

**Suitability Assessment**

**Site reference**     **GNLP0541**

**Site Area**             **0.49 hectares**

**LOCATION**

Land bordering Hardley Road and Pits Lane  
Chedgrave

**PROPOSED DEVELOPMENT**

Residential development of between 5 to 8  
dwellings.

**District**             **South Norfolk**

**CONSTRAINTS ANALYSIS**

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

**IMPACTS ANALYSIS**

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

**SITE SUITABILITY CONCLUSIONS**

This is a small site off Hardley Road and Pits lane. It is adjacent to the development boundary, though not particularly well related to services nor sympathetic to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, potential contamination, loss of high quality agricultural land, nor loss of open space. However, other constraints include areas at risk of surface water flooding, close proximity to the Broads, partly within Conservation Area, proximity to listed buildings. This is an environmentally sensitive area as within 3,000 m buffer to SSSI Harley Flood to the east, Special Area of Conservation, Special Protection Area. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE****