

Cluster Name:	Coltishall, Horstead with Stanninghall and Belaugh
Settlement Hierarchy:	<p>Coltishall, Horstead with Stanninghall and Belaugh form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Belaugh. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Coltishall and Horstead have a wide range of services and facilities including good public transport links. Belaugh has very few services.</p> <p>The current capacity at Coltishall Primary School is rated as green. While there is currently limited capacity at the school the site is not landlocked and could be expanded. The Coltishall, Horstead with Stanninghall and Belaugh cluster could therefore potentially accommodate development in the region of 50-60 dwellings dependent on the quality of the sites and the range of other services and facilities in the vicinity.</p> <p>Horstead has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging Neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).</p> <p>At the base date of the plan there are two carried forward residential allocations from the Broadland Local Plan for 55 homes (COL1, Land off Rectory Road and COL2, Land at Jordan’s Scrapyard) and a total of 15 additional dwellings with planning permission on small sites.</p>

PART 1 – ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Coltishall			
Land south of Jordans Scrapyard, Coltishall	GMLP0265	2.51	25-30 dwellings
Land at St. John’s Close, Coltishall	GMLP0388	2.98	Approx. 35 dwellings

South of rail line, Coltishall	GNLP2019	1.43	20-25 dwellings
East of High Street, Coltishall	GNLP2072	1.12	15 dwellings
Horstead			
Land at Buxton Road, Horstead	GNLP1056	0.46	Up to 20 dwellings
Total area of land		8.50	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring
Site Reference														
Coltishall														
GNLP0265	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green	Green	Green
GNLP0388	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP2019	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP2072	Green	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
Horstead														
GNLP1056	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Amber

*GNLP1056 has been revised with scores for access, landscapes and road network altered to an amber scoring.

**STAGE 3 – SUMMARY OF CONSULTATION COMMENTS FROM THE
REGULATION 18 STAGE A & B CONSULTATIONS**

Site Reference	Comments
Coltishall	
GNLP0265	<p>General comments Objections raised over concerns regarding traffic congestion, road safety, infrastructure, services, footpaths, loss of wildlife and habitats and planning permission has already been granted for 30 new dwellings on a site of Rectory Road.</p> <p>Norfolk Wildlife Trust There is a block of trees which provides a nesting for the common buzzard which should be protected in my view.</p> <p>Coltishall Parish Council comments Comments raised concerns regarding access, lack of evidence and wrong accessibly to services scores on HELAA and expresses concerns over losing the character of the village. The council goes into depth.</p>
GNLP0388	<p>General comments Objections raised concerns regarding infrastructure, services, road safety & congestion (St. John’s close), visibility issues, damage to unique village character and heritage, negative impacts on the environment and wildlife.</p> <p>Coltishall Parish Council comments Comments raised regarding access location, pressure on services, planning decisions elsewhere, traffic concerns near schools, visibility on roads, questions HELAA and suitability assessments and expresses concerns over losing the character of the village. The council goes into depth.</p>
GNLP2019	<p>General comments Objections raised concerns regarding insufficient infrastructure, services already stretched, traffic congestion & road safety, access, scale of development, change the dynamic on the village, parking, ruin tourism attraction, vital wildlife corridor and the number of dwellings exceeds the Joint Core Strategy policy totals for a service village.</p> <p>Coltishall Parish Council comments Objections raised concerns regarding the site being outside the settlement limit, traffic congestions & road safety, bus routes and is unfair burden on elderly. The council goes into depth.</p>
GNLP2072	<p>General comments</p>

	<p>Comments raised regarding conserving the wildlife and natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character would be changed by development.</p> <p>Representation submitted with regard to access and road safety in Coltishall, GNLP2072 settlement, the categorisation of the site in terms of road safety needs to be revisited. Horstead with Stanninghall Parish Council are not in favour of any of the sites in Coltishall but it does support a development at GNLP1056 in Horstead.</p> <p>Comments raised in support of site due to position in village, access to main road, public transport and infrastructure.</p> <p>Broads Authority comments Comments raised that the site is some distance from Broads and screened from Broads area by existing development and tree line to rear of Church Close. Unlikely to impact adversely on Broads in terms of heritage.</p>
Horstead	
GNLP1056	<p>General comments Comments submitted in support of sites to be taken into account during the detailed site assessment process which will result in the identification of suitable sites to be allocated in the adopted Local Plan. The site has a wide road, good visibility and there is less impact on the roads, doctors and there is a school choice of Spixworth, Buxton and Coltishall. The site is more suitable than the proposed developments on Rectory Road and the road is safe and straight. It is close to services, shops, the Church, pub/restaurant and garages. The site has not been farmed regularly for several years.</p> <p>Objections raised concerns regarding village services are a far distance away from site, too far to walk causing more vehicle use, traffic and road safety concerns.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Five sites have been put forward for consideration in the cluster. Since four of the sites, all in Coltishall, (GNLP0265, 0388, 2019 and 2072) are accessible to the primary school via existing footpaths on Norwich and Rectory Road, and do not have any overriding constraints, they are shortlisted as reasonable alternatives for further consideration to provide around 50-60 dwellings in the cluster.

