

Appendix B - Broadland Villages

Unallocated residential sites with reasons for rejection.

(Sites highlighted in grey were shortlisted through the site assessment process as reasonable alternatives and therefore subject to SA)

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Blofield Heath				
Blofield Nurseries, Hall Road	GNLP0099	2.85	Up to 25 dwellings	This site is considered to be unreasonable for allocation as it is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings	This site is considered to be unreasonable for allocation as the planning history suggests there are access constraints which means that the site would only be suitable for small scale development off a private drive. It therefore would not be able to accommodate the minimum allocation size of 12-15 dwellings.
Land east of Park Lane	GNLP0300	0.78	Residential (unspecified number)	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster.

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Land to the East of Woodbastwick Road	GNLP1048	4.18	Residential (unspecified number)	An alternative version of this site has been chosen for allocation – see allocated sites table.
	GNLP1048 (18C) (part)	0.95	15-20 dwellings	
Dawson's Lane	GNLP2080	2.65	42 dwellings	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster. In addition, the proposed access to the site is currently a narrow track with an unmade surface which would need upgrading to be acceptable.
South of Blofield House	GNLP2172	3.90	85 dwellings	This site is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
Buxton with Lamas and Brampton				
Land off Scottow Road	GNLP0294	23.68	720 dwellings	This site is considered to be too large for the capacity of the cluster, although it is recognised that it is also being promoted as an alternative to nil growth in Wroxham. It is not well related to Buxton, being closer to Scottow which is in North Norfolk. It is considered that this site would only really work as a strategic scale development alongside the land promoted in North Norfolk. North Norfolk District Council have said there is no intention

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				to seek large scale growth in Scottow at the current time so the site is considered to be unreasonable for allocation.
Land at Back Lane	GNLP0387	3.62	Approx. 110 dwellings	This site is considered to be unreasonable for allocation as Back Lane is a narrow single-track road with limited scope for improvement. The site is located to the south of the built edge of the village with no safe pedestrian route to Buxton Primary School.
Land West of Coltishall Road	GNLP0601	0.57	Extension to settlement limit for potential housing	This site is considered to be unreasonable for allocation as it is located to the south of the built edge of the village, detached from the existing settlement limit. There is no safe pedestrian route to Buxton Primary School, and due to the narrowness of the verge on both sides of Coltishall Road the necessary footway improvements would be difficult to achieve.
South of the Beeches, Coltishall Road	GNLP3015	1.06	Up to 30 dwellings	This site is located to the south of the existing built edge of the village, some way from the existing settlement limit. It is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement and there is no safe pedestrian route to Buxton Primary School. Approximately 600m of footway would be needed to link with the existing which is unlikely to be feasible or viable.
Feofee Cottages, North of Crown Road	GNLP3016	0.47	Affordable rented housing up to 20 properties	This site is centrally located within the settlement limit and could be progressed now

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				as a planning application to deliver the affordable rented housing proposed rather than waiting for the Local Plan process.
Cantley				
The bungalows/garages and stable block, Grange Road	GNLP0281	0.82	Approx. 20 homes	This site is considered to be unreasonable for allocation due to access constraints as Grange Road is an unmade road. Reference is made to access via Peregrine Close, however this does not appear achievable on the boundary of the site as promoted.
Cawston, Brandiston and Swannington				
Land off Fred Tuddenham Drive	GNLP0126 A and B	0.42 + 1.18	14 residential dwellings and mixed use of 36 dwellings with commercial development	These sites are reasonably well located in terms of form and character and accessibility to the services and facilities in Cawston, however they are considered to be unreasonable on highway grounds. Footway provision between the sites and the school is not continuous and would require multiple road/junction crossings. Children would need to make a challenging crossing at the Aylsham Road/Chapel Road junction and the footway at Aylsham Road is narrow with no scope for improvement. Clarification would also be needed that access can be gained to the highway without ransom.
East of Gayford Road fronting onto Aylsham Road	GNLP0293	16.08	Approx. 200 dwellings including affordable housing and community uses	An alternative version of this site has been chosen for allocation – see allocated sites table.

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Heydon Road	GNLP2134	3.14	Mixed use including 30 dwellings, care home and commercial uses	This site is considered to be unreasonable for allocation because it is remote from the existing settlement limit and the services and facilities in Cawston. Development of this site would not be well related to the form and character of the settlement. There is no safe pedestrian route to Cawston Primary Academy and due to the distance, it is unlikely to be feasible or viable to provide one.
Coltishall, Horstead with Stanninghall and Belaugh				
Land south of Jordans Scrapyard, Coltishall	GNLP0265	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	GNLP0388	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

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				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 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.
East of High Street, Coltishall	GNLP2072	1.12	15 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 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.
Land at Buxton Road, Horstead	GNLP1056	0.46	Up to 20 dwellings	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.
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

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				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.
Foulsham and Themelthorpe				
Site of TH Blyth & Sons Builders Yard and Land to west of Claypit Road	GNLP0275	0.55	Approx. 11 dwellings	Although this site is brownfield and well located within the village it is not considered reasonable for allocation due to highway and surface water flood issues. There are significant concerns about the development of this site as Chapel Lane is narrow with no footways and no scope for improvement and Claypit Road is also highly constrained with no footways and insufficient room to provide them. Achieving adequate visibility at the site frontage would also be challenging. The site is located within the settlement limit so could come forward as a planning application.
Land north side of Bintree Road	GNLP0607	0.83	Approx. 20 -25 dwellings	This site is considered to be unreasonable for allocation because it is separated from the

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				residential heart of the village adjacent to commercial development. There are questions over whether a suitable access can be achieved and the site is adjacent to a sewage treatment works, both of which limit its suitability for residential development. In addition, there is no safe pedestrian route to Foulsham Primary School.
The Hawthorns	GMLP2001	2.80	5-6 dwellings	This site is considered to be unreasonable for allocation as it is remote from the village with no safe pedestrian route to Foulsham Primary School. Development of this site would not be well related to the form and character of the settlement.
Freethorpe, Halvergate and Wickhampton				
Rear of 75 The Green	GMLP2033	0.47	20 dwellings	This site is well related to the built form of the village and adjacent to the existing settlement limit, however it is not preferred for allocation as it is considered to be too small to deliver the scale of development promoted given the character of its surroundings. There is no direct access to the site from The Green, so the site is contingent upon redevelopment of the site to the north. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.
North of Marsh Road; Halvergate	GMLP4004	2.00	Up to 15 homes	This site is considered to be unreasonable for allocation as although there are bus stops within 50m of the site there is no reasonable access to any other services and facilities.

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				There could be landscape and heritage impacts due to proximity to the Broads Authority area and the Halvergate and Tunstall conservation area.
North of Palmers Lane, Freethorpe	GNLP4050	1.62	40 dwellings	This site is adjacent to FRE1 allocation which is currently under construction. This site is not considered suitable for allocation due to concerns about open views across Palmers Lane and the scale of development in relation to the capacity of the village. There are also listed buildings nearby. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.
Frettenham				
Land south of Harbord Road	GNLP0492	6.37	Residential (unspecified number and enabling large area of GI)	This site has a safe walking route to Frettenham Primary School but is not considered to be suitable for allocation as it has a number of constraints. The site is partly within a County Wildlife Site and is heavily constrained by Tree Preservation Orders and ecological and landscape issues. In highway terms access via Harbord Road would not be acceptable due to visibility constraints. Development in this location has already been tested through the planning application and appeal process.
Adjacent 10 Buxton Road	GNLP2078	1.42	25 dwellings	This site is considered to be unreasonable as it is remote from the main built up area of the village with no safe pedestrian route to Frettenham Primary School. The site appears

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				to be surrounded by commercial development so residential development would not be a good fit here because of potential amenity issues.
Great and Little Plumstead				
Land east of Salhouse Road	GNL0328	5.18	Approx. 110-165 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land west of Salhouse Road	GNL0330	4.90	108-162 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land at Hare Road	GNL0420R	0.57	10-15 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor. The site was revised during the Regulation 18C draft plan consultation, including the submission of further highway evidence which the local highway authority has said does not satisfactorily address previously expressed highway concerns. Development Management have advised that current planning application 20191938 is likely to be refused, the site is too
	GNL0420R*	0.79	10-15 dwellings	

