

Appendix A – Unreasonable sites

| Land Rep Reference: | Proposed Use | Reason why Site is Unreasonable |
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| [042]001 | Residential | Site is on landfill and recently refused planning permission due to failure to demonstrate development will be safe. Development would result in loss of number of trees. |
| [042]002 | Residential | Site is remote from village in open countryside |
| [042]006 | Residential | -Site is separated from existing settlement boundary and extends into the countryside. Inability to achieve safe access |
| [042]007 | Residential | Site is remote from village in open countryside. Site is almost entirely at risk from flooding |
| [042]008 | Residential | Same site as [042]001 |
| [042]009 | Residential | Same site as [042]006 |
| [042]011 | Any | Large areas of site in Flood Zone 2. Inability to achieve safe access |
| [042]014 | Residential | Inability to achieve safe access. |
| [042]017 | Recreation | Site is disjointed from settlement and is some distance from the majority of residential properties in the village |
| [042]018 | Residential | - The site would not be well related to the existing settlement boundary and would create an isolated development |
| [042]019 | Housing exception site | No suitable access to the site. Site would represent backland development |
| [042]020 | Residential | -Site is approximately 35m-50m outside of the settlement boundary. The site would represent backland development. No suitable access to the site |
| [042]021 | Residential | - Site would be 100m away from the settlement boundary to the north and on the opposite side of West Harling Road from the settlement boundary to the east of the site. |
| [042]022 | Residential | Fairly large section of the site lies within Flood Zone 2. No suitable access to the site |
| [042]023 | eco-housing exception site/eco housing | - Site is detached from the existing settlement boundary. - No comment provided by NCC highways -- Site would erode sense of separation between Middle Harling and East Harling. - Site would extend into the countryside |
| [042]024 | Residential | - Site is 38m from settlement boundary- Part of the site would extend into the countryside. - The Highway Authority would oppose development of this site as considerable visibility improvements to the junction with Quidenham Road cannot be achieved. |
| [055]002 | Residential | Within 1500m of SPA supporting Stone Curlew |
| [055]004 | Residential | Within 1500m of SPA supporting Stone Curlew |
| [104]002 | Residential | Local highway network is unable to accommodate growth in this area |
| [104]003 | Residential | Site is disconnected from settlement. Local highway network is unable to accommodate growth in this area |
| [104]007 | Residential | - Possible impact upon biodiversity. Local highway network is unable to accommodate growth in this area |
| [104]008 | Residential | - No suitable, safe highway access |
| [104]009 | Residential | -No suitable/safe access to site. Site would be detrimental to character of Watton Green and would reduce its separation from Watton - development of the site would result in a large block of development jutting out into the agricultural landscape |

| Land Rep Reference: | Proposed Use | Reason why Site is Unreasonable |
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| [104]011 | Residential | Large section of the site is within 1500m of SPA supporting Stone Curlew- Possible tree issues |
| [104]012 | Residential | -Site is over 100m outside of the settlement. Local highway network is unable to accommodate growth in this area |
| [104]014 | Residential | - Possible tree issues. - Northern tip of site lies within Flood Zone 3 - The closest part of the site to the settlement boundary is 100m away from it. Development on this site would extend into the landscape and is not well connected with the settlement pattern of the village. Local highway network is unable to accommodate growth in this area |
| [104]015 | Employment | The site is within 1500m of SPA supporting Stone Curlew-. The site would not be shielded by existing development to the south or east. - Majority of the site lies within Flood Zone 3. |
| [104]016 | Residential | Site would extend into the countryside, would possibly affect the tributary valley- Breckland DC SFRA identifies Sewer Flood Events.- Local highway network is unable to accommodate growth in this area |
| [104]017 | Residential | No suitable access to the site. Possible tree issues |
| [104]018 | Residential | There are numerous protected trees around the boundary of the site. – Local highway network is unable to accommodate growth in this area |
| [104]019 | Residential | - Possible tree and biodiversity issues. - Majority of site lies within Flood Zone 3a - Site lies 35m outside of the settlement boundary. - - This site is in a remote location and is far from the town centre and local services which would mean that the main mode of transport would be likely to be by car and is one which the Highway Authority would not consider sustainable. - Impact on tributary valley - Western half of the site juts out into the agricultural landscape and is not in keeping with the surrounding area. - Historic landfill 100m to north of the site |
| [104]020 | Residential | - Majority of the site lies within Flood Zone 3. - Site is located 12m from the settlement boundary. - Site is located 800m from the town centre - : This site is in a remote location and is far from the town centre and local services which would mean that the main mode of transport would be likely to be by car - Site would impact on tributary valley. |
| [104]021 | Residential | - Northern tip of the site is within Flood Zone 3a - Site is 785m from the town centre. - : The site is in a remote location and is far from the town centre and local services which would mean that the main mode of transport would be likely to be by car and is one which the Highway Authority would not consider sustainable. - Site would represent backland development which is out of character for the locality Site would be detrimental to appearance of the tributary valley |
| [104]022 | Residential | -Due to buffer from SPA supporting Stone Curlew, development potential of the site is greatly reduced. -It is likely that the remainder of the site outside of the Stone Curlew Buffer could still have an impact upon the protected species. - A site level Appropriate Assessment would be needed to determine effect. -With the remainder of the site outside of the buffer it is difficult to perceive how development could be accommodated. |
| [104]025 | Residential | This site is remote from both the town centre and local services which would mean that the main mode of transport would be likely to be by car. Local highway network is unable |

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| | | to accommodate growth in this area |
| [104]027 | Residential | - Norfolk Wildlife Trust and Natural England state that housing would adversely affect the Wayland Wood SSSI - Flood Zone 3a along western boundary of site. - Southern part of the site would jut into the countryside and would not be a natural extension - Historic landfill site along NE boundary - Local highway network is unable to accommodate growth in this area |
| [104]028 | Residential | - Site is disconnected from the settlement boundary. - Site would extend into the countryside and could impact on the tributary valley. Local highway network is unable to accommodate growth in this area |
| [104]029 | Residential | - Norfolk Wildlife Trust and Natural England state that housing would adversely affect the Wayland Wood SSSI. - Site is 850m - Historic landfill along SW boundary of the site. - Local highway network is unable to accommodate growth in this area |
| [104]032 | Residential | Same site as [104]002 |