Of these, both GNLP0388 and GNLP0265 are medium scale sites on the edge of the built up area of Coltishall, with good access to services and limited constraints, though the location of the latter next to the former scrapyard (allocation COL2) and the possibility of filled ground on site may require further investigation and mitigation measures.

GNLP2019 is adjacent to a permitted site, to the north of the village with good access to services. Constraints include site access, ecological, townscape and landscape impacts.

GNLP2072 is centrally sited, with good access to services. Constraints include TPO trees, townscape, landscape and ecological impacts.

Site GNLP1056, in Horstead, is not shortlisted as a reasonable alternative as it at some distance from the primary school and other services in the villages and there are site access and landscape issues.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Coltishall			
Land south of Jordans Scrapyard, Coltishall	GNLP0265	2.51	25-30 dwellings
Land at St. John's Close, Coltishall	GNLP0388	2.98	Approx. 35 dwellings
South of rail line, Coltishall	GNLP2019	1.43	20-25 dwellings
East of High Street, Coltishall	GNLP2072	1.12	15 dwellings
Total area of land		8.04	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0265
Address:	Land south of Jordans Scrapyard, Coltishall
Proposal:	25-30 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Single residential dwelling with outbuildings and bare land.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Contamination and Ground Stability, Townscapes and Historic Environment.
HELAA Conclusion The site is off Rectory Road adjacent south of Jordans Scrapyard and existing allocation, there is a possibly filled ground/lime pit which may require further investigation. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. As it is partly within the Conservation Area any potential impact to historic buildings will require mitigation measures. Mature trees present on site therefore, ecological surveys may be required. Sewerage infrastructure upgrades required to serve proposed growth. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Rectory Road 22m frontage. Might be challenging to provide adequate visibility. B1150 Station Rd – No frontage footway, narrow footway at west side of road. Site between two bends, not good forward vis. Unsuitable location for stopping & turning, nor pedestrian crossing. Site appears to be substantially higher than road.
Development Management Site not suitable due to heritage and landscape issues.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 100m of the site, but no mapped connection to it. Given the location of the site there may be sewerage connections available. If not surface water drainage will be reliant on the results of infiltration testing.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0388
Address:	Approx. 35 dwellings
Proposal:	Land at St. John's Close, Coltishall

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Biodiversity & Geodiversity and Transport & Roads.
HELAA Conclusion The site is a greenfield site, off St Johns Close and well related to services. Initial highway evidence has indicated that an acceptable vehicular access is likely from St John's Close. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Conservation Area located to the south any potential impacts should be mitigated. The River Bure is located to the south, suitable water pollution mitigation measures will be required. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. not acceptable – 35 Dwellings. Existing school parking and therefore concern with availability of access evident at St John's Close, could only be acceptable with second vehicular access. Not control over sufficient frontage to provide a safe access (visibility) south of Rectory Close. <i>The Highway network at Coltishall is generally troublesome, particularly within the established settlement and all of the offered sits present engineering challenges. The site has two potential points of access to Rectory Road – south of Rectory Close ad via St John's Close. The location south of Rectory Close is narrow and to the south the footway is narrow with hedging and trees to the rear, it would not be feasible to achieve an acceptable visibility splay. Coltishall Primary School is located at St John's Close which is a cul-de-sac. The road has school keep clear zig-zag for the full extent of its north side and private residential accesses at the south side of the road are highlighted with white bar markings. There clearly is an existing parking issue at the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in safety concerns. Email from Highways, 26/7/19</i>
Development Management

Site is well related to services and settlement with no significant heritage or landscape issues. Access to be considered further.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is at low risk from surface water flooding with small areas of ponding forming in the 0.1% event. There is a no watercourse near the site. Given the site location within a residential area there may be sewerage connections available. If not surface water drainage may be reliant on the results of infiltration testing.

PLANNING HISTORY:

N/A

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2019
Address:	20-25 residential dwellings
Proposal:	South of rail line, Coltishall

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Paddock Land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Significant Landscapes, Townscapes, Biodiversity & Geodiversity and Historic Environment.
HELAA Conclusion This is a 1.4 ha site promoted for 20-25 dwellings, accessed from Rectory Road, via a site in the same ownership with outline permission (ref: 20170075). Initial Highway Authority advice has raised concern about forming an acceptable site access and the suitability of the road network. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 700 metres to the south-east. In townscape terms, the Coltishall conservation area is 300 metres to the east. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Whilst access could be gained via COL1, the site is accessed at a section of road that is one-way due to insurmountable constraints. There are concerns relating to the ability of the adjacent highway network to accommodate additional traffic. <i>The highway network at Coltishall is generally troublesome, particularly within the established settlement and all of the offered sites present engineering challenges. We could perhaps consider 2019 subject to vehicular and pedestrian access via COL1. Developers will need to undertake a Transport Assessment to assess and identify the traffic implications of the development. Additional pedestrian access may be required to the school via the playing field and to the Bure Valley Walk. Off-site improvements to the highway may be required including footway/cycle links, speed restriction at Rectory Road (along with any other required Traffic Regulation Orders) and Public Transport services. Email from Highways, 26/7/19</i>
Development Management

Site too small to accommodate scale of development envisaged. Possible conflict with suitability of local highway network to accommodate development in this location. No significant landscape or heritage issues unlike 0265 and 2072.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority: Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

20170075

granted outline consent for COL1 from which the application site would be accessed. No RM submitted.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2072
Address:	East of High Street, Coltishall
Proposal:	15 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Storage buildings and undeveloped land	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Significant Landscapes, Townscapes, Biodiversity & Geodiversity and Historic Environment.</p>
<p>HELAA Conclusion This is a 1.12 ha site promoted for 15 dwellings, accessed from Church Street. Initial Highways Authority advice has indicated the site's potential acceptability. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Some development potential could though be curtailed by the trees on site that are protected by TPO (Tree Preservation Order). In townscape terms, the site falls partially within the Coltishall Conservation Area and there are listed buildings nearby, notable the Grade II* Old House. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 100 metres to the south. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No, 14m frontage. Visibility from access could be challenging, would probably require removal of wall. Site adjacent to 20mph limit and bend restricting forward visibility, concern re stopping & turning vehicles, carriageway constrained immediately to west.</p> <p>Development Management Site significantly constrained by heritage and TPO issues such that it should not be taken forward for further assessment.</p> <p>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority</p>

Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Four reasonable alternative sites have been identified in the Coltishall, Horstead with Stanninghall and Belaugh cluster at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under section six above. Following further discussion two of the sites (GNLP0265 and 2072) were dismissed on heritage and landscape grounds. Site 0388 was dismissed on highway grounds due to the safety concerns between the proposed development and school traffic/parking issues. Site GNLP2019 is favoured for allocation for 20-25 dwellings subject to access via adjacent COL1 allocation and a transport assessment to identify and assess the traffic implications of the development. This allocation will not meet the whole needs of the cluster so further development is not ruled out.

In conclusion one site is identified as a preferred option, providing for between 20-25 new homes in the cluster. There are two carried forward residential allocations for 55 homes and a total of 15 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 88-93 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Coltishall, Horstead with Stanninghall and Belaugh				
South of Rail Line	GNLP2019	1.43	20 - 25 dwellings	After careful consideration this is the only site considered suitable for allocation in Coltishall. Vehicular access will need to be taken through adjacent existing Broadland Local Plan COL1 allocation and a Transport Assessment will be needed.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Coltishall, Horstead with Stanninghall and Belaugh				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Coltishall, Horstead with Stanninghall and Belaugh				
Land south of Jordans Scrapyard, Coltishall	GMLP0265	2.51	25-30 dwellings	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and landscape issues. This site is adjacent to the conservation area and its current landscaping is important to the setting. This land is on a higher level behind the street frontage with a sharp embankment and mature landscaping. Significant tree cover on the site would reduce the number of dwellings which could be achieved. The site's location between two bends would make achieving adequate visibility challenging. It is an unsuitable location for increased stopping and turning movements and pedestrians crossing.
Land at St John's Close, Coltishall	GMLP0388	2.98	Approx. 35 dwellings	This site is well located near to Coltishall Primary School but is considered to be unreasonable for allocation on highway grounds. The site has two potential points of access (south of Rectory Close and via St John's Close). South of Rectory Close is narrow and it would not be feasible to achieve an acceptable visibility splay. St Johns Close is a cul-de-sac

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>where Coltishall Primary School is located. There is an existing parking issue on the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in a safety concern.</p>
<p>East of High Street, Coltishall</p>	<p>GNLP2072</p>	<p>1.12</p>	<p>15 dwellings</p>	<p>Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and Tree Preservation Order issues. Highway visibility could be challenging and would probably require removal of a wall. The site is located on a bend which restricts forward visibility and there is a safety concern regarding increased stopping and turning movements as the carriageway is constrained immediately to the west.</p>
<p>Land at Buxton Road, Horstead</p>	<p>GNLP1056</p>	<p>0.46</p>	<p>Up to 20 dwellings</p>	<p>This site is considered to be unreasonable for allocation as it is some distance from the primary school and other services and facilities in Coltishall and there are site access and landscape issues. Development of this site would not be well related to the form and character of the settlement.</p>

PART 2 – SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2019 Land at Rectory Road and south of the Bure Valley Railway, Coltishall (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	50
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 44 Object, 5 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Magnus Magnusson on behalf of Crocus Homes	Support	<p>Support identification of the site as a preferred option and confirm the suitability, availability and achievability of the site for development.</p> <p>Site would be masterplanned with adjacent COL1 (which has outline permission).</p> <p>Additional RAG assessment undertaken showing all criteria as 'green'.</p> <p>Crocus Homes have an option on the land and are in the process of buying it from two willing landowners.</p>		<p>Support for the site is noted</p> <p>The highway authority has confirmed that an informal agreement was made for the site to be accessed via COL1. The access was required to be located as far north as possible</p>	None

		Informal agreement in place with highways for 50 dwelling development.	Further investigation of informal agreement with highways	and further consideration of walking route to school required with possible works requirement to improve facilities.	
CPRE Norfolk	Object	<p>Allocation of this site would lead to unacceptable encroachment into the countryside beyond the current settlement limit.</p> <p>Access to site would be congested and lead to an unacceptable increase in traffic on Rectory Road, with associated safety concerns.</p> <p>If allocated this site should be kept on a reserve list to ensure that more suitable allocated sites in the JCS are developed before the less suitable new GNLP sites.</p>	Confirm highways acceptability with NCC highways	<p>The allocation of sites beyond current settlement limits is necessary to meet the housing requirement identified in the GNLP. It is not considered this site would lead to an unacceptable encroachment into the countryside.</p> <p>The local highway authority have acknowledged that the highway network at Coltishall is difficult and all the sites promoted to the GNLP have</p>	None

				<p>engineering challenges. Agreement has been reached with highways that GNLP2019 is suitable for development subject to vehicular and pedestrian access via COL1. The developers will need to undertake a Transport Assessment and various improvements in the vicinity will be necessary.</p> <p>It is not considered to be possible to have a reserve list of sites in the GNLP or to delay deliverable sites coming forward.</p>	
Coltishall Parish Council	Object	<p>Question accuracy and validity of documents:</p> <ul style="list-style-type: none"> • Public transport links are not good 		<p>Relative to some other villages Coltishall is considered to</p>	None

		<ul style="list-style-type: none"> • School and health practice are at capacity with no plans for further funding • Significant traffic issues on Rectory Road, improvements would damage streetscape in designated conservation area • Questions regarding Crocus Homes prior knowledge of GNLP plans • No climate change assessment made for village clusters • Concern the Chair of GNLP has a conflict of interest as a developer. 	<p>Confirm highways acceptability with NCC highways</p> <p>Strategic issues such as climate change assessments to be dealt with through Part 1 of the Plan</p>	<p>have a good range of services and facilities. With regard to traffic issues on Rectory Road agreement has been reached with the local highway authority that GNLP2019 is suitable for development subject to vehicular and pedestrian access via COL1 and need for the developers to undertake a Transport Assessment and undertake any subsequent mitigation work required.</p> <p>More strategic issues such as the need for a climate change assessment for village clusters will</p>	
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				<p>be dealt with through Part 1 of the Plan.</p> <p>Regarding other issues; Crocus Homes had no prior knowledge of GNLP plans and the GNLP Chair's interest are recorded and there is no conflict of interest</p>	
Anglian Water Services Ltd	Comment	<p>Unlike other allocation policies there is no reference to water efficiency forming part of the design.</p> <p>Also see comments relating to Policy 2 of the Sustainable Communities of the Strategy document.</p>	Consistent policy approach to water efficiency needed	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Horstead with Stanninghall Parish Council	Object	<p>Not in favour of GNLP2019, instead supporting development of GNLP1056 at Horstead.</p> <p>GNLP2019 is in wrong place connecting to the existing highway network at a narrow, one way, congested road with safety concerns.</p>	Confirm highways acceptability with NCC highways	Comments noted but GNLP1056 is not favoured for allocation as it is some distance from the primary school and other services and facilities in Coltishall and there are site	None

				access and landscape issues.	
Colin Dean on behalf of Governors of Coltishall Primary School	Object	<p>Support that the majority of sites have been assessed as unreasonable due to concerns about traffic and school capacity.</p> <p>Disappointed to see additional housing proposed at Rectory Road. School is oversubscribed and Governors are strongly opposed to any expansion as it would be detrimental to ethos and environment.</p> <p>Rectory Road is severely congested and hazardous for children.</p>		Comments noted but the selection of the site has agreement from Children's Services and the local highway authority so no changes are proposed.	None
Lanpro Services Ltd on behalf of Glavenhill	Object	<p>Object to level of growth within the Coltishall with Horstead/Belaugh cluster as it is located on the edge of the Norfolk Broads National Park. New development would be better focussed around Scottow Enterprise Park away from the Broads.</p>		The level of growth and the approach towards selecting sites in Coltishall is consistent with the agreed approach for village clusters across the plan area. Focussing new development around Scottow Enterprise Park would be contrary to the agreed principles.	None

<p>Joanna Copplestone. District Councillor for Coltishall Ward</p>	<p>Object</p>	<p>Total amount of development proposed (80 homes) is disproportionate for the size of the cluster which lacks key services and facilities.</p> <p>Traffic constraints and safety concerns about Rectory Road. Developer should pay for a new roundabout on the B1150 to counteract effect of additional traffic.</p> <p>The Bure Valley Railway and Bure Valley Path adjacent to sites COL1 and GNLP2019 is important for tourism and GI and such green spaces should be protected.</p>	<p>Confirm highways acceptability with NCC highways</p>	<p>Relative to some other villages Coltishall is considered to have a good range of services and facilities. With regard to traffic issues on Rectory Road agreement has been reached with the local highway authority that GNLP2019 is suitable for development subject to vehicular and pedestrian access via COL1 and need for the developers to undertake a Transport Assessment and undertake any subsequent mitigation work required.</p> <p>The site does not include the Bure</p>	<p>Add words to supporting text 'The site is adjacent to the Bure Valley Railway and Bure Valley path, which are important tourism and GI assets that should be protected.</p>
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				Valley Railway or Bure Valley path so these should not be directly affected. However these are important tourism and GI assets so agree to add words to the supporting text for GNLP2019 to refer to the need for them to be protected.	
Members of the public – various	Object/ Comment	<p>Various concerns raised including:</p> <p>Traffic/Accessibility</p> <ul style="list-style-type: none"> • Traffic congestion and safety concerns on Rectory Lane and nearby roads • Capacity of railway bridge to accommodate additional traffic • Status of informal agreement with highways • Ability of buses to navigate Rectory Lane • Impact of construction traffic • One-way system and speeding drivers • Traffic increase in village since opening of NDR and new housing 	Confirm highways acceptability with NCC highways	Relative to some other villages Coltishall is considered to have a good range of services and facilities. With regard to traffic issues on Rectory Road agreement has been reached with the local highway authority that GNLP2019 is suitable for development subject to	None

		<p>developments in North Walsham, Hoveton/Wroxham</p> <ul style="list-style-type: none"> • Possibility of providing disabled access to the Bure Valley Railway path from the site. • No road layout or transport plan available for public comment <p>Infrastructure</p> <ul style="list-style-type: none"> • Schools and doctors at capacity with no plans/scope for expansion • Public transport limited and expensive • Statement that Coltishall has a wide range of services is incorrect • Site too far from services in the centre of the village • Issues with water/gas leaks and power cable failure in vicinity of the site within the last 5 years. • Surrounding villages better suited for growth to maintain their schools and services. • Fears surface water flooding on Rectory and Westbourne Roads will increase. Storm drains are regularly overwhelmed and houses on Rectory Road have regular problems with drains and sewerage • Potential damage/contamination to local underground aquifer 		<p>vehicular and pedestrian access via COL1 and need for the developers to undertake a Transport Assessment and undertake any subsequent mitigation work required.</p> <p>More strategic issues such as the need for a climate change assessment for village clusters will be dealt with through Part 1 of the Plan.</p> <p>Regarding other issues; the GNLP needs to find additional homes across the plan area to 2038 so land will need to be allocated outside current</p>	
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		<p>Landscape and Wildlife</p> <ul style="list-style-type: none"> • Impact on wildlife and landscape • Impact on conservation area and character of village as important tourist destination in the Broads • Field currently in highest level tier of agri environment scheme • Nearby woods classified as priority for woodland improvement <p>Other</p> <ul style="list-style-type: none"> • No development in addition to COL1 and COL2 • Develop brownfield sites instead of greenfield (alternative brownfield site possibility on the B1150, just north of the village centre). • No need for additional houses in Coltishall and there is a 5 year land supply • Outside development boundary • No public consultation, plans going under the radar • Cancellation of consultation event by Crocus Homes means consultation deadline should have been extended • No indication of the type of houses to be built or site layout plans • No climate impact assessment carried out 	<p>Strategic issues such as climate change assessments to be dealt with through Part 1 of the Plan</p>	<p>development boundaries regardless of the current 5 year land supply situation. The site has been subject to public consultation at Reg 18C and there is not requirement to submit site plans indicating types of houses and layout at this stage. This level of detail will be negotiated through any planning application on site. The consultation event planned by Crocus Homes was not associated with the GNLP so there was no reason to extend the Reg 18C deadline.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0388 Land at St Johns Close, Coltishall (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comments

