, suitable and achievable. In this context, WTC has asked AECOM to undertake an independent and objective assessment of a number of sites that have been identified as possible locations for (non-housing) land uses that would provide infrastructure including green spaces to support the ongoing levels of housing development in the town.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation or designation for the proposed uses in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the emerging District Plan and adopted Local Plan. The site appraisal is intended to guide decision making and provide evidence for site allocations or designations³ to help ensure that the Neighbourhood Plan can meet the Basic Conditions⁴ considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

¹ Available at <https://breckland.gov.uk/article/7298/Core-Strategy-and-Development-Control-Policies-Development-Plan-Document>

² Available at <https://breckland.gov.uk/article/7304/Pre-submission-Publication>

³ 'Allocations' refers to sites allocated for development or re-development to meet identified development needs; Designation refers to sites protected as a particular use e.g. open space or community use and therefore not available for development.

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

Figure 1 - Map of the Watton Town Neighbourhood area



1.2 Planning Policy

A number of sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations. These comprise:

- Policy:
 - Emerging Breckland Local Plan 2011-2036, Pre-Submission Publication 2017⁵
 - Adopted Core Strategy and Development Control Policies 2001-2026 (2009)⁶
- Evidence Base⁷:
 - Breckland Retail Study 2010, 2014 Update and 2017 Addendum
 - Breckland Employment Growth Study 2013 and 2017 update
 - Breckland District Strategic Housing Land Availability Assessment Addendum
 - Breckland District Landscape Character Assessment May 2007
 - Breckland Open Space Assessment 2015
- Information provided verbally and in writing by Watton Town Council:
 - Watton Character Appraisal March 2018
- Mapping:
 - Google Earth Pro, Google Maps and Google Street View⁸
 - DEFRA Magic Map.⁹

1.2.1 Emerging Breckland Local Plan 2011-2036, Pre-Submission Publication 2017

The emerging District Plan policies relevant to Watton and the site proposals are summarised below.

Policy EC 03 General Employment Areas: Sites identified will be protected for employment use, of which there are four in Watton. Proposals to accommodate new employment development will be permitted on General Employment Areas where the following criteria apply:

- It is not a town centre use, unless the location is sequentially preferable and need has been demonstrated;
- It will not undermine the function of the wider employment area;
- The scale, bulk and appearance of the development is compatible with the character of its surroundings;
- There is no significant detrimental health impacts on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour emissions, or dust and impact on light; and
- The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network.

Policy EC 04 Employment Development Outside General Employment Areas: Proposals for employment uses outside of the identified General Employment Areas and allocated sites will be permitted where:

⁵ Available at <https://www.breckland.gov.uk/article/7343/Evidence-Base-Submission-Documents->

⁶ Available at <https://www.breckland.gov.uk/article/7298/Core-Strategy-and-Development-Control-Policies-Development-Plan-Document>

⁷ All evidence base documents available at <https://www.breckland.gov.uk/article/7343/Evidence-Base-Submission-Documents->

⁸ All available at <https://www.google.co.uk/maps>

⁹ Available at <http://www.magic.gov.uk>

- It is demonstrated that there are no other suitable sites available on identified or allocated employment sites; and/or
- There are particular reasons for the development not being located on an established or allocated employment site including:
 - The expansion of an existing business;
 - Businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve; or
 - Industries and / or businesses which would be detrimental to local amenity if located in settlements, including general employment areas.
- The development of the site would not adversely affect the type and volume of traffic generated.

Policy EC 05 Town Centre and Retail Strategy: Seeks to enhance local provision through focusing retail and leisure proposals within town centres, with retail uses focused within Primary Shopping Areas. Watton's town centre is identified as a Primary Shopping Area on the Policies Map 2017 with primary and secondary retail frontages along the town High Street. The development of additional retail floorspace outside of defined centres will be restricted where it fails the sequential and impact tests (except where it serves local need).

Policy ENV 01 Green Infrastructure: The network of green infrastructure in the District, including water bodies, should be safeguarded, retained and enhanced. Enhancement of the green infrastructure network will be sought through the promotion of positive action, and the development management process. Furthermore, new developments will be expected to use opportunities to incorporate green infrastructure and enhance existing connectivity. New development should respond to the location of existing green infrastructure and support appropriate uses and functions.

Policy ENV 04 Open Space, Sport & Recreation: This policy is broken down to 'Existing Provision' and 'New Provision' as follows:

- Existing Provision:

Development that would result in the loss of existing designated open space will only be permitted if:

 - it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; or
 - recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or
 - the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location
 - The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted;
- New Provision:
 - All new residential development is expected to provide a contribution towards outdoor playing space equivalent to 2.56ha per 1,000

Policy ENV 05 Protection and Enhancement of the Landscape: This policy outlines the importance of protecting the landscape of the District, the rural character and the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of landscape features.

Policy GEN 1 Sustainable Development in Breckland: Seeks to enable development that improves the economic, social and environmental objectives of Breckland through the application of various sustainable development objectives including following relevant to WTC's site proposals:

- Protect and enhance the natural, built and historic environment;
- Allocate and facilitate developable land that seeks to provide access to homes, employment, retail, leisure and other facilities;
- Assist in the creation and maintenance of inclusive, environmentally sustainable communities making the best and most efficient use of previously developed land, buildings and natural resources;
- Support Breckland's wider rural economy helping to sustain local services and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability;
- Direct jobs and growth towards the most sustainable locations contributing towards the economy and jobs in rural areas, helping to achieve the right balance throughout the District; and
- Co-ordinate development with transport provision ensuring good access to existing community facilities, services and open space, together with new facilities and services where necessary.

1.2.2 Adopted Core Strategy and Development Control Policies Development Plan Document (DPD) (Adopted 2009)

The following policies of the adopted Core Strategy and Development Control Policies DPD are relevant to Watton Town Council's site proposals:

Policy CP 3 Employment: This policy highlights the provision made for development that will deliver 6,000 jobs in Breckland District to 2021, of which Watton has provision for 250 net additional jobs. The policy states that the spatial delivery of new employment in Breckland will require that development proposals contribute to the creation and retention of a wide range of jobs, educational and re-skilling opportunities, and the release of land for employment development to enable existing types of businesses to grow to develop at Watton, Shipdham Airfield and Roudham Industrial Areas.

Policy CP 6 Green Infrastructure: Seeks to protect and enhance green infrastructure of local and strategic importance. New development will be expected to contribute towards the provision of additional green infrastructure and the protection and enhancement of the District's existing green infrastructure.

Policy CP 7 Town Centres: The vitality of the town centre in the district will be maintained and enhanced in accordance with their identified role in the spatial strategy. Retail development will be addressed in the following ways:

- Permitting appropriate retail, leisure and business proposals;
- Focusing retail proposals within town centres to the Primary Shopping Areas as defined on the Proposals map and limiting proposals to under 2,500m² gross floorspace unless it can be demonstrated that there is a need and no negative impact on the vitality and viability of the town centre;
- Restricting retail development, except extensions under 200m² gross floorspace, outside the defined centres, unless it can be demonstrated that there is a need, there are no sequentially preferable sites; and
- Encouraging proposals which seek to deliver environmental improvements, enhanced car parking provision and reduce the impact of traffic/dominance of the car for town centre users.

Policy CP 14 Sustainable Rural Communities: Outlines employment in the countryside – the diversification of existing rural enterprises – and the development of new enterprises where a rural location is either environmentally or operationally justified will be supported. This is provided that there are no significant detrimental environmental, landscape, conservation or highway impacts.

Policy DC 6 General Employment Areas: States that sites identified as General Employment Areas on the proposals map will be protected for employment use. Proposals to accommodate new

employment development will be permitted on General Employment Areas where it is not a town centre use, unless the location is sequentially preferable and need has been demonstrated; and it will not undermine the function of the wider employment area.

Policy DC 13 Flood Risk: Seeks to ensure that new development is located in areas at least risk of flooding. New development will be expected to minimise flood risk to people, property and places. New development in Environment Agency Flood Zones 2 and 3 will only be permitted subject to a successful application of the sequential test.

1.3 Emerging Local Plan Evidence Base Review

The section below summarises key relevant information from Breckland Council's evidence base for the emerging Local Plan.

1.3.1 Breckland Retail Study Update 2014 and 2017 Addendum

Watton has a lower proportion of comparison goods shops, but a higher proportion of convenience goods retail, reflecting its day to day shopping and service role. Whilst the 2014 Update did not identify any scope for development in Watton, the 2017 Addendum (corrected) in support of the emerging District Plan has identified that there is scope for new development of retail floorspace across the district. For Watton, the 2017 Addendum identifies potential for:

- 787 sqm gross of additional convenience goods floorspace;
- 1,563 sqm gross of additional comparison goods floorspace; and
- 181 sqm gross of additional food and beverage floorspace.

1.3.2 Breckland Employment Growth Study 2013 and 2017 Update

The emerging District Plan is supported by an Employment Growth Study (2013) and the Employment Growth Study Update (2017) which conclude that across the district in the plan period 2011-2036, at least 64 hectares of employment land will be allocated to allow for a range and choice of employment sites to meet economic need and demand. Policy EC 01 sets out the distribution of this employment allocation to Attleborough, Dereham, Swaffham, Thetford and Snetterton. Watton has not been given any additional allocation for employment and jobs in the emerging District Plan, however the adopted Core Strategy highlights delivery of 6,000 net additional jobs in the District to 2021, 250 of which will be in Watton. These employment allocations in the market towns of Breckland are generally contained within General Employment Areas as identified on the Policies Map 2017.¹⁰

Watton has four General Employment Areas, including Threxton Industrial Estate, Part of RAF Technical Site, Griston Road Industrial Estate and Norwich Road Industrial Estate comprising a total area of 30.1 hectares. Policy EC 03 protects these areas for employment over the plan period, as well as mixed-use development in the employment areas that incorporate significant employment elements. In addition, a reasonable amount of industrial space has been developed in Watton – reflecting its main economic focus in light industry and engineering. Watton is heavily reliant on local businesses to occupy these employment spaces. As the town is not as accessible as Thetford for example, there has been limited demand for national or regional firms taking up the local industrial spaces.

1.3.3 Open Space Assessment 2015

The Breckland Open Space Assessment (2015) supports policies set out in the emerging District Plan regarding open space and green infrastructure provision. The assessment has found that 70% of the parishes in District do not meet the identified benchmarking standard of 2.56ha per 1,000 population. The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in playing space compared to the Fields in Trust (FIT) standards. Furthermore, these towns have the highest proportion of children in addition to the highest deficiency of provision in

¹⁰ Available at <https://www.breckland.gov.uk/article/7343/Evidence-Base-Submission-Documents->

children's play. The Open Space Assessment identifies an approximate need of 393ha total play space by 2037. Watton currently has a 3.84ha deficit in high quality public open space with significant housing additions, creating a context where there is a need for substantial open space additions. Policy ENV 04 states that new residential development is expected to provide a contribution towards outdoor playing space equivalent to 2.56ha per 1,000 population.

To balance Watton's local deficit of open space, the Neighbourhood Plan can designate open spaces for protection not already designated in the Local Plan. This can be done through a Local Green Space (LGS) designation to provide or protect green areas such as pocket parks, allotments, community gardens or areas of recreational value. Paragraph 76 to 78 of the National Planning Policy Framework (NPPF) sets out national policy on Local Green Space, stating that local communities though local and neighbourhood plans should be able to identify for special protection green area of particular importance to them. However, LGS designations are not appropriate for most open spaces so the designation should only be used where:

- The green space is in reasonable proximity to the community it serves;
- The green area is demonstrable special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- the green area concerned is local in character and is not an extensive tract of land.