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				<p>small for allocation and they would not want to continue linear development in that location.</p> <p>Site GNLP0420 was originally submitted in 2016 on a much larger scale (10.93ha) but this was revised down to 0.57ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>
Land at Middle Road	GNLP0441R	4.23	30 dwellings	<p>This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor.</p> <p>An earlier version of the site was originally submitted in 2016 but was revised prior to the site assessment process commencing so the original site was never formally appraised or subject to Sustainability Appraisal.</p>
Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment	<p>This site was originally submitted and assessed as a much larger proposal with a significant element of open space only to be revised down to a much smaller 1.48ha site through the Regulation 18C consultation. The larger site was not considered to be suitable for allocation due to level of highway improvements which would be needed as the 'Brick Kilns' junction in</p>
	GNLP0483R	1.48	Housing	

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				the form of junction realignment or a roundabout. A smaller scale of development may still require some level of highway improvements. There has been a history of planning refusals in the area and it is considered that there are no benefits to be gained from a smaller development. Development around the crossroads could be considered to be of a separate character to the existing development to the south on Salhouse Road so separation should be maintained.
South of Broad Lane	GNLP2040	7.60	Residential (unspecified number)	This site is not considered to be reasonable for allocation as there is no safe pedestrian route to Little Plumstead Primary School over 3km away, which is the catchment school. There is a school closer in Rackheath but this site would be better delivered after site GT19 has been developed which is likely to provide improved footway links. The frontage of the site is affected by surface water flood risk.
East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Home Farm, Water Lane	GNLP3014	14.26	300 dwellings	This site as originally submitted was considered to be too large for the requirements of the cluster and would have swamped the village and its services and facilities. The site was revised down in size during the Regulation 18C
	GNLP3014R	7.01	Housing	

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				consultation but is still too large for the cluster with likely significant townscape and landscape concerns and impact on the Witton Run
North of Low Road	GNLP4015	0.68	12 Homes	This site is not considered to be suitable for allocation due to the substandard highway network with no opportunity for improvement, no safe walking/cycling route to school and surface water drainage issues on the road.
Dairy Farm	GNLP4030	44.79	Up to 1200 dwellings	This site is not currently proposed for allocation as there is currently no need for that scale of development in that location within the green protection zone of the AAP, there are other sites in the urban fringe which are considered to be better. However as a well located urban fringe site, with easy access onto the NDR, it may be more difficult to resist development there in the future if additional housing growth is needed.
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Land off Fakenham Road, Attlebridge	GNLP0460	6.08	Approx. 40 dwellings	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe pedestrian route to Great Witchingham Primary Academy 5.6km away, other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.
Council Field, Great Witchingham/Lenwade	GNLP0548	1.81	Residential (unspecified number)	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as

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				Heath Lane is narrow with no footway and there is no scope for improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
Weston Hall, Weston Longville	GNLPO553	5.18	Approx. 5 dwellings	This site is considered to be unreasonable for allocation as it is separated from the existing built up area and development here would not be well related to the form and character of the settlement. In addition, there are significant flood risk issues on part of the site and no safe pedestrian route to Great Witchingham Primary Academy.
Bridge Farm Field, St Faiths Close, Great Witchingham/ Lenwade	GNLPO608	1.75	15 - 20 dwellings (and open space)	An alternative version of this site has been chosen for allocation – see allocated sites table.
Adjoining Fakenham Road, Attlebridge	GNLPO2129	7.22	200 dwellings and commercial	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe route to Great Witchingham Primary Academy 6.4km away. Other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.
Bernard Matthews South Site, Great Witchingham	GNLPO2184	5.00	150 dwellings	This is a large brownfield site beyond the edge of the village with no footways to connect it, and too far to walk to local services and facilities,

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				including Great Witchingham Primary Academy. Despite it being brownfield, the site is considered to be unreasonable for allocation because development here would not be well related to the form and character of the settlement. There may also be possible contamination issues on the site which would need to be resolved.
South of Woodfordes Close, Weston Longville	GNLP4002	0.65	Up to 9 dwellings	This site is considered to be unreasonable for allocation as it has no reasonable access to services and facilities and no safe walking route to the local primary school. Although there are footpaths and traffic calming measures in close proximity to the site the wider road network is remote, narrow and constrained with limited scope for improvement
Hainford and Stratton Strawless				
Land at the junction of Frettenham Road and Buxton Road	GNLP0065	1.04	10-12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space	This site is considered to be unreasonable for allocation as even a smaller area of development than the site proposed would have a significant visual impact and breakout into open countryside. There are also highway concerns. Hainford Road is narrow, and it is unlikely to be feasible to widen it to an acceptable standard and provide a footway to connect with the existing footway to the south.

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				The highway extent at the north west corner of the Stratton Road junction with Waterloo Road is also a constraint with compromised visibility.
Land at Hall Road	GNLP0181	1.16	Approx. 20 dwellings	Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one. The site was revised through the Regulation 18C consultation but no additional evidence has been submitted to demonstrate how a safe walking route to school could be achieved so it is still considered to be unreasonable for allocation
	GNLP0181R	1.04	Housing	
Arable Land, Hall Lane	GNLP0190	8.44	Residential development (unspecified number) with potential recreation area and leisure, community use and open space	This site is considered to be unreasonable for allocation as it is located some distance from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway.
Land at Hainford	GNLP0393	1.51	Approx. 45 dwellings	This site is well located next to Hainford Primary School however it is not considered appropriate for allocation due to significant surface water flood issues.
Lady Lane/ Hall Road	GNLP0512	3.60	Approx. 12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to

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				Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
Land east of Newton Road	GNLP0582	3.00	60-80 dwellings with consideration of community use	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
West of Cromer Road	GNLP2035	2.31	25 dwellings	This site is considered to be unreasonable for allocation as it is quite some distance from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway. Direct vehicular access onto the A140 is unlikely to be acceptable.
Harvest Close	GNLP2162	2.50	60 dwellings	Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway. Further discussions have taken place regarding this site but the local highway authority do not support the additional information submitted.
South of B1354, Hainford	GNLP4022	3.96	40 dwellings	This site is not considered suitable for allocation due to landscape concerns and the fact that it would set a precedent and make future development in that location difficult to resist

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Shortthorn Road, Stratton Strawless	GNLP4038	0.51	10 dwellings	This site is considered to be unreasonable for allocation as there is not safe walking route to Hainford Primary School which is 3 km away. Initial highway advice highlights the location of the site on a bend/junction which may make it difficult to achieve suitable access.
Hevingham				
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings with a potential play area, open space and local infrastructure	Although this site is within walking distance of Hevingham Primary School pedestrian access would require crossing the A140 which is not considered to constitute a safe route to school therefore the site is not preferred for allocation.
6 The Turn	GNLP2002	1.13	15+ dwellings	This site is considered to be unreasonable for allocation as it is located in The Heath which is some distance to the west of the services and facilities in main part of Hevingham village. This part of the village does not have a settlement limit. The Turn is a narrow lane without footways with limited possibility for improvement and consequently it is not possible to achieve a safe walking route to Hevingham Primary School.
Halls Corner/New Road	GNLP4036	4.19	Up to 25 dwellings, public open space	This site is not considered to be suitable for allocation due to the significant impact it would have on the settlement and the substandard local highway network.
Horsford, Felthorpe and Haveringland				
Bramley lakes, Dog Lane, Horsford	GNLP0059	3.33	Range of uses (industrial, residential, commercial,	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is

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			recreation, leisure and tourism	the capacity of the junction with Holt Road. There is no safe walking route to Horsford Primary School.
Pronto Joinery, Dog Lane, Horsford	GNLP0151	2.34	Residential (unspecified number)	This site is considered to be unreasonable due to highway constraints along Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road.
Pronto Joinery, Dog Lane, Horsford	GNLP0153	0.85	Mixed Use (unspecified number)	This site was considered worthy of further investigation due to its proximity to the existing built edge of the village, brownfield nature and the fact that it would fulfil the NPPF requirement for sites of 1ha or less. However, the site is considered to be unreasonable for allocation due to highway constraints along Dog Lane, the capacity of the junction with Holt Road and potential loss of existing commercial operations.
Arable Land, Dog Lane, Horsford	GNLP0192	2.66	Residential (unspecified number)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.
Land to east of Brands Lane, Horsford, (partly in Drayton)	GNLP0222	11.05	Light industrial and office uses, market and affordable housing including starter homes, live work and public open space	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford. It is closer to Thorpe Marriot but still separated from the built-up area by the Broadland Northway. Development here, of either a residential or commercial nature, would be remote and quite prominent in the landscape. There is no safe walking route to