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Savills on behalf of the Diocese of Norwich and Mr P Playford	Object	<p>Concerns about draft allocation GNLP2019 (highway constraints, residential amenity and intrusion into the countryside) and carried forward allocation COL2 (questions over deliverability) and suggest that GNLP0388 represents a more realistic and attractive option whether it comes forward in full or in part. GNLP0388 is sustainable and deliverable.</p> <p>The GNLP identifies Coltishall as suitable for 50-60 new homes but only makes an allocation for 20-25 new homes. GNLP0388 could make up the other 25-30 homes.</p>	<p>Look at deliverability of COL2 carried forward allocation.</p> <p>Re-evaluation of site GNLP0388 against the preferred site GNLP2019</p> <p>Consider further allocation to make up short fall in dwellings for the cluster.</p> <p>Consider Highway Technical Note when</p>	<p>Further investigation has been undertaken regarding this site in response to comments raised through the Reg 18C consultation. The site was considered to be unreasonable for allocation on highway grounds. An access strategy has been provided which has been considered by the</p>	

		<p>GNLP0388 considered to be unreasonable on highways grounds. A Highway Technical Note is being prepared to address the issues raised. Previous highway advice has indicated that a suitable access can be achieved from St Johns Close.</p> <p>Development of GNLP0388 could improve pedestrian accessibility to the school and surgery through a new footpath and cycleway through the allotments in conjunction with the Parish Council. The site could also facilitate additional parking at the school.</p> <p>The site is owned by two parties who are working together to bring the site forward.</p>	<p>available and discuss with highway colleagues</p>	<p>local highway authority. Their view is that the provided access strategy neither confirms the width of St Johns Close, nor the available visibility at its junction with Rectory Road. As such justification for the allocation has not been provided and in the absence of evidence to the contrary it is believed that St Johns Close is of an insufficient standard to support further development. For this reason the site remains unreasonable for allocation.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	GNLP1056 Land at Buxton Road, Horstead (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support/ 1 Object/ 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Horstead with Stanninghall Parish Council	Object	The Horstead with Stanninghall Neighbourhood Plan, which is shortly to be published, comments that “Whilst it is a fact that none of the major landowners in the parish have expressed any intention of making land available for development, there are some opportunities in and around the village of Horstead and across the parish as a whole. Small parcels of land immediately adjacent to the settlement limit of the village are available.....” The Parish Council feels that GNLP1065 would meet these requirements.		Comments noted. No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.	None

PART 3 – ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C
Coltishall, Horstead with Stanninghall and Belaugh				
Buxton Road, Horstead	GNLP4020	1.79	25 dwellings	New site
Land at Rectory Road	GNLP4048	0.88	12 dwellings and car park for allotment users	New site
TOTAL		2.67		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination / ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Coltishall, Horstead with Stanninghall and Belaugh														
GNLP4020	Amber	Red	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP4048	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

See Part 2 above

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence

Coltishall, Horstead with Stanninghall and Belaugh

GNLP4020, Buxton Road, Horstead, 1.79ha, 25 dwellings

This is a 1.79ha greenfield site to the north of Buxton Road in Horstead. It is considered to be unreasonable for allocation as it has a number of constraints. The River Bure runs to the rear of the site so part of the site is in flood zones 2 and 3 with some additional small areas of surface water flood risk. The site is almost wholly within the County Wildlife Site for All Saints Church with potential impact for protected species and the Grade II* listed church itself is only 100m to the east. Although there appears to be a continuous footway into Coltishall to enable a safe walking route to primary school the site is not particularly well related to the services and facilities in Coltishall. There is a public right of way running through the site, which would also need to be considered.

GNLP4048, Land at Rectory Road, Coltishall, 0.88ha, 12 dwellings and car park for allotment users

This greenfield site is being promoted for 12 self build plots and a car park for the adjacent allotments (to ease the issue of 'on street' parking of allotment holders on Rectory Road). The site is well related to local services with a safe walking route to the primary school. This site is part of GNLP0388 and is promoted as an alternative to developing the wider site. Site GNLP0388 was shortlisted for further consideration at Stage 5 in the Coltishall site assessment booklet but was ultimately considered to be unreasonable on highway grounds. Access to this site would be reliant on the existing grassy track which runs alongside the allotments, which initial highway advice has suggested is not feasible, as it is narrow with concerns about whether an adequate visibility splay can be created. The promoter of this site has now submitted a highway drawing to demonstrate how a visibility splay could be achieved, so to allow this to be considered and the benefits of the car parking provision to be taken into account the site is shortlisted as reasonable for further consideration to see whether the highway concerns can be overcome.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Coltishall, Horstead with Stanninghall and Belaugh			
Land at Rectory Road	GNLP4048	0.88	12 dwellings and car park for allotment users
TOTAL		0.88	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

Site Reference:	GNLP4048
Address:	Land at Rectory Road, Coltishall
Proposal:	12 dwellings and car park for allotment users

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Historic Environment, Transport and Roads
HELAA Conclusion This is a greenfield site well related to local services. It is part of site GNLP0388 and is being promoted for 12 self build plots and a car park for the adjacent allotments as an alternative to developing the wider site. Access to this site would be reliant on the existing grassy track which runs alongside the allotments, which initial highway evidence suggests is not feasible, unless developed as part of the larger site GNLP0388 where there is potential access at St Johns Close. The conservation area (containing a number of listed buildings and the River Bure are located to the south, there is unlikely to be any detrimental impact on these, but suitable mitigation measures may be required. Historic environment has been scored as amber as a programme of archaeological works was recommended as part of a previously withdrawn application on the site. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

FURTHER COMMENTS
Highways No – access proposal not acceptable, layout must fully accord with requirements of MfS.
Development Management No Development Management comments sought as main issues appear to be highway related. Development Management comments already received on the larger GNLP0388 site which stated that it is well related to services and the settlement with no significant heritage or landscape issues.
Lead Local Flood Authority GREEN – Surface water flood risk on site, but not severe enough to prevent development, few or no constraints, standard information required at a planning

stage. No internal & external flooding on site but external flooding within 500m, no watercourses on site or within 100m, no surface water sewer systems on site or within 100m. In source Protection Zone 3. The site has no superficial deposits although comments on infiltration potential dependent on a complete geotechnical investigation.

PLANNING HISTORY:

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- None (Site submission form and boundary plan)

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Buxton Road, Horstead	GNLP4020	1.79	25 dwellings	This site is not considered to be reasonable as it has a number of constraints including part of the site being in flood zones 2 and 3 and almost the whole of the site being within the County Wildlife Site for All Saints Church. Although there appears to be a continuous footway into Coltishall the site is not particularly well related to services and facilities.
Land at Rectory Road	GNLP4048	0.88	12 dwellings and car park for allotment users	This site is part of GNLP0388 and is promoted as an alternative to developing the wider site. Access to this site would be reliant on the existing grassy track which runs alongside the allotments, which is narrow with no scope for widening. The local highway authority have confirmed that the access proposal submitted is not acceptable.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 5 sites promoted for residential/mixed use development in the Coltishall cluster totalling approximately 125 dwellings and 8.50 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP2019 for 20-25 dwellings due to its location adjacent to carried forward allocation COL1 through which access can be taken. It is recognised that there are some highway challenges with this site so a Transport Assessment will be needed. This site was consulted on during the Regulation 18C draft plan consultation. Other sites in Coltishall were rejected due to heritage and landscape grounds or because of highway safety concerns as detailed in part 1 above. There was one site in Horsford which was considered to be distant from services and facilities, including the primary school and not well related to the form and character of the settlement.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in the Coltishall cluster. The main issues raised were highway concerns in relation to preferred site GNLP2019. After consideration these comments have not resulted in any changes to the selection of the site preferred for allocation as agreement has been reached with highways that site GNLP2019 is suitable for development subject to vehicular and pedestrian access via COL1. It is recognised that the developers will need to undertake a Transport Assessment and various improvements will be necessary in the vicinity and this is written into the policy.

Assessment of new and revised sites submitted through the Regulation 18C consultation

A total of two new sites were submitted through the Regulation 18C consultation totalling around 37 dwellings and 2.70 hectares of land. This included site GNLP4048 which is actually a smaller part of site GNLP0388 originally promoted with an alternative access and car part proposal for allotment users. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that neither of the two new sites proposed were suitable for allocation. Site GNLP4020 in Horstead has a number of constraints including being located in flood zones 2 and 3 and within a County Wildlife site and GNLP4048 is not considered by highways to have an acceptable access.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted a number of negative and positive impacts for the sites in the Coltishall cluster but showed broadly how all sites promoted scored similarly. The Sustainability Appraisal did flag up the proximity of site GNLP2019 to the Bure Valley railway and text has been added to both the policy and supporting text to reflect and mitigate for this.