1.3.4 Landscape Character Assessment (2007)

The Landscape Character Assessment sets out the key characteristics and visual sensitivities of the landscape in Breckland District. Watton is covered by three character areas: WA1 Watton Brook Tributary Farmland; WA2 Watton Airfield Plateau; and WA3 Watton West/Thrextan; which need to be taken into consideration when looking at sites for development.

1.4 Emerging Neighbourhood Plan Evidence Base Review

1.4.1 Watton Character Appraisal (March 2018)

The Watton Character Appraisal is intended to form part of the evidence base for the emerging Watton Neighbourhood Plan which covers the period 2018 to 2038. The Character Appraisal was informed by a survey undertaken in March 2018 by local residents, as well as other sources of information such as Parish residents' own recollections and photographs, data from Norfolk Heritage Explorer, Norfolk Historic Environment Record and information from Natural England and Historic England.

The document describes the distinct appearance and feels of Watton and its surrounding area, and identifies key physical features and characteristics. The Character Appraisal reiterates some of the points highlighted in the Landscape Character Assessment (2007), most notable the three character areas (WA1, WA2, WA3) and their relative landscape area sensitivity in Watton. The main findings of the Appraisal include the identification of informal green spaces in Watton that through their undeveloped and open nature, contribute to the character of the area. Therefore, these are recommended to be included as Local Green Spaces in the NP to ensure their protection. Moreover, the Appraisal recommends a design policy to include reference to locally prevalent materials of red brick, red and black pantiles with flint details. Additionally, a recommended policy related to non-designated heritage assets to be included in the NP. The Appraisal also seeks to include site specific policies in the NP that identify specific areas in need of redevelopment or enhancement, as well as a policy designed to prevent further loss of existing RAF buildings to be included in the NP, promoting their re-use rather than redevelopment.

2. Site assessment methodology

2.1 Introduction

Selecting and allocating sites for development is one of the most contentious aspects of planning, raising strong concerns amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken within this site appraisal is based on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. and the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) This includes an assessment of whether a site is **suitable**, **available** and **viable**.

The methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Identify sites to be included in the assessment

The first task is to identify which sites should be considered as part of the assessment and for which land uses This included all sites identified by WTC in response to the need for sites to address local pressures on the town.

All sites included in the assessment are shown on **Figure 2 - Sites Identified by Watton Town Council** overleaf.

2.3 Task 2: Development of site appraisal pro-forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield, mixed);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

2.4 Task 3: Site Assessment

Where sites had not already been assessed for the proposed land use through a planning application or a previous assessment (e.g Strategic Housing Land Availability Assessment, Employment Land Review or Open Space Study) proformas were completed through a combination of desk top assessment and site visits. The desk top assessment involved a review of the existing evidence and using other sources including Google Maps/ Streetview, Google Earth Pro and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider

aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the area.

2.5 Task 4: Review of findings

Following the site assessment, the results were reviewed to understand the options open to WTC and to establish the best way forward in terms of which sites are most suitable to meet the development requirement or neighbourhood plan objective.

A 'traffic light' rating of all sites has been given based on whether the site is appropriate to be allocated or designated in the Neighbourhood Plan for the use proposed. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and achievable** for the proposed use.

3. Site Assessment

3.1 Identified sites

The assessed sites in Watton are listed in **Table 1** below and illustrated in **Figure 2** - Sites Identified by Watton Town Council overleaf. This assessment constitutes the initial appraisal of the sites that WTC have identified. WTC do not intend to allocate any sites for housing – all proposals are for non-housing use. However it is important to take into account land that has been identified as potentially suitable by Breckland Council for future development, and as such, Local Plan evidence base studies such as the Strategic Housing Land Availability Assessment (SHLAA) have been reviewed as part of this exercise to identify competing uses for the same land. WTC initially identified 15 sites but after a second review on the site visit this was reduced to 14 sites.

Table 1 - Neighbourhood Plan sites proposed for inclusion in the Watton Neighbourhood Plan

NP Site Ref.	SHLAA Site	Location/Address	WTC proposals	Site area (ha)
Site 1	-	Land east on Threxton Road Business Park, south of Brandon Road	Business park extension	6.04
Site 2	-	Land south of Bridle Road	Retail park	9.87
Site 3	W18 (partial)	Land east of Watton Westfield Infant and Nursery School, south of Heron Way	Open space	5.3
Site 4	ST08 (partial)	Land between Saham Road and Dereham Road	Country Park	16.55
Site 5	W06 and W16	Land north of Church Road	Country Park	24.78
Site 6	W25	Land south of Church Walk	Open Space	1.43
Site 7	W19	Land east of St. Mary's Church	Park Woodland	4.32
Site 8	W15	Land between Therford Road and Wayland Academy	6 th Form college	1.9
Site 9	W14	Land north of Wayland Wood	Wood extension/cemetery	19.83
Site 10	W20	Land east of Wayland Wood	Woodland extension	15.74
Site 11	W29	Land between Portal Avenue and Canberra Road	Open space	11.4
Site 12	-	Land north of New Green Business Park	Business park extension	12.31
Site 13	-	Watton Youth and Community Centre	Community centre refurbishment/housing	0.36
Site 14	-	Watton Sports Centre	Land protection and community centre	1.52

Figure 2 - Sites Identified by Watton Town Council



3.2 Site Appraisal

The results of the assessment of all identified sites is set out in **Table 2 – Site Assessment Summary Table**. The final column includes a ‘traffic light’ rating for each site, indicating whether the site is appropriate for allocation, where:

- **Red** indicates the site is not appropriate for allocation (for development) or designation (for local green space) through the NP.
- **Green** indicates the site is appropriate for allocation or designation through the NP.
- **Amber** indicates the site is less suitable, or may be appropriate for allocation or designation through the NP if certain issues can be resolved or constraints mitigated.

Table 2 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 2 – Site Assessment Summary Table

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
Site 1	-	East of Threxton Road Business Park	6.04	Greenfield	Business Park extension	N/A	<p>The site is unsuitable for a business park extension as it is a greenfield site with significant constraints. It is adjacent to an existing business park designated as a General Employment Area but would require a new access off Threxton Road. While the actual location of the site, adjacent to Threxton Business Park is suitable and could form an extension to the industrial estate, the site's existing access is not adequate and would require substantial work and improvements. The site's boundary with Threxton Business Park has a significant ditch which complicates the provision of improved access and would therefore require Cranswick Country Foods to open up their private property for public access to access the site from the north.</p> <p>The site boundary is reasonably well screened from the existing area and contained by vegetation. However, it has significant environmental constraints. It is situated in Flood Zone 3 and therefore is at high risk of flooding and not suitable for development. The site is also in the Stone Curlew Primary Buffer Zone and is unmanaged scrubland with potential ecological value.</p> <p>It should also be noted that business parks cannot be allocated through a neighbourhood plan.</p>
Site 2	-	Land south of Bridle Road	9.87	Greenfield	Retail Park	N/A	<p>This site is unsuitable for the proposed development as a retail park for several reasons. Firstly, the site is dependent on Site 1 coming forward as a business park as the existing access is not adequate to support development as a retail park. The existing access consists of small roads through a residential area that is quiet in character; increased traffic via these routes would have significant impact and the retail park would not be visible from the main road through Watton. In its</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>current state there is no feasible way of providing suitable access to the site for such a use as the road cannot be easily widened. The access would have to be an extension of Site 1 from the west.</p> <p>The site is also adjacent to residential dwellings to the north, and whilst the site is reasonably well screened from these dwellings, it would still cause a detrimental impact to amenity in terms of acoustic impacts. To the east of the site there are residential dwellings with no screening and this would have significant visual impact.</p>
Site 3	W18	Land south of Heron Way	5.3	Greenfield	Open Space	Non-deliverable (for housing) as the Breckland SPA renders the site undeliverable, and would require a revised site area to be put forward.	<p>This site is considered suitable for designation as local green space. The northern parts of the site are already designated as open space, and WTC can seek to designate the whole site as open space in their plan.</p> <p>Whilst the site has various significant constraints, such as being located within the SPA Stone Curlew 1500m primary buffer and having minimal screening to the residential areas north and south of the site, the allocation as open space would protect the visual amenity of surrounding dwellings and the ecological integrity of the site. The site meets the Local Green Space criteria as it is not extensive in size, is easily accessible from the town and is special in nature with the vegetation and attenuation pond on site.</p> <p>The sites existing access is adequate for use as open space with good pedestrian access from the north and east of the site.</p> <p>The site has been assessed as amber because part of the site has been identified in the SHLAA and therefore Breckland County Council would need to be approached to clarify if an open space designation would be supported.</p>
Site 4	-	Land between	18.9	Mixture (part electric sub-	Country Park	A small part on the east of the site is identified on the SHLAA (ST08)	This site is considered suitable for designation as Local Green Space; however the size of the site

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
		Saham Road and Dereham Road		station on west boundary)		and is concluded to be non-deliverable (for housing).	<p>boundary would have to be revised so that it is in accordance with the open space criteria subject to availability of the land. The western part of the site would meet the criteria, particularly as the area surrounding Loch Neaton has special local character. The eastern parts of the site are expansive stretches of land and should be removed from the site boundary should the group want to designate the site.</p> <p>It should be noted that a country park designation is not appropriate for a neighbourhood plan, however the group can highlight this as an aspiration for the site going forward and should seek to discuss this potential designation with Breckland Council for inclusion in the Local Plan. It is also recommended that WTC should consider whether there are proposals they would like to add to their aspirations for this site – e.g. adding a boardwalk or information boards around the wetland/loch – as it is possible to use planning obligations from development in Watton to pay for these kinds of improvements, once the Neighbourhood Plan is “made”.</p> <p>The site has good pedestrian access from Saham Road and through the Watton Sport Centre via Loch Neaton.</p> <p>The site is linked well to sports infrastructure with Watton Sports Centre to the south and golf course to the north. Additionally, the site is well connected to existing designated green/public space (Loch Neaton) on the Policies map and would serve as an appropriate extension to this.</p> <p>The site would link up to development and the built up area to the south and provide a space of social and community value to residents in these dwellings. Views from the site are open and would serve the proposed country park well.</p> <p>Parts of the site are already designated open</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>space, the NP group could allocate the whole site as open space in their plan as an extension of this.</p> <p>The site is a wet area and is not suitable for other forms of development.</p> <p>It is considered of the two sites proposed for a country park that this site is most appropriate for the reasons aforementioned.</p>
Site 5	W06 and W16	Land north of Church Road	24.78	Greenfield	Country Park	<p>W06 – deliverable</p> <p>W16 – non-deliverable on the basis that impact on the landscape is considered significant as the site is detached from the main built up area. (for housing)</p>	<p>As above the designation as a country park is not appropriate for a neighbourhood plan however WTC can include this as aspiration in their plan or seek to designate the site as Local Green Space. It is recommended that WTC approach Breckland Council and discuss their aspiration to see if its use as open space would be supported as the site has already been identified in the SHLAA for housing.</p> <p>The access to the site is appropriate for use as a country park, accessible via Church Road for vehicles with good pedestrian access from Church Walk although this would require a new access point to be put in place. The site is sensitive to visual impact with open and expansive views as was evident on the visit to site; however development as a country park would preserve and protect this rather than have detrimental impact.</p> <p>The site lends itself well to being used as open space as it connects well to neighbouring residential areas and with St. Mary's Church and the designated open space within the Church grounds.</p> <p>The site is however working agricultural land, although has not been given an agricultural land classification.</p>
Site 6	W25	Land between Linden	1.43	Greenfield	Open space	Non-deliverable (for housing). Access to the site for housing is not possible as it would require	The site could be designated as local green space in the Neighbourhood Plan, if it meets the relevant criteria. The site is within reasonable proximity of

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
		Court and Church Road				demolition of houses to the south, and access from the north via Church Walk is undesirable for the amount of houses proposed.	<p>the town, is not an expansive piece of land and the location of the site adjacent to Church Walk and Linden Court means it could provide significant community value and is special in local context and character. As with other open space designations, WTC should approach Breckland Council to gauge whether this designation will be supported.</p> <p>At present as the availability of the site is unknown. The site lies between Linden Court Residential Care Home and houses on each boundary. Therefore the site has the potential to provide a communal open space that could have significant social and community value where there is currently no use on site and separation between dwellings. Furthermore, the site is undesignated and could therefore be allocated open space and contribute towards reducing Watton's open space deficit.</p> <p>Although there is no current access on to the site, a pedestrian access point could be provided off Church Walk, which would be adequate for the size of open space. There is a power line running through the centre of the site, however this is not large and could be relocated, subject to discussions with the power network operator.</p>
Site 7	W19	Land east of St. Mary's Church	4.32	Greenfield	Park woodland	<p>Deliverable (for housing). It is not anticipated that on the basis of the scale of development possible on site that the utilities constraints are likely to bring into question the achievability of the site.</p> <p>The impact upon the landscape is an issue, but as the site adjoins the built-up area of Watton it is considered that appropriate design measures could mitigate against this effect.</p>	<p>It is assumed that the landowner's intentions are to develop this site for residential use as a planning application was submitted (and refused) in 2017. The application was refused on the basis that development of the site would have a negative impact on important rural features of the location. Additionally, it would be harmful to the setting of a Grade 2 Heritage Asset.</p> <p>This site may be suitable for woodland however there are a few considerations to be noted. Firstly, a substantial boundary would need to be retained between the settlement to the south and the woodland. Secondly, an ecological survey would</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>need to be undertaken to ensure that changing the ecology does not have an adverse effect on existing ecology.</p> <p>The site meets the criteria for open space and is therefore considered appropriate in that context. However, given that the landowner's intentions seem clear, and that the site was identified for housing in the SHLAA, WTC will have to approach both the landowner and Breckland Council to establish whether a designation for open space would be acceptable.</p>
Site 8	W15	Land between Thetford Road and Wayland Academy	1.9	Greenfield	Sixth Form College	Deliverable. Much of the allocation has already been delivered, only the land to the north of the identified site is available. There are not considered to be any severe constraints on the site.	<p>The site could be allocated for a sixth form college in the Neighbourhood Plan, if evidence of need for education provision in the town was provided by the Local Education Authority (Norfolk County Council) and if the site is available.</p> <p>W15 has planning permission for housing other than the northern part of the NP site which does not have permission and is the only part of W15 remaining undeveloped. Therefore, it is advisable that WTC approach the landowner to establish whether they are willing to release the site for a use other than housing, as well as Breckland Council as the site was accepted for housing in the SHLAA.</p> <p>In terms of suitability, there are several Tree Preservation Orders (TPOs) on the site boundary and a powerline in the northeastern corner of the site; these can be avoided with appropriate design of the college. Additionally, the site is adjacent to new development with little screening or buffer to the new houses, these therefore need to be given due consideration to avoid detrimental impact on their amenity.</p> <p>Access to the site could be provided with a new access road off the A1075.</p> <p>The site is also located adjacent to existing education infrastructure and could therefore complement the existing schools. This proposal</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment	
							should be discussed with Breckland and Norfolk County Councils to establish demand for education provision in the town.	
Site 9	W14	Land north of Wayland Wood	19.83	Greenfield	Woodland extension/cemetery	<p>Deliverable – the main constraints to development on the site are highway access and the proximity to the adjacent SSSI.</p> <p>In terms of highway access there is not currently evidence that local networks would undermine the suitability or achievability of the site.</p> <p>In terms of landscape issues, it is considered appropriate design could mitigate any impacts.</p>	<p>This site is considered suitable for the proposed use as woodland extension or a cemetery park subject to land availability. This site is rated as amber at present as it would need to be discussed with Breckland Council (as well as the landowner) to understand if this approach would be accepted, given the site's acceptance for housing in the SHLAA.</p> <p>Access to the site is suitable for either proposed use, although a cemetery would require refurbishing the existing entrance to support vehicle entry.</p> <p>The site is likely to have high ecological value; however the proposed allocations for the site are unlikely to have a detrimental impact on this. A woodland extension would require an ecological survey to ensure that the change in make up on the site does not affect existing ecology.</p> <p>The topography of the site is flat and deemed suitable for either proposed use. Views in and out of the site are open, however overshadowing of neighbouring settlements can easily be mitigated by ensuring there is a buffer around the site boundary.</p>	
Site 10	W20	Land north east of Wayland Wood	15.74	Greenfield	Woodland extension	<p>Deliverable.</p> <p>No significant constraints on the site.</p>	As above.	
Site 11	W29	Land between Portal Avenue and Canberra	11.4	Mixture	Open space	<p>Deliverable – the site is already part of an adopted policy and as such is allocate for residential development. There are no fundamental constraints to the identification of this land for</p>	<p>The site is already part of a site specific policy (W2) saved residential allocation and open space provision. The policy states it will deliver 72 dwellings, while 5 ha will be allocated for open space. The site therefore does not need to be designated in the Neighbourhood Plan, but WTC</p>	

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
		Road				residential and open space.	can include the open space allocation as an aspirational allocation for more than 5ha open space on the site. It is suggested that the red line boundary for this site should be revised to exclude the area already developed.
Site 12	-	Land north of New Green Business Park	12.31	Greenfield	Business park extension	N/a	<p>The site is not considered suitable for allocation as a business park extension. The site has high landscape sensitivity as identified in the Breckland Landscape Assessment (2007). The site is considered to have high ecological value due to the thick hedgerows and large trees on the southern boundary. There are several trees on site which need to be given consideration (TBC).</p> <p>The eastern part of the site is currently being used as a solar farm under private ownership and therefore the proposal will likely meet objection from the landowner.</p> <p>There is little screening to the north of the site from houses which are elevated and would suffer visual impact from the development.</p> <p>The access to the site is inadequate as existing and would require extensions through the business park, however this is not considered a significant constraint.</p>
Site 13	-	Watton Youth and Community Centre	0.36	Mixture	Refurbished community centre/new housing	N/A	<p>WTC own the land and can refurbish the community centre on the existing footprint. WTC can include this as an aspiration in the plan as part of a list of projects to be paid for through planning obligations from other developments and does not need to be allocated as such.</p> <p>However, it is not considered suitable for housing as the site is designated open space on the Policies Map 2017. Additionally, there are dwellings on the eastern and western boundary to the site with little screening that currently overlook open green space. Housing development here would have significant visual impact on their residential amenity.</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
Site 14	-	Watton Sports Centre	1.52	Mixture	Protection of memorial playing fields/infill community centre adjacent to existing sports centre	N/a	<p>This site is already designated open space on the Policies Map 2017 and therefore is protected from development. WTC do not need to allocate this in their neighbourhood plan.</p> <p>With regard to the development of a community centre on the site of the sports centre, WTC are the owners of the land and therefore the land can be assumed available. The proposed infill site is highlighted on the appended proforma for reference</p> <p>This site itself is suitable for a community centre as access is good, there are no residential properties that would be impacted and the landscape is not sensitive to development. This could be included, with a revised red line boundary for the site of the proposed community centre, as an aspiration in the NP and given more in depth consideration.</p>

4. Conclusions

4.1 Site assessment conclusions

Fourteen sites were assessed to consider whether they would be appropriate for allocation for development or as local green spaces in the Watton Town Neighbourhood Plan. These included sites identified by the neighbourhood planning group, whereby the sites presented by the group were assessed in isolation instead of in conjunction with the SHLAA. The SHLAA has still been considered and referred to in the assessment, however this was not a determining factor in the selection of sites or the assessment outcome.

The site assessment needs to be understood in the context of Watton, and in particular what the NP group have intended for their Plan. Watton has received a significant amount of new housing, with several sites with planning permission as highlighted on the Policies Map 2017, yet is 3.84ha in deficit of public open space, whilst having one of the highest proportions of children in the District yet the least amount of FIT standard play space. WTC's designations of open/green space could potentially seek to address this deficit of open space, although it must be kept in mind that the country park designations cannot be allocated through a neighbourhood plan and their red line boundaries would need to be reduced in order to comply with open space criteria if WTC wish to allocate them as local green space instead.

WTC has also highlighted the apparent need for more employment and retail floorspace to meet the needs of the growing population; the latter is supported to some degree by evidence provided in Breckland Council's 2017 Addendum to the Retail and Town Centre Study.

Taken together, these factors have created a specific context and set of circumstances where WTC is focusing on seeking provision of supporting infrastructure for the new residential development to ensure a sustainable future for the town.

Overall, our initial conclusions from **Table 2 – Site Assessment Summary Table**

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
Site 1	-	East of Threxton Road Business Park	6.04	Greenfield	Business Park extension	N/A	The site is unsuitable for a business park extension as it is a greenfield site with significant constraints. It is adjacent to an existing business park designated as a General Employment Area but would require a new access off Threxton Road. While the actual location of the site, adjacent to Threxton Business Park is suitable and could form an extension to the industrial estate, the site's existing access is not adequate and would require substantial work and improvements. The site's boundary with Threxton Business Park has a significant ditch which complicates the provision of improved access and would therefore require Cranswick Country Foods to open up their private property for public access to access the site from the north.