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				catchment schools in Horsford. Non catchment schools in Taverham or Drayton are closer but again with no safe walking route.
Land at 33 St Helena Way, Horsford	GNLP0251	1.44	15-20 dwellings	This site is not considered to be reasonable for allocation due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.
Land off Holt Road, Horsford	GNLP0283	3.43	105 dwellings	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School. Planning permission 20181408 for 47 dwellings has recently been refused and an appeal lodged.
	GNLP0283R	3.66	Housing	
Land off Reepham Road, Horsford	GNLP0302	7.34	150-200 dwellings	This site is considered to be unreasonable for allocation as it some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford.

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				Non catchment schools Taverham or Drayton are closer but again with no safe walking route.
Reepham Road/ Cromer Road, Horsford	GMLP0332R	64.00	600-700 dwellings	<p>This site is not considered to be suitable for allocation as development in this location would increase the urban sprawl of Hellesdon further into the open countryside with subsequent landscape impacts. There are noise and safety concerns regarding proximity to the airport and the location of the site under the flight path. Significant highway improvements would also be necessary.</p> <p>Site GMLP0332 was originally submitted in 2016 on a 49ha boundary but this was revised to 64ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>
Reepham Road/Holt Road	GMLP0333	36.60	Residential (unspecified number), improved cricket field, employment, roadside services and retail	<p>This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to catchment schools in Horsford. Non-catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.</p>

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West of Reepham Road, Horsford	GNLP0334R	11.70	250-300 dwellings	<p>This site is not considered to be suitable for allocation as development in this location would increase the urban sprawl of Hellesdon further into the open countryside with subsequent landscape impacts. There are noise and safety concerns regarding proximity to the airport and the location of the site under the flight path. Significant highway improvements would also be necessary.</p> <p>Site GNLP0334 was originally submitted in 2016 on a 6.4ha boundary but this was revised to 11.70ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>
Land adj Drayton Lane	GNLP0359R	8.10	Up to 150 dwellings	<p>This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School.</p> <p>Site GNLP0359 was originally submitted in 2016 on a 6.8ha boundary but this was revised to 8.10ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Land at Holly Lane/ Reepham Road, Horsford	GNL0419	40.65	Approx. 750 dwellings with associated access and open space	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to catchment schools in Horsford. Non catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.
Land at Lodge Farm, Horsford	GNL0422	1.65	40 dwellings	This site as originally submitted was not considered to be reasonable for allocation as it has convoluted access and it is not clear how the site would be accessed from the highway. It was considered that the site could not accommodate the scale of development proposed and the access proposals presented some concern in terms of achieving acceptable visibility. A revised site proposal was submitted through the Regulation 18C consultation but the local highway authority are still of the view that the proposal presents some concerns in terms of achieving adequate visibility.
	GNL0422R	1.04	Housing	
Land at Mill Lane, Horsford	GNL0423	0.95	10 dwellings	This site is considered to be unreasonable as it is unlikely to meet the minimum 12-15 dwelling requirement for allocation and is already committed for development of 8 dwellings under planning application reference 20170707.

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Land off St Helena Way, Horsford	GNLP0469	2.64	Approx. 10-15 dwellings with remaining land available as open space	This site is considered to be unreasonable due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.
Land east of Holt Road, Horsford	GNLP0479	4.38	Approx. 80 dwellings with open space, play equipment and GI	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.
Land to the east of Holt Road, Horsford	GNLP0519	15.59	Approx. 266 dwellings	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.
Hilltop Farm, Church Street, Horsford	GNLP0578	6.67	Residential (unspecified number)	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village.
Home Farm, Holt Road, Horsford	GNLP1008	20.25	Residential (unspecified number)	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School. The

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				site as proposed is too large for the capacity of the cluster.
Dog Lane, Horsford	GNLP1043	7.21	Residential (unspecified number)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.
Green Lane, Horsford	GNLP2160	29.70	600 dwellings	This site is not considered to be reasonable for allocation as the scale of the proposal is a concern with a lack of safe walking/cycling route to the catchment high school. Development would require highway improvements and it is unlikely that a satisfactory access strategy would be able to be developed for the entire level of development. There are also ongoing concerns with the new B1149 roundabout. Smaller areas of the larger site were considered but dismissed as unsuitable due to the standard of Mill Lane and Green Lane.
North of Reepham Road, Horsford	GNLP3005	2.25	Residential (unspecified number)	This site is considered to be unreasonable for allocation as it some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools Taverham or Drayton are closer but again with no safe walking route.