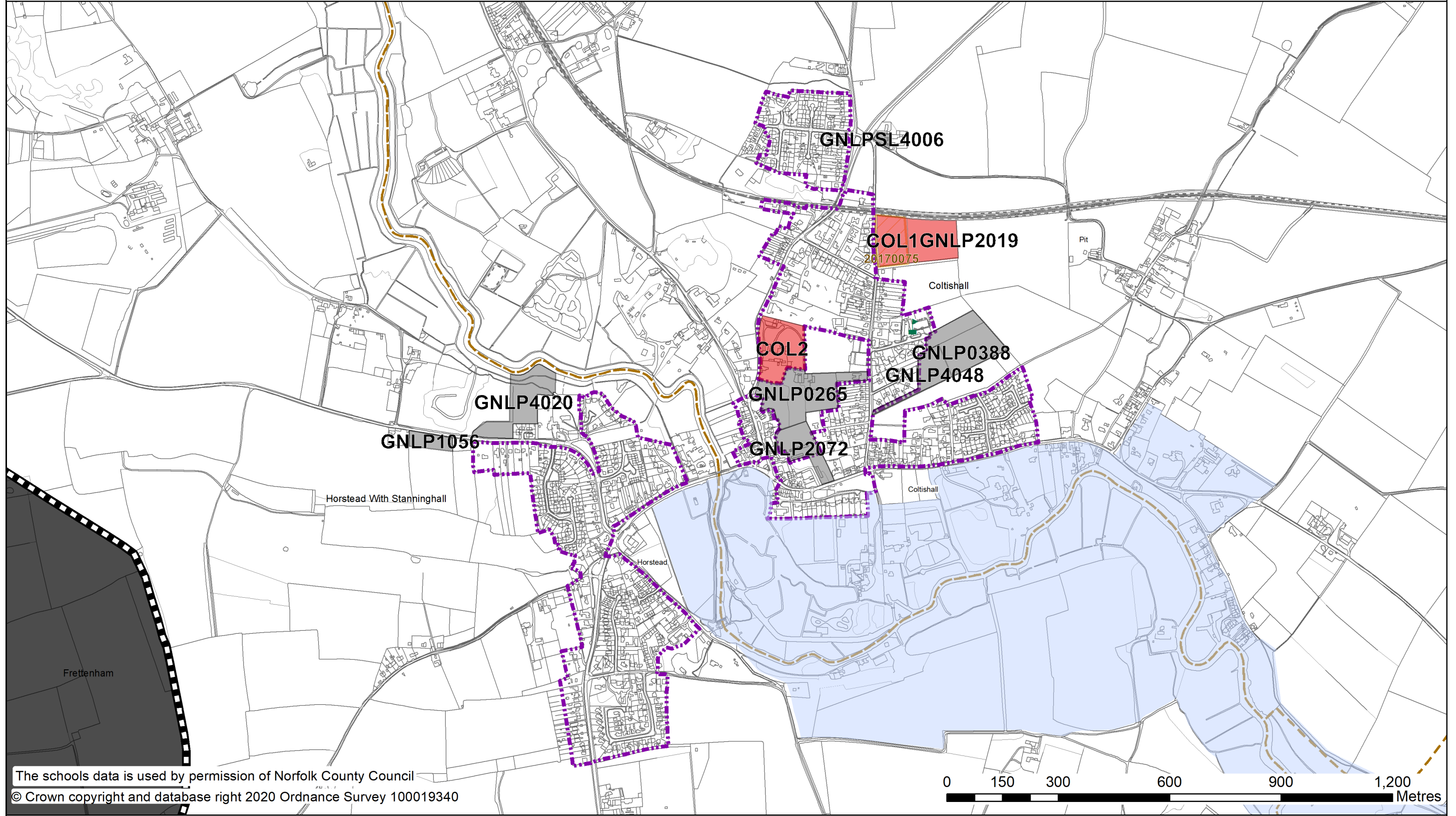
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for the Coltishall cluster is to allocate site GNLP2019 for 20 dwellings (the range of dwellings in villages was dropped after the Regulation 18C consultation) along with carried forward allocations COL1 and COL2 as proposed in the Regulation 18C draft plan. Other sites in the cluster are rejected for allocation as the ones in Horsford are considered not to relate well to the form and character of the settlement some distance from services and facilities including the primary school whereas the sites in Coltishall have either heritage/landscape or highway concerns.

See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

COLTISHALL, HORSTEAD WITH STANNINGHALL AND BELAUGH

GREATER NORWICH LOCAL PLAN
PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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-  Primary School
-  Housing Allocation
-  Broads Authority Area
-  Commitment*
-  Primary School Catchment (2018-19)
-  Not Allocated
-  Settlement Boundary
-  Parish Boundary

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
1:9,500
at A3
Date: 03/12/2020