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>The site boundary is reasonably well screened from the existing area and contained by vegetation. However, it has significant environmental constraints. It is situated in Flood Zone 3 and therefore is at high risk of flooding and not suitable for development. The site is also in the Stone Curlew Primary Buffer Zone and is unmanaged scrubland with potential ecological value.</p> <p>It should also be noted that business parks cannot be allocated through a neighbourhood plan.</p>
Site 2	-	Land south of Bridle Road	9.87	Greenfield	Retail Park	N/A	<p>This site is unsuitable for the proposed development as a retail park for several reasons. Firstly, the site is dependent on Site 1 coming forward as a business park as the existing access is not adequate to support development as a retail park. The existing access consists of small roads through a residential area that is quiet in character; increased traffic via these routes would have significant impact and the retail park would not be visible from the main road through Watton. In its current state there is no feasible way of providing suitable access to the site for such a use as the road cannot be easily widened. The access would have to be an extension of Site 1 from the west.</p> <p>The site is also adjacent to residential dwellings to the north, and whilst the site is reasonably well screened from these dwellings, it would still cause a detrimental impact to amenity in terms of acoustic impacts. To the east of the site there are residential dwellings with no screening and this would have significant visual impact.</p>
Site 3	W18	Land south of Heron Way	5.3	Greenfield	Open Space	Non-deliverable (for housing) as the Breckland SPA renders the site undeliverable, and would require a	<p>This site is considered suitable for designation as local green space. The northern parts of the site are already designated as open space, and WTC can seek to designate the whole site as</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
						revised site area to be put forward.	<p>open space in their plan.</p> <p>Whilst the site has various significant constraints, such as being located within the SPA Stone Curlew 1500m primary buffer and having minimal screening to the residential areas north and south of the site, the allocation as open space would protect the visual amenity of surrounding dwellings and the ecological integrity of the site. The site meets the Local Green Space criteria as it is not extensive in size, is easily accessible from the town and is special in nature with the vegetation and attenuation pond on site.</p> <p>The sites existing access is adequate for use as open space with good pedestrian access from the north and east of the site.</p> <p>The site has been assessed as amber because part of the site has been identified in the SHLAA and therefore Breckland County Council would need to be approached to clarify if an open space designation would be supported.</p>
Site 4	-	Land between Saham Road and Dereham Road	18.9	Mixture (part electric sub-station on west boundary)	Country Park	A small part on the east of the site is identified on the SHLAA (ST08) and is concluded to be non-deliverable (for housing).	<p>This site is considered suitable for designation as Local Green Space; however the size of the site boundary would have to be revised so that it is in accordance with the open space criteria subject to availability of the land. The western part of the site would meet the criteria, particularly as the area surrounding Loch Neaton has special local character. The eastern parts of the site are expansive stretches of land and should be removed from the site boundary should the group want to designate the site.</p> <p>It should be noted that a country park designation is not appropriate for a neighbourhood plan, however the group can highlight this as an aspiration for the site going forward and should seek to discuss this potential designation with Breckland</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>Council for inclusion in the Local Plan. It is also recommended that WTC should consider whether there are proposals they would like to add to their aspirations for this site – e.g. adding a boardwalk or information boards around the wetland/loch – as it is possible to use planning obligations from development in Watton to pay for these kinds of improvements, once the Neighbourhood Plan is “made”.</p> <p>The site has good pedestrian access from Saham Road and through the Watton Sport Centre via Loch Neaton.</p> <p>The site is linked well to sports infrastructure with Watton Sports Centre to the south and golf course to the north. Additionally, the site is well connected to existing designated green/public space (Loch Neaton) on the Policies map and would serve as an appropriate extension to this.</p> <p>The site would link up to development and the built up area to the south and provide a space of social and community value to residents in these dwellings. Views from the site are open and would serve the proposed country park well.</p> <p>Parts of the site are already designated open space, the NP group could allocate the whole site as open space in their plan as an extension of this.</p> <p>The site is a wet area and is not suitable for other forms of development.</p> <p>It is considered of the two sites proposed for a country park that this site is most appropriate for the reasons aforementioned.</p>
Site 5	W06 and W16	Land north of Church Road	24.78	Greenfield	Country Park	<p>W06 – deliverable</p> <p>W16 – non-deliverable on the basis that impact on the landscape is</p>	As above the designation as a country park is not appropriate for a neighbourhood plan however WTC can include this as aspiration in their plan or

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
						considered significant as the site is detached from the main built up area. (for housing)	<p>seek to designate the site as Local Green Space. It is recommended that WTC approach Breckland Council and discuss their aspiration to see if its use as open space would be supported as the site has already been identified in the SHLAA for housing.</p> <p>The access to the site is appropriate for use as a country park, accessible via Church Road for vehicles with good pedestrian access from Church Walk although this would require a new access point to be put in place. The site is sensitive to visual impact with open and expansive views as was evident on the visit to site; however development as a country park would preserve and protect this rather than have detrimental impact.</p> <p>The site lends itself well to being used as open space as it connects well to neighbouring residential areas and with St. Mary's Church and the designated open space within the Church grounds.</p> <p>The site is however working agricultural land, although has not been given an agricultural land classification.</p>
Site 6	W25	Land between Linden Court and Church Road	1.43	Greenfield	Open space	Non-deliverable (for housing). Access to the site for housing is not possible as it would require demolition of houses to the south, and access from the north via Church Walk is undesirable for the amount of houses proposed.	<p>The site could be designated as local green space in the Neighbourhood Plan, if it meets the relevant criteria. The site is within reasonable proximity of the town, is not an expansive piece of land and the location of the site adjacent to Church Walk and Linden Court means it could provide significant community value and is special in local context and character. As with other open space designations, WTC should approach Breckland Council to gauge whether this designation will be supported.</p> <p>At present as the availability of the site is unknown. The site lies between Linden Court Residential Care Home and houses on each</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							<p>boundary. Therefore the site has the potential to provide a communal open space that could have significant social and community value where there is currently no use on site and separation between dwellings. Furthermore, the site is undesignated and could therefore be allocated open space and contribute towards reducing Watton's open space deficit.</p> <p>Although there is no current access on to the site, a pedestrian access point could be provided off Church Walk, which would be adequate for the size of open space. There is a power line running through the centre of the site, however this is not large and could be relocated, subject to discussions with the power network operator.</p>
Site 7	W19	Land east of St. Mary's Church	4.32	Greenfield	Park woodland	<p>Deliverable (for housing). It is not anticipated that on the basis of the scale of development possible on site that the utilities constraints are likely to bring into question the achievability of the site.</p> <p>The impact upon the landscape is an issue, but as the site adjoins the built-up area of Watton it is considered that appropriate design measures could mitigate against this effect.</p>	<p>It is assumed that the landowner's intentions are to develop this site for residential use as a planning application was submitted (and refused) in 2017. The application was refused on the basis that development of the site would have a negative impact on important rural features of the location. Additionally, it would be harmful to the setting of a Grade 2 Heritage Asset.</p> <p>This site may be suitable for woodland however there are a few considerations to be noted. Firstly, a substantial boundary would need to be retained between the settlement to the south and the woodland. Secondly, an ecological survey would need to be undertaken to ensure that changing the ecology does not have an adverse effect on existing ecology.</p> <p>The site meets the criteria for open space and is therefore considered appropriate in that context. However, given that the landowner's intentions seem clear, and that the site was identified for housing in the SHLAA, WTC will have to approach both the landowner and Breckland Council to</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
							establish whether a designation for open space would be acceptable.
Site 8	W15	Land between Thetford Road and Wayland Academy	1.9	Greenfield	Sixth Form College	Deliverable. Much of the allocation has already been delivered, only the land to the north of the identified site is available. There are not considered to be any severe constraints on the site.	<p>The site could be allocated for a sixth form college in the Neighbourhood Plan, if evidence of need for education provision in the town was provided by the Local Education Authority (Norfolk County Council) and if the site is available.</p> <p>W15 has planning permission for housing other than the northern part of the NP site which does not have permission and is the only part of W15 remaining undeveloped. Therefore, it is advisable that WTC approach the landowner to establish whether they are willing to release the site for a use other than housing, as well as Breckland Council as the site was accepted for housing in the SHLAA.</p> <p>In terms of suitability, there are several Tree Preservation Orders (TPOs) on the site boundary and a powerline in the northeastern corner of the site; these can be avoided with appropriate design of the college. Additionally, the site is adjacent to new development with little screening or buffer to the new houses, these therefore need to be given due consideration to avoid detrimental impact on their amenity.</p> <p>Access to the site could be provided with a new access road off the A1075.</p> <p>The site is also located adjacent to existing education infrastructure and could therefore complement the existing schools. This proposal should be discussed with Breckland and Norfolk County Councils to establish demand for education provision in the town.</p>
Site 9	W14	Land north of Wayland Wood	19.83	Greenfield	Woodland extension/cemetery	Deliverable – the main constraints to development on the site are highway access and the proximity to the adjacent SSSI.	This site is considered suitable for the proposed use as woodland extension or a cemetery park subject to land availability. This site is rated as amber at present as it would need to be discussed

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
						<p>In terms of highway access there is not currently evidence that local networks would undermine the suitability or achievability of the site.</p> <p>In terms of landscape issues, it is considered appropriate design could mitigate any impacts.</p>	<p>with Breckland Council (as well as the landowner) to understand if this approach would be accepted, given the site's acceptance for housing in the SHLAA.</p> <p>Access to the site is suitable for either proposed use, although a cemetery would require refurbishing the existing entrance to support vehicle entry.</p> <p>The site is likely to have high ecological value; however the proposed allocations for the site are unlikely to have a detrimental impact on this. A woodland extension would require an ecological survey to ensure that the change in make up on the site does not affect existing ecology.</p> <p>The topography of the site is flat and deemed suitable for either proposed use. Views in and out of the site are open, however overshadowing of neighbouring settlements can easily be mitigated by ensuring there is a buffer around the site boundary.</p>
Site 10	W20	Land north east of Wayland Wood	15.74	Greenfield	Woodland extension	Deliverable. No significant constraints on the site.	As above.
Site 11	W29	Land between Portal Avenue and Canberra Road	11.4	Mixture	Open space	Deliverable – the site is already part of an adopted policy and as such is allocated for residential development. There are no fundamental constraints to the identification of this land for residential and open space.	<p>The site is already part of a site specific policy (W2) saved residential allocation and open space provision. The policy states it will deliver 72 dwellings, while 5 ha will be allocated for open space. The site therefore does not need to be designated in the Neighbourhood Plan, but WTC can include the open space allocation as an aspirational allocation for more than 5ha open space on the site. It is suggested that the red line boundary for this site should be revised to exclude the area already developed.</p>
Site 12	-	Land north of New Green	12.31	Greenfield	Business park extension	N/a	The site is not considered suitable for allocation as a business park extension. The site has high landscape sensitivity as identified in the

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
		n Busin ess Park					<p>Breckland Landscape Assessment (2007). The site is considered to have high ecological value due to the thick hedgerows and large trees on the southern boundary. There are several trees on site which need to be given consideration (TBC).</p> <p>The eastern part of the site is currently being used as a solar farm under private ownership and therefore the proposal will likely meet objection from the landowner.</p> <p>There is little screening to the north of the site from houses which are elevated and would suffer visual impact from the development.</p> <p>The access to the site is inadequate as existing and would require extensions through the business park, however this is not considered a significant constraint.</p>
Site 13	-	Watto n Youth and Com munit y Centr e	0.36	Mixture	Refurbis hed commu nity centre/n ew housing	N/A	<p>WTC own the land and can refurbish the community centre on the existing footprint. WTC can include this as an aspiration in the plan as part of a list of projects to be paid for through planning obligations from other developments and does not need to be allocated as such.</p> <p>However, it is not considered suitable for housing as the site is designated open space on the Policies Map 2017. Additionally, there are dwellings on the eastern and western boundary to the site with little screening that currently overlook open green space. Housing development here would have significant visual impact on their residential amenity.</p>
Site 14	-	Watto n Sport s Centr e	1.52	Mixture	Protecti on of memori al playing fields/inf ill commu nity centre adjacen	N/a	<p>This site is already designated open space on the Policies Map 2017 and therefore is protected from development. WTC do not need to allocate this in their neighbourhood plan.</p> <p>With regard to the development of a community centre on the site of the sports centre, WTC are the</p>

NP Site Ref.	SHLAA Site Ref.	Location	Site area (ha)	Site type	Proposed development	SHLAA conclusion	AECOM site assessment
					t to existing sports centre		owners of the land and therefore the land can be assumed available. The proposed infill site is highlighted on the appended proforma for reference This site itself is suitable for a community centre as access is good, there are no residential properties that would be impacted and the landscape is not sensitive to development. This could be included, with a revised red line boundary for the site of the proposed community centre, as an aspiration in the NP and given more in depth consideration.