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Rookery Nook, Horsford	GNLP4006	0.58	3 dwellings, retain existing	This site is not considered to be suitable for allocation as a safe walking and cycling route cannot be achieved.
Swanington Lane, Felthorpe	GNLP2009	2.00	15-20 dwellings	This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.
Brand's Lane, Felthorpe	GNLP2012	0.63	5 dwellings	This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.
North of Church Lane, Felthorpe	GNLP3004	1.24	16 dwellings	This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.
East of Mill Lane, Felthorpe	GNLP4041	0.85	20 dwellings	This site is considered to be unreasonable for allocation as there no safe walking route to primary school in Horsford and Felthorpe currently does not have a settlement boundary.

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				The site is disconnected from the rest of the village and development here would be unsympathetic to the character of the area. There are also highway concerns regarding visibility and the width of Mill Lane
Horsham & Newton St Faith				
Poor piece, 80 Newton Street	GNL0085	0.75	Approx. 4 dwellings	Although this site is well related to the form and character of the village adjacent to the existing settlement limit it is not considered to be reasonable for allocation as it unlikely to meet the minimum 12-15 dwelling allocation requirement as frontage development would be preferred. There are mature trees to the roadside, which add to the street scene and should be retained, which may also impact on the developable area. Part of the site already has planning permission for 4 dwellings. The site has since been revised done in size to 0.09ha and given alternative reference SL4005. It is has now been considered through work on small sites and settlement boundary extensions.
Land east of A140 (became land west of West Road)	GNL0125	14.85	Approx. 400 dwellings including highways improvements, public open space and community facilities	An alternative version of this site has been chosen for allocation – see allocated sites table.
	GNL0125(18C)	1.44	20-30 dwellings	
Manor Road	GNL0246	0.78	Residential (unspecified number)	This site is well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				other constraints. It is not considered to be reasonable for allocation as it is unlikely to meet the minimum allocation threshold of 12-15 dwellings if developed at a similar density to reflect existing built form.
Land off West Lane	GNLP0471	1.21	Approx. 15 dwellings	This site is considered to be unreasonable for flood risk and highway reasons. There is an area of surface water flood risk which will affect the overall developable area and make it unlikely that the minimum 12-15 dwelling allocation requirement could be met. Access would be via West Lane which is a narrow unadopted road that is unlikely to be suitable for development traffic.
Land east of Old Norwich Road	GNLP0482	17.38	Approx. 70 dwellings as well as 8.95ha of green space	As originally promoted this is a sizeable site which if developed in its entirety would be too large for the identified capacity of the cluster. The site is considered to be unreasonable for allocation as development in this location would be particularly prominent in the landscape. Further consideration was given to the revised proposal submitted through the Regulation 18C consultation, which is still considered to be unreasonable due to the flatness of the landscape in this location.
	GNLP0482R	5.44	Housing	
Land off Manor Road	GNLP1054	5.50	Residential development extending the neighbouring allocation HNF1	Although adjacent to existing allocation HNF1 this site is not considered to be reasonable for allocation due to landscape character and neighbour amenity issues. A revision to the site was submitted through the Regulation 18C
	GNLP1054R	1.55	Housing	

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				suggesting a reduction in size. The revised site is still considered to be unreasonable for allocation as the local highway authority has highlighted concerns about creating a suitable access saying it is not acceptable as a standalone site with direct vehicular access onto Manor Road. An appeal on the site was dismissed in December 2019 due to the effect of the proposed development on the character and appearance of the area with specific regard to the setting of listed buildings, the effect on neighbouring occupiers with specific regard to noise disturbance and whether the site is in an appropriate location for development.
Oak Tree