- Eight sites (Sites 3 through to 10) have been identified as potentially appropriate for allocation as they are suitable and achievable, however the land availability is unknown. It is considered that these sites should not be discounted at this point given the approach that WTC intends to take by approaching landowners after this initial assessment has been done. Therefore, whether these sites are available will become clear in due time. It will then be known whether the site can or cannot be allocated in the Neighbourhood Plan. Of these eight sites, four were identified as capable of delivering housing by Breckland Council's SHLAA – as such, discussions with the Council will need to be held, as well as with the landowner, to establish whether the alternative proposed use would be acceptable.
- Two sites can be included as aspirations rather than allocations, Sites 11 and 13, giving existing designations. Site 11, which is part of a site specific policy (W2) and has been saved to deliver 72 dwellings, while 5 ha will be allocated for open space. WTC can include the site as an aspirational allocation in the NP should they want to allocate more than 5ha of open space. The refurbishment of the community centre on Site 13 could be included as an aspiration on a list of projects in the NP to enable WTC to secure funds through planning obligations and S106 negotiations from other developments.
- One site, Site 14, was not considered to require allocation within the NP as it is already afforded protection for its purpose within the emerging Local Plan. In, addition the alternative proposal for the site to construct a community centre as part of an extension to Watton Sports Centre can be included as an aspiration in the NP as this point, and given more due consideration should this be an option that WTC want to pursue. The land can be assumed available and does not have any significant environmental constraints and therefore may be feasible.
- Three sites (Site 1, Site 2 and Site 12) are not considered appropriate for allocation as they have several significant constraints that make the proposed development for the site unfeasible. Site 1 and Site 2 both suffer from inadequate access and environmental constraints. Both sites fall within Breckland SPA Stone Curlew 1500m Primary Buffer, in addition Site 1 is in Flood Zone 3b. Site 1 would require new access through a boundary that has a significant ditch, whilst Site 2 depends on Site 1 coming forward to provide adequate access as existing access is through small residential roads. Site 12 is not considered appropriate due its high landscape sensitivity as identified in Breckland's Landscape Character Assessment and Watton Town Council's Character Appraisal.

4.2 Next steps

The suggested next steps are for WTC to take the site identified for allocation or potential allocation forward to landowners and/or Breckland Council and discuss the availability and agreeability for the proposed uses that the NP group intend for each site. Depending on the outcomes of these discussions, WTC will then need to select the preferred sites for allocation taking into consideration:

- The findings of this site assessment;
- The outcomes of the Examination into the emerging Local Plan;
- Development of the vision and objectives for Watton;
- Identification of priorities and key projects for the town e.g. improved community centre or sports facilities, boardwalk for wetland/loch areas, etc, which could be funded by planning obligations from developments;
- Engagement with the landowners of the sites which could potentially be allocated for development;
- Dialogue with BDC planning officers, particularly with regard to the country park proposals and also for potential open space designations where those sites have already been accepted for housing in the SHLAA; and
- Engagement with the community on the release of these sites.

Furthermore, it is recommended that WTC undertake further research and evidence compilation to assist in their site proposals to landowners. Particularly for employment uses where existing evidence supporting the emerging Local Plan suggests that further provision in Watton is not required.

Additional technical support is available through the Locality framework to help WTC with some of these next steps.

4.3 Viability

This assessment has not considered the viability of sites for the development proposed. However, the Neighbourhood Plan must be able to demonstrate that the sites are likely to be financially viable (also known as 'achievable') to develop. Whilst the sites are not being assessed for housing, viability assessments can be useful where WTC believe housing allocations for site may not be appropriate.

It is recommended that WTC seek advice on viability of sites from BDC. BDC will have Local Plan evidence base reports such as the Plan Viability, Affordable Housing and CIL Study that will indicate whether sites in Watton are likely to be viable for development.

The Town Council could also approach any landowner or developer that is actively promoting a site for the Neighbourhood Plan for evidence that the site is viable.


Further advice on viability is also provided in the Locality's CIL Neighbourhood Planning toolkit.¹¹

¹¹ Available at <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>

Appendix A Completed site appraisal pro- formas

Site Assessment Proforma

General information

Site Reference / name	Site No. 1 Business Park West Extension
	 <p>Google Earth © 2018 Google Imagery © 2018 GeoEye/GeoEye Inc.</p>
Site Address (or brief description of broad location)	The site is located on the western boundary of the Neighbourhood Plan area. The site is south of Brandon Road, adjacent to the existing business park on Threxton Road.
Current use	Undeveloped Land
Proposed use	Business Park Extension
Gross area (Ha) Total area of the site in hectares	6.04
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Neighbourhood Plan group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3PL/2016/1328/F – Erect 20M telecommunications mast, 6 antennas, (2) 600mm dishes, radio equipment cabinets and ancillary works within a secure fenced compound – Full – Permission.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	As an extension to the existing Threxton Road industrial Estate, the current access to the site is adequate for the proposed development. However this is only accessible through private industrial property, current public access to the site is poor and would need significant works to provide adequate access.
Is the site accessible? Provide details of site's connectivity	The site can be accessed from Linmore Court of Threxton Road to the west, connecting to Brandon Road to the north through the existing business park. To the east the northern part of the site can be accessed from Stokes Avenue.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	<p>The site falls within Flood Zone 3a and is adjacent to a County Wildlife Site as set out by the policies maps of the Existing Development Plan.</p> <p>The site also falls within the SPA Stone Curlew 1500m Primary Buffer highlighted on the Policies Map 2017.</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p>High</p>	<p>The site is scrubland which might have some ecological value. There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>The site is in the Stone Curlew</p>

		Primary Buffer Zone.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>Landscape Sensitivity as identified in Watton Character Appraisal 2018</p> <p>Visual Sensitivity as identified in Breckland Council Landscape Character Assessment 2007 – the views in and out of the site are well screened, visual impact will be mitigate by this.</p>
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p>Some Loss</p>	<p>New access would have to be built on site adjacent to the west which is currently agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure 	<p>Poorly located</p>	

facilities <ul style="list-style-type: none"> • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	Unknown		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	High	The site is greenfield with dense vegetation and trees defining the boundaries to the east, west and south of the site. The proposed development of a business park and the industrialisation of the site would incur significant loss of habitats, mature trees and hedgerows.	
Public Right of Way	/None		
Existing social or community value (provide details)	/No	It is considered that the site has no social or community value. Whilst the site is large open green space, it is surrounded by dense vegetation and only accessible from the industrial estate to the north and therefore not considered to be of community use or value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat / plateau – some flat areas with some slight sloping areas.
Coalescence Development would result in neighbouring settlements merging into one another.	Yes – would result in the existing industrial estate merging into a residential neighbourhood to the east.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

Any other comments?	
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25, 35 dph):	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site's accessibility is poor and would require significant improvements and a new road. The site boundary however has a significant ditch surrounding it. The site is located within Flood Zone 3a and is a greenfield site, development here would increase risk of flooding The site has high ecological value as existing unmanaged scrubland and within the SPA Stone Curlew Primary Buffer Zone.

Site Assessment Proforma

General information

Site Reference / name	<p>Site No. 2 – Retail Park West</p>  <p>Google Earth © 2018 Google Map data © 2018 Getmapping plc</p>
Site Address (or brief description of broad location)	<p>The site is located directly south of Stokes Avenue and Bridle Road, to the south of Brandon Road. The site is adjacent to Site 1 the west.</p>
Current use	<p>Agricultural land</p>
Proposed use	<p>Retail Park</p>
Gross area (Ha) Total area of the site in hectares	<p>9.87</p>
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by landowner etc.)	<p>Neighbourhood Plan group</p>

Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome?

Suitability**Site Characteristics**

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

The current access to the site is not adequate for the proposed use of a retail park. The site can currently only be accessed via Bridle Road to the north which connects to Stokes Avenue in a residential neighbourhood. The roads are small and the area is quiet in nature. The increase in footfall and traffic would not be supported by the existing access. The potential for access is from the west should the business park extension site come forward, this would connect to the site and provide the access required through a non-residential area. There is also potential for supporting access to be provided through extensions of Woodpecker Drive and Mallard Road from the north, however this is a residential area and there is a ditch running along the northern boundary.

Is the site accessible?

Provide details of site's connectivity

The site is difficult to access, but can be accessed from the north via Bridle Road and Stokes Avenue, although there is a dense vegetation buffer on the boundary to these roads.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p>	<p>The site falls within an SPA Buffer zone as well as encompasses a County Wildlife Site as set out by Development Plan policies map.</p>

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	etc	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low	There could be potential for protected species; ecological survey would be required ahead of any planning application. The boundaries have hedgerows and some mature trees which would need to be given consideration and could have ecological value
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low landscape sensitivity Medium visual impact	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	The sites current use is agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden 	Limited or no impact or no requirement for mitigation	

<ul style="list-style-type: none"> Registered Battlefield Listed building Known archaeology Locally listed building 		
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Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is **poorly located** if > 800m, **moderately located** if 400m to 800m, and **favourably located** if < 400m from services.

Poorly located

Observations and comments

Other key considerations

Are there any Tree Preservation Orders on the site?

Several
Few
None
Unknown

Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?

High

Development of the site would lead to direct loss of habitat. There is a County Wildlife Site designation within the site too that would be affected.

Public Right of Way

None

Existing social or community value (provide details)

No

The current use is agricultural and therefore not considered to have social or community value.

Is the site likely to be affected by any of the following?

Yes

No

Comments

Ground Contamination

☐
☒

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations

☐
☒

Characteristics

Characteristics which may affect development

Comments

on the site:	
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – The site is adjacent to a quiet residential neighbourhood. Development of a retail park would be large enough to significantly change this character.
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary


Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions			
Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input checked="" type="checkbox"/>		
The site is not appropriate for allocation	<input checked="" type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	n/a		

<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<ul style="list-style-type: none"> • The site's access is not adequate for use as a retail park, and is reliant on Site 1 coming forward as a business park to then extend access from the west. Access via existing routes is not adequate as this would go through a quiet residential area with small roads not large enough to support traffic associated with a retail park • There would visual and acoustic impact on amenity of the existing dwellings to the north and east of the site • Development would be large enough to change the character of the site from a residential area to commercial. • The site is within the Stone Curlew Primary Buffer zone.
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Site Assessment Proforma

General information

Site Reference / name	<p>Site No.3 – Heron Way Open Space</p>  <p>Google Earth ©2010 Google Images © 2010 GeoMedia, etc.</p>
Site Address (or brief description of broad location)	<p>The site is located to the south of Brandon Road off Heron Way, Kingfisher Way and Mill Road to its north. The site is east of Watton Westfield Infant and Nursery School, east of West Road.</p>
Current use	<p>Open/Green Space – part of the site is designated open space</p>
Proposed use	<p>Open Space</p>
Gross area (Ha) Total area of the site in hectares	<p>5.3</p>
SHLAA site reference (if applicable)	<p>W18</p>
Method of site identification (e.g. proposed by landowner)	<p>Proposed in Breckland SHLAA 2014 and Neighbourhood Plan Group.</p>

etc.)	
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Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed use as Open Space.
Is the site accessible? Provide details of site's connectivity	There are several access points from the north via Kingfisher Way, Heron Way and Mill Road. From the east the site can be accessed via West Road and from the south the site can be accessed from Jubilee Road and Queensway.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	No	The site lies within the SSSI Impact Risk Zone of Weyland Woodland, however its proximity is fairly distant
Ecological value?	High	There could be potential for

Could the site be home to protected species such as bats, great crested newts, badgers etc.?		protected species; ecological survey would be required ahead of any planning application. Thick hedgerow, several mature trees and quality open space. There was a large amount of birds on site when visited. Site also has an attenuation pond which will have ecological value.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	Whilst the site directly impacts a registered park and garden the impact will not be adverse and will be mitigated.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	favourably located	Observations and comments
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Other key considerations

Are there any Tree Preservation Orders on the site?	Few		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low/	The proposed use as protected open space would preserve habitats.	
Public Right of Way	/None		
Existing social or community value (provide details)	Yes	The site is currently public open/green space and serves the local community. However the proposed development to maintain the space as open space will mitigate against any loss of social or community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat

Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	The site has no buffers north or south and consequently houses have views of the site, however maintenance as open space is unlikely to have any visual or overshadowing impact.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is owned by Breckland District Council and part of the site owned by Norfolk County Council.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions


Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25, 35 dph):	

<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<ul style="list-style-type: none"> • The site has significant constraints, it is within the Breckland SPA and has an attenuation pond on site • The site has significant ecological value. • The site is not screened for various residential neighbourhood • However, the proposed use as open space would have no detrimental impact on any of these issues, and allocating it as open space would preserve the ecological integrity. • Access to the site is adequate for use as open space as there is good pedestrian access from the north and east via residential areas. • Availability currently unknown
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Site Assessment Proforma

General information

Site Reference / name	Site No.4 – Country Park North 
Site Address (or brief description of broad location)	The site is located north of Brandon Road, off of Saham Road. The site lies to the north west of Loch Neaton, west of Dereham road.
Current use	Partially agricultural, partially undeveloped land
Proposed use	Country Park
Gross area (Ha) Total area of the site in hectares	18.9
SHLAA site reference (if applicable)	Partial ST08
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed use as a county park. The site has good pedestrian access from both Dereham Road and Saham Road.
Is the site accessible? Provide details of site's connectivity	The site can be accessed from the eastern and western boundaries, from Dereham Road and Saham Road respectively. There is potential to increase accessibility from the south from Sharman Avenue, however this is a residential area and development may be complicated.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	No Site lies within Impact Risk Zone of one/two SSSIs etc	Part of the northern boundary falls in to Flood Zone 3b. The site is within an SSSI Impact Risk Zone, however is on the outer extents.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application. The west part of the site is likely to be low ecological

		value, however to the east
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p>Some loss</p>	To the east of the site there is some land currently being used as part of Loch Farm, this would be lost.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Question	Assessment guidelines	Comments
Is the site, in general terms, close/accessible to local amenities such as (but not limited to): <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure 	<p>moderately located</p>	Observations and comments

<p>facilities</p> <ul style="list-style-type: none"> • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	Unknown		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	medium	The site is adjacent to the a Priority Habitat Inventory (Deciduous Woodland), and therefore there is potential to lead to the loss of habitats with development.	
Public Right of Way	None		
Existing social or community value (provide details)	No	The site is currently an open field, with partial segment owing to Loch Farm, and therefore it is considered to be of no significant social or community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Slight slope
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes
Any other comments?	The site was chosen because it can link to sites that are under development and will link to existing sports

	infrastructure and Loch Neaton. Furthermore, the site is a floodplain so not suited for other development. There are open views suitable for a country park.
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part of the site is owned by Watton Town Council. The electricity substation is owned by Eastern Power Networks plc and other parts (such as Loch Farm) are privately owned and would require consultation.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (15, 25, 35 dph):	n/a		
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> There is good pedestrian access from Saham Road and through Watton Sports Centre. The site is linked well to sports infrastructure with Watton Sports Centre on the south east boundary and a golf course to the north. Parts of the site are already designated open space, a 		

	<p>country park would not affect this.</p> <ul style="list-style-type: none"> • The park would link up to potential development site and the rest of the built up area. • The site is a known wet area and is not suitable for development. • The site is appropriate for allocation as Local Green Space with a revised smaller site boundary – a country park cannot be allocated in a NP, but the aspiration should be acknowledged and discussed with BDC • Availability currently unknown
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Site Assessment Proforma

General information

Site Reference / name	Site No.5 – Country Park East
	
Site Address (or brief description of broad location)	The site is located east of Dereham Road, adjacent north of Church Road, with the sites eastern boundary running along Redhill Lane next to Redhill Country park.
Current use	Undeveloped Land
Proposed use	Country park
Gross area (Ha) Total area of the site in hectares	24.78
SHLAA site reference (if applicable)	Partial W06 and W16
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3PL/2010/0947/F – Single storey extension to motor repair workshop & C/U of agricultural land to accommodate new access roadway – Full – Permission			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for a Country Park.
Is the site accessible? Provide details of site's connectivity	The site can be accessed from the south via Church Road and from the west via Dereham road. There is an existing Country Park being serviced by Church Road, however this is not of the scale of the proposed site. Therefore multiple access points need to be considered, and there is potential for a new road on the northern boundary of the site.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p>	Part of the site to the north falls in Flood Zone 3a.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p>Low</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>Potential ecological value on boundaries however low ecological value in agricultural land.</p>

Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are 2 listed buildings adjacent to the site on the southern boundary.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) 	<p>favourably located</p>	

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat /
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Views are open and scenic providing good natural asset for a country park. The site would have potential pedestrian access through Church Walk and links up well with the Church and cemetery grounds to the south. The site is working agricultural land so would be subject to agricultural land classifications.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary


Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input type="checkbox"/>		
Potential housing development capacity (15, 25, 35 dph):			
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site views lend itself to public open space • There would be no detrimental impact on the landscape. • The site links with the Church and residential neighbourhoods • Existing access to the site is adequate for use as a country. Pedestrian access is good, accessible from Church Road and Church Walk. • The site is appropriate for allocation as Local Green Space with a revised smaller site boundary – a country park cannot be allocated in a NP but the aspiration should be noted and discussed further with BDC • Availability currently unknown 		

Site Assessment Proforma

General information

Site Reference / name	Site No.6 – Norwich Road Open Space
	
Site Address (or brief description of broad location)	The site is located north of Norwich Road, in between Cadman Way and Church Road, south of Church Walk.
Current use	Undeveloped land – unmanaged open space
Proposed use	Open space
Gross area (Ha) Total area of the site in hectares	1.43
SHLAA site reference (if applicable)	W25
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group and Breckland District SHLAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is no current access to the site. For this to become a usable open space the site would need to be opened up and access provided. There is potential for pedestrian access off of Church Walk and the site lends itself to be accessed through this route.
Is the site accessible? Provide details of site's connectivity	The site is served by multiple access points. The site can be accessed from the east via Railway Mews joining on to Church Road. The site can also be accessed from the west via Kittell Close joining Cadman Way as well as from the north via Church Walk.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p>	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>The site is scrubland and could have potential ecological value.</p>

<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>Site boundaries have vegetation buffers that block views of residential dwellings to the south therefore any visual impact is likely to be low.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is located near 2 listed buildings to the north east of it, however the proposed use as open space is unlikely to have any impact on these.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) 	<p>favourably located</p>	

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	None		
Existing social or community value (provide details)	No	The site is currently undeveloped and lies behind residential buildings and lies behind residential buildings, it is therefore considered to have no significant social or community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site has a power line and pole in the centre.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat /
Coalescence Development would result in neighbouring settlements merging into one another.	/No
Scale and nature of development would be large enough to significantly change size and character of settlement	/No
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is well located to serve as open space in between housing on what is currently unmanaged open space. The site backs onto Linden Court and could therefore provide a degree of social and community value. The site is currently undesignated and could help Watton reduce its deficit in public open space. Availability currently unknown

Site Assessment Proforma

General information

Site Reference / name	<p>Site No.7 – Church Road Park Woodland</p> 
Site Address (or brief description of broad location)	The site lies directly south of Church Road, north of Hunters Oak and the surrounding residential neighbourhood.
Current use	Partially used as church grounds and cemetery, community allotments and undeveloped land.
Proposed use	Park Woodland – to screen country park from settlements to the south
Gross area (Ha) Total area of the site in hectares	4.32
SHLAA site reference (if applicable)	W19
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group and Breckland District SHLAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3PL/2017/1175/F – Residential development of 9 bungalows with associated infrastructure and public open space – Full – Refusal The application was refused on the grounds that development of the site would have a negative impact on important rural features of the location. Additionally, it would be harmful to the setting of a Grade 2 Heritage Asset.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed use as park woodland.
Is the site accessible? Provide details of site's connectivity	The site is accessible from various points. The site can be access from the north and east via Church Road, or from the south via Hunters Oak.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	No Site lies within Impact Risk Zone of one/two SSSIs	The site has designated open space on the eastern side as set out by the policies map.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms	High landscape sensitivity	As the purpose of the woodland is to screen settlement, consideration

<p>of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High visual impact</p>	<p>needs to be given to existing dwellings not to overshadow or impact amenity.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>The allotments to the south of the site would be lost</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>The site encompasses the church and cemetery. The church is a listed building and therefore the entire church grounds would be affected by development.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and</p>	<p>favourably located</p>	

favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low/	The development of park woodland would create habitat.	
Public Right of Way	Yes	Church grounds	
Existing social or community value (provide details)	Yes/	The site contains a church and cemetery, as well as community allotments, all deemed to have social and community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat /
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	The proposed use as woodland is to be brought forward in tandem with the country park on site 5 and screen the settlement to the south.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner's intentions are to develop the site as a planning application was submitted and refused in 2017.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The use of the site as woodland might overshadow the adjacent dwellings and have a detrimental impact to their amenity. Therefore the site would be suitable if the woodland maintained a significant boundary from the dwellings. The site has no outstanding designations and is not working agricultural land, so there are no obvious reasons preventing a woodland. This would however be subject to an ecological survey to ensure that changing the ecology of the site does not have an adverse effect on existing ecology. As there has already been planning applications for housing, the landowner will likely object to use as woodland – also classed as deliverable for housing in SHLAA so a change in use would need to be discussed with BDC too

Site Assessment Proforma

General information

Site Reference / name	<p>Site No.9 – Thetford Road 6th Form</p>  <p>Google Earth © 2019 Google Map © 2019 Garmin Ltd</p>
Site Address (or brief description of broad location)	The site is adjacent west of Thetford Road, south of Churchill Close and east of Wayland Academy.
Current use	Undeveloped land
Proposed use	6 th Form College
Gross area (Ha) Total area of the site in hectares	1.9
SHLAA site reference (if applicable)	W15
Method of site identification (e.g. proposed by landowner etc.)	Proposed by SHLAA and NP group

Context

Is the site: Greenfield: land (farmland, or open space, that	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

has not previously been developed)	<input checked="" type="checkbox"/>			
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3NM/2014/0094/NMA – NMA to 3PL/2013/0510/F – re-position plots 42 & 44-46 to avoid rising water main – Non material minor amendment - Permission			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed development as a 6 th form college
Is the site accessible? Provide details of site's connectivity	The site can be accessed from Thetford road which is a large road and from the north via Churchill close. There is potential to add access from the south to relieve traffic from other points.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	<p>The site is in close proximity to the Wayland Wood SSSI.</p> <p>The site has been allocated on the policies map (W1)</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>Site is scrubland, there could be potential ecological value.</p>

<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Medium visual impact</p>	<p>There is no screening between the site and dwellings to the south, therefore consideration would need to be given to these houses to not have detrimental impact on amenity or visual impact.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) 	<p>moderately located</p>	

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low	No significant habitats on the site	
Public Right of Way	None		
Existing social or community value (provide details)	No	The site is currently undeveloped and unusable, therefore considered to have no community or social value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a power line on the north east corner of the site which would need to be given consideration to be built around.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes
Any other comments?	Views in and out of the site are ok apart from the dwellings to the south.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – however much of the land south of the site has recently/is still being developed and therefore the site may be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions


Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is well located, near existing education infrastructure. Site access is adequate for a 6th form college. Thetford Road serves the site and is capable of supporting the additional traffic. The site has little evident ecological value – there are a few TPOs on the site boundary to consider however these can be avoided. The site is adjacent to existing built up area and would infill between the new development and older settlements to the north. Need evidence for requiring a new sixth form college – to discuss with LEA Site considered capable of delivering housing in SHLAA so would need discussion with BDC to propose

	alternative use
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Site Assessment Proforma

General information

Site Reference / name	Site No.10 – Wayland Wood Extension 1
	
Site Address (or brief description of broad location)	The site is located between Priory Road and Griston Road, north of Wayland Wood.
Current use	Undeveloped land
Proposed use	Wood extension/cemetery
Gross area (Ha) Total area of the site in hectares	19.83
SHLAA site reference (if applicable)	W14
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group and SHLAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed use as woodland extension
Is the site accessible? Provide details of site's connectivity	The site is accessible from Thetford Road, where the current landowner has an entrance on to site which with minimal intervention would serve as adequate access for either a cemetery or woodland extension.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	<p>The site is directly adjacent to the Wayland Wood SSSI</p> <p>Part of the site on the western boundary is in flood Zone 3a as identified by the policies map</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p>High</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>There is potential ecological value as 2 matures trees are on site, also adjacent to woodland.</p>
Landscape and Visual Impact	<p>Low landscape sensitivity</p>	

<p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low visual impact</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m,</p>	<p>Poorly located</p>	

moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	Unknown	Unknown however 2 mature trees on site which would need to be built around.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	medium		
Public Right of Way	/None		
Existing social or community value (provide details)	No	The site is currently undeveloped and unused so therefore has no community or social value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	/No
Any other comments?	Views in and out of the site are open.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments

Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – Watton Town Council know the landowner and would have to approach them to find out availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site's access is good, there is an entrance of Thetford Road however this would need refurbishment should the use as a cemetery be brought forward. The views on the site are open with settlements on the north eastern and north western boundary. However, with sufficient buffer areas woodland is unlikely to cause overshadowing, and use as a cemetery is unlikely to have significant detrimental visual impact. The site is likely to have significant ecological value given its proximity to ancient woodland; therefore the proposed uses are seen as suitable allocations to preserve the existing ecological value. Availability unknown Site considered deliverable for housing in SHLAA

Site Assessment Proforma

General information

Site Reference / name	<p>Site No.10 – Wayland Wood Extension 2</p> 
Site Address (or brief description of broad location)	The site is located adjacent to Griston Road on the north east boundary of the site, south of Field Maple Road. The site lies north east to Wayland Wood.
Current use	Partial agricultural and undeveloped land.
Proposed use	Woodland Extension– northern corner has permission for 9 bungalows.
Gross area (Ha) Total area of the site in hectares	15.74
SHLAA site reference (if applicable)	W20
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The current access is adequate for the proposed woodland extension
Is the site accessible? Provide details of site's connectivity	The site is accessible from Griston Road and from Field Maple Road to the north. The proposed use as woodland extension does not require any increased access beyond the existing.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	The site is adjacent to an SSSI, however the proposed use as woodland extension is not likely to impact
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low	Agricultural land with low potential ecological value
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? Low sensitivity: site not visible or less visible from	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	Dwellings to the north of the site would need be given consideration that no overshadowing occurs as a result of woodland extension.

<p>surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	Observations and comments
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low	New habitat would be provided	
Public Right of Way	None		
Existing social or community value (provide details)	No	The site is undeveloped with parts owing to agricultural land, therefore it is considered to have little social/community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
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Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – the north eastern corner has planning permission for 9 bungalows, which would suggest parts of the site are available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site is working agricultural land therefore has low ecological value. The site does not have an agricultural land classification and therefore can be allocated. Same as site 9

Site Assessment Proforma

General information

Site Reference / name	<p>Site No.12 – Portal Avenue Open Space</p> 
Site Address (or brief description of broad location)	The site is located south of Norwich road, in between Portal Avenue to the west and Canberra Road/Washington Drive to the east, north of Elworthy Close.
Current use	Residential; undeveloped; allotment
Proposed use	Open Space
Gross area (Ha) Total area of the site in hectares	11.4
SHLAA site reference (if applicable)	W29
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group and SHLAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3PL/2014/1378/F – Residential development for 80 dwellings with associated servicing and infrastructure – Full - Permission			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site's current access is adequate for the proposed use as open space.
Is the site accessible? Provide details of site's connectivity	The site is accessible via Norwich Road on the northern boundary, which provides good connectivity to wider areas. The site can be access from both east and west boundaries via Canberra Road and Portal Avenue respectively.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p>	The site has a saved residential allocation as identified by the policies map as well as identified as open space.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p>High</p>	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact?	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	Views are open with houses to east and west. Maintenance as open space is unlikely to have significant visual impact.

<p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	No loss	Allotment in south west corner may be impacted.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) ed to minimise flood risk to people, ities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	

Other key considerations			
Are there any Tree Preservation Orders on the site?	Several	Several mature trees across the centre of the site.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low/	The site has limited mature trees or hedgerows and is enclosed by residential neighbourhoods. The use as open space is also unlikely to impact on what habitat does exist.	
Public Right of Way	Yes	Part of the site is existing housing and pathways on the north west part of the site.	
Existing social or community value (provide details)	Yes	The site encompasses several houses as well as an allotment.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat – with slight slopes
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Site is suitable for open space within housing settlements.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments

Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is part of a site specific policy (W2) and is saved for residential development which can deliver 72 dwellings and open space provision.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site does not need to be allocated as it already has designation for some open space Could be included as aspiration for more open space in the proposed development

Site Assessment Proforma

General information

Site Reference / name	Site 13 – Business Park East 
Site Address (or brief description of broad location)	The site lies south east of Watton Green and north of Norwich road. The site is directly north of New Green business park.
Current use	Partially undeveloped; solar panel farm; agricultural
Proposed use	
Gross area (Ha) Total area of the site in hectares	12.31
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group.

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	3PL/2016/1401/F – Proposed general purpose storage building for agricultural use. Open fronted with mono pitch sloping down toward rear – Full – Permission			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site's current access is adequate for the proposed development of a business park, however would benefit from slight improvements.
Is the site accessible? Provide details of site's connectivity	The site can be access from Watton Green from the north west of the site, or via Norwich road to the south which provides good connectivity to surrounding areas. The site lies directly north of an existing business park and would act as an extension of this, therefore there is potential to extend the multiple existing entrances to this park up to the site to improve access from Norwich road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p> <p>The boundaries of the site are likely to have significant ecological value.</p>
Landscape and Visual Impact	High landscape	The site is well screened from

<p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>sensitivity medium visual impact</p>	<p>surrounding area with a few houses to the north to consider.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) 	<p>Poorly located</p>	<p>Observations and comments</p>
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Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		
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Other key considerations

Are there any Tree Preservation Orders on the site?	Few	There are a few trees on site which would need to be given consideration to be built around.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	medium	There is dense vegetation of mature trees and hedgerows running through the site and defining the boundaries, these would likely be impacted by development.	
Public Right of Way	Yes	The site encompasses a farm and the associated estate, this would likely be impacted by development.	
Existing social or community value (provide details)	Yes	The site encompasses a solar farm, deemed to have social/community value that would be impacted by development.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Slope towards the north of the site
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The site has high landscape sensitivity as identified in Breckland Landscape Assessment (2007). The site has high ecological value There are several trees on site which need to be given consideration There is little screen to the north of the site from houses who are elevated and would suffer visual impact

Site Assessment Proforma

General information

Site Reference / name	Site No.13 – Community Centre 1
	
Site Address (or brief description of broad location)	The site address is 38 Harvey street, north of the High Street and east of Saham Road.
Current use	Partially youth and community centre.
Proposed use	Community centre/knock down for houses and relocate different location
Gross area (Ha) Total area of the site in hectares	0.36
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by landowner etc.)	Proposed by NP group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

including the curtilage of the developed land and any associated infrastructure.				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access through a small road on the back of houses not suitable for a community centre
Is the site accessible? Provide details of site's connectivity	The site is accessible from Harvey Street leading on to the High Street providing good connectivity to wider areas.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	<p>No</p> <p>Site lies within Impact Risk Zone of one/two SSSIs</p> <p>etc</p>	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features	<p>Low landscape sensitivity</p> <p>Medium visual impact</p>	Development of houses on the green space to the back of the existing centre could have significant visual impact on neighbouring properties, however continued use as community centre is unlikely to have any impact.

<p>could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is designated open space as identified by the policies map and lies adjacent to a conservation area.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>favourably located</p>	

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low/		
Public Right of Way	Yes	Site encompasses paths to community centre	
Existing social or community value (provide details)	Yes	Site encompasses youth and community centre deemed to have significant social and community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines crossing the front of the site

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Views – houses on east and west are currently overlooking open space so development here could have significant impact on amenity.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned by Watton Town Council.

development (if known)? Please provide supporting evidence.			
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.


Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (15, 25,35 dph):	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site's existing access is at the back of houses and not safe and adequate for continued use as a youth and community centre without significant refurbishment and improvement. • The site is designated open space therefore not suitable for housing to be developed however refurbishment of the community centre on the same footprint is suitable. • The site could be added as an aspirational site in the neighbourhood plan to discuss securing funds for refurbishment of the community centre through S106 contributions.

Site Assessment Proforma

General information

Site Reference / name	<p>Site 14 – Community Centre 2</p> 
Site Address (or brief description of broad location)	<p>The site is located at Watton Sport and Social Club, 69 Dereham Road. The site is directly north of Nelson Close, east of Sharman Avenue.</p>
Current use	<p>Site is currently occupied by Watton Sports Centre</p>
Proposed use	<p>Community Centre infill at sports centre and protection of original memorial playing fields</p>
Gross area (Ha) Total area of the site in hectares	<p>1.52</p>
SHLAA site reference (if applicable)	<p>LP[104]012 - Undevelopable</p>

Method of site identification (e.g. proposed by landowner etc.)	NP group call for sites
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Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The sites access is adequate for the proposed use as a community centre. As a sports centre the access of Dereham road is sufficient to support substantial traffic in and out of the site. Potential to improve access by flattening banks at the loch.
Is the site accessible? Provide details of site's connectivity	The sites main access point is through the entrance to the sports centre off Dereham Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Ancient Woodland Area of Outstanding Natural Beauty (AONB) National Park 	No Site lies within Impact Risk Zone of one/two SSSIs	The site is protected open space as identified by pre-submission policies map 2017 The site is considered as undevelopable in the SHLAA 2015 Addendum

<ul style="list-style-type: none"> European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 		
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape and visual impact? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	High landscape sensitivity High visual impact	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	favourably located	Observations and comments
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Other key considerations

Are there any Tree Preservation Orders on the site?	Unknown		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	/Low/		
Public Right of Way	Yes/		
Existing social or community value (provide details)	Yes	The site is currently a cricket pitch at the sports and social club and therefore has high social and community value.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence	/No

Development would result in neighbouring settlements merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner of memorial fields and sports centre are separate
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box			
The site is appropriate for allocation	<input type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is not appropriate for allocation	<input checked="" type="checkbox"/>		
Potential housing development capacity (15, 25,35 dph):	n/a		
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The playing fields are already designated open space and therefore do not need allocation. The community centre infill proposal does not have particular significant constraints, however is dependent on the landowners response and appropriate design to 		

	ensure the proposal is feasible.
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Appendix B Land Ownership Information

Site Name	Site Number	Area Name	Building Name	Address/Building	Street	Town	Postcode	Description	Owner	Correspondence address	Ultimate owner	Company Registration Number	Tenure	Emtment type	Rateable Value (£)	Area (m2)	Area (P2)	Plot of Land Area (P2)	Plot of Land Area (m2)
Site 1 - Business Park West	NK171215	WATTON	ABATTOIR	ABATTOIR	BRANDON ROAD	Thetford	IP25 6LW	Factory And Premises	CRANSWICK COUNTRY FOODS PLC	74 Helsinki Road, Hail HU7 0YW	CRANSWICK PLC	1803402	Freehold	Sul Generis	435,000	22,396	241,080	1,444,339	33.16
Site 1 - Business Park West	NK445192	WATTON			123 BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					34,814	0.8
Site 1 - Business Park West	NK245606	WATTON			129 BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					14,725	0.34
Site 1 - Business Park West	NK324797					Thetford			PRIVATE OWNER				Freehold					19,034	0.44
Site 1 - Business Park West	NK458843	WATTON			125 BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					4,408	0.1
Site 1 - Business Park West	NK324827	WATTON			125 BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					2,200	0.06
Site 1 - Business Park West	NK317959					Thetford			CRANSWICK COUNTRY FOODS PLC	74 Helsinki Road, Hail HU7 0YW	CRANSWICK PLC	1803402	Freehold					8,605	0.2
Site 1 - Business Park West	NK347299					Thetford			EASTERN POWER NETWORKS PLC	231 Southwark Bridge Road, London SE1 6NP	EASTERN POWER NETWORKS PLC	2366906	Freehold					224	0.01
Site 1 - Business Park West	NK319422	WATTON			131 BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					15,900	0.37
Site 1 - Business Park West	NK470584	WATTON			123A BRANDON ROAD	Thetford	IP25 6LN		PRIVATE OWNER				Freehold					5,307	0.12
Site 2 - Retail Park West	NK15088			POND 433M FROM UNIT 1, THETFORD ROAD BUSINESS PARK, THETFORD ROAD, 113M FROM UNNAMED ROAD	POND 433M FROM UNIT 1, THETFORD ROAD BUSINESS PARK, THETFORD ROAD, 113M FROM UNNAMED ROAD	ROAD FROM THETFORD ROAD TO WATTON ROAD	Thetford	IP25 6QX	PRIVATE OWNER				Freehold					4,304,175	98.81
Site 2 - Retail Park West	NK387593					Thetford			PRIVATE OWNER				Freehold					2,268,417	52.08
Site 3 - Heron Way Open Space	NK333703					Thetford			PRIVATE OWNER				Freehold					907,318	20.83
Site 3 - Heron Way Open Space	NK306304			POND 39M FROM 15 MILL ROAD, 30M FROM MILL ROAD	POND 39M FROM 15 MILL ROAD, 30M FROM MILL ROAD	HERON WAY	Thetford	IP25 6AN	BRECKLAND DISTRICT COUNCIL	Attleborough, Norfolk	BRECKLAND DISTRICT COUNCIL		Freehold					118,143	2.71
Site 3 - Heron Way Open Space	NK369556					Thetford			BRECKLAND DISTRICT COUNCIL	Attleborough, Norfolk	BRECKLAND DISTRICT COUNCIL		Freehold					8,291	0.19
Site 3 - Heron Way Open Space	NK361120	WATTON	WAYLAND JUNIOR ACADEMY	WAYLAND JUNIOR ACADEMY	BRANDON ROAD	Thetford	IP25 6AL	SCHOOL AND PREMISES	THE NORFOLK COUNTY COUNCIL	Chief Executive's Department, County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH	THE NORFOLK COUNTY COUNCIL		Freehold	Public Properties	87,750		499,243	11.46	
Site 3 - Heron Way Open Space	NK418063					Thetford			PRIVATE OWNER				Freehold					5,795	0.13
Site 4 - Country Park North	NK421556	WATTON	LOCH BARN	LOCH BARN	LOCH LANE	Thetford	IP25 6HE		PRIVATE OWNER				Freehold					14,986	0.34
Site 4 - Country Park North	NK196484					Thetford			WAYLAND Hall, Middle Street, Watton, Norfolk IP25 6AG	WAYLAND Hall, Middle Street, Watton, Norfolk IP25 6AG	WATTON TOWN COUNCIL		Freehold				220,787	5.07	
Site 4 - Country Park North	NK373907	WATTON	LOCH FARM	LOCH FARM	LOCH LANE	Thetford	IP25 6HE		PRIVATE OWNER				Freehold					75,454	1.73
Site 4 - Country Park North	NK200237					Thetford			PRIVATE OWNER				Freehold					267,898	6.15
Site 4 - Country Park North	NK213665					Thetford			PRIVATE OWNER				Freehold					1,192,137	27.37
Site 4 - Country Park North	NK351635			ELECTRICITY SUBSTATION	ELECTRICITY SUBSTATION	SAHAM ROAD	IP25 6EA		EASTERN POWER NETWORKS PLC	231 Southwark Bridge Road, London SE1 6NP	EASTERN POWER NETWORKS PLC	2366906	Freehold				20,718	0.48	
Site 5 - Country Park East	NK264999			POND 145M FROM 4 DORRS DRIVE, 162M FROM DORRS DRIVE	POND 145M FROM 4 DORRS DRIVE, 162M FROM DORRS DRIVE	DORRS DRIVE	Thetford	IP25 6HB	PRIVATE OWNER				Freehold					2,100,685	48.22
Site 5 - Country Park East	NK219572					Thetford			PRIVATE OWNER				Freehold					377,811	8.67
Site 5 - Country Park East	NK323342	WATTON	TERRA DEL FUEGO	TERRA DEL FUEGO, 3	DORRS DRIVE	Thetford	IP25 6HB		PRIVATE OWNER				Freehold					120,055	2.78
Site 5 - Country Park East	NK280677					Thetford			PRIVATE OWNER				Freehold					544,307	12.5
Site 5 - Country Park East	NK286113					Thetford			PRIVATE OWNER				Freehold					554,058	12.72
Site 5 - Country Park East	NK173688					Thetford			PRIVATE OWNER				Freehold					263,929	6.06
Site 5 - Country Park East	NK217939					Thetford			PRIVATE OWNER				Freehold					48,391	1.11
Site 6 - Norwich Road Open Space	NK446640					Thetford			PRIVATE OWNER				Freehold					36,645	0.84
Site 6 - Norwich Road Open Space	NK375289					Thetford			PRIVATE OWNER				Freehold					13,511	0.31
Site 6 - Norwich Road Open Space	NK459130					Thetford			PRIVATE OWNER				Freehold					97,094	2.23
Site 7 - Church Road Park Woodland	NK377030					Thetford			PRIVATE OWNER				Freehold					527	0.01
Site 7 - Church Road Park Woodland	NK196928					Thetford			PRIVATE OWNER				Freehold					285,416	6.55
Site 8 - Thetford Road 6th Form	NK431890					Thetford			THE NORFOLK COUNTY COUNCIL	Chief Executive's Department, County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH	THE NORFOLK COUNTY COUNCIL		Freehold				9,791	0.22	
Site 8 - Thetford Road 6th Form	NK395476					Thetford			SUSTRANS LIMITED	(Co. Regn. No. 1797726) of National Cycle Network Centre, 2 Cathedral Square, Bristol BS1 5DD	SUSTRANS LIMITED	1797726	Freehold				1,345	0.03	
Site 9 - Wayland Wood Extension 1	NK453326								NO OWNERSHIP										
Site 10 - Wayland Wood Extension 2	NK449616		CRAB AND WINKLE POND 503M FROM 1 ABBEY ROAD, 507M FROM ABBEY	CRAB AND WINKLE POND 503M FROM 1 ABBEY ROAD, 507M FROM ABBEY	ABBAY ROAD	Thetford	IP25 6PR		PRIVATE OWNER				Freehold					223,139	5.12
Site 10 - Wayland Wood Extension 3	NK453326					Thetford	IP25 6PJ		PRIVATE OWNER				Freehold				#####		257.13
Site 10 - Wayland Wood Extension 4	NK453327					Thetford			PRIVATE OWNER				Freehold					619,757	14.23
Site 11 - Portal Ave Open Space	NK413252	WATTON			3 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					19,935	0.46
Site 11 - Portal Ave Open Space	NK207134	WATTON			6 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					16,341	0.38
Site 11 - Portal Ave Open Space	NK210757	WATTON			1 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					55,465	1.27
Site 11 - Portal Ave Open Space	NK356104	WATTON			5 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					16,438	0.38
Site 11 - Portal Ave Open Space	NK164813	WATTON			7 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					22,932	0.53
Site 11 - Portal Ave Open Space	NK189175	WATTON	DE HAVILLAND HALL	DE HAVILLAND HALL, 2		Thetford	IP25 6HR		PRIVATE OWNER				Freehold					40,538	0.93
Site 11 - Portal Ave Open Space	NK450228	WATTON			4 CRESCENT	Thetford	IP25 6HR		PRIVATE OWNER				Freehold					36,593	0.84
Site 11 - Portal Ave Open Space	NK302406		MAST	MAST	NORWICH ROAD	Thetford	IP25 6GY		THE SECRETARY OF STATE FOR DEFENCE	#2216, Poplar 2, Abbey Wood, Bristol BS34 6JH	THE SECRETARY OF STATE FOR DEFENCE		Freehold					36,863	0.85
Site 11 - Portal Ave Open Space	NK373443		86M FROM 1 TEDDER CLOSE, 33M FROM ELWORTHY CLOSE	86M FROM 1 TEDDER CLOSE, 33M FROM ELWORTHY CLOSE	ELWORTHY CLOSE	Thetford	IP25 6HJ		BENNETT PLC	Halmark Bldg, Lakenheath, Suffolk, EC1A 2DY	BENNETT PLC	1031743	Freehold					1,248,840	28.67
Site 13 - Business Park East	NK195964					Thetford			C H AND E I BAMBRIDGE AND SONS LIMITED	Watton Green, Watton, Thetford IP25 6RB	C H AND E I BAMBRIDGE AND SONS LIMITED	4230379	Freehold					91,625	2.1
Site 12 - Business Park East	NK101586					Thetford			ANGLIAN WATER SERVICES LIMITED	1 Lancaster Way, Emme Business Park, Huntingdon PE29 6XU	ANGLIAN WATER GROUP LIMITED	2366656	Freehold					9,576	0.22
Site 12 - Business Park East	NK137956		SOLAR FARM	SOLAR FARM	NORWICH ROAD	Thetford	IP25 6JB	PHOTOVOLTAIC INSTALLATION AND PREMISES	ABEL PROPERTIES LIMITED	Norwich Road, Watton, Thetford, Norfolk IP25 6JB	ABEL PROPERTIES LIMITED	726838	Freehold	Sul Generis	1,450		338,366	7.77	
Site 12 - Business Park East	NK445540	WATTON	ROKELES HALL	ROKELES HALL	WATTON GREEN	Thetford	IP25 6RA		C H AND E I BAMBRIDGE AND SONS LIMITED	Wayland Croft, Watton Green, Watton, Thetford IP25 6RB	C H AND E I BAMBRIDGE AND SONS LIMITED	4230379	Freehold					693,568	15.92
Site 13 - Community Centre	NK394419	WATTON	CITIZENS ADVICE BUREAU	CITIZENS ADVICE BUREAU	HARVEY STREET	Thetford	IP25 6EB	Community Centre And Premises	WATTON TOWN COUNCIL	Wayland Hall, Middle Street, Watton, Norfolk IP25 6AG	WATTON TOWN COUNCIL		Freehold	Public Properties	7,300	312	3,364	79,975	1.84
Site 14 - Community Centre 2	NK417808	WATTON	WEST SITE OF DEREHAM ROAD ASSOCIATION	WEST SITE OF DEREHAM ROAD ASSOCIATION	DEREHAM ROAD	THETFORD	IP25 6EZ	SPORTS AND RECREATION FACILITIES	WATTON TOWN COUNCIL		WATTON TOWN COUNCIL		Freehold	Public Properties	150,000				11.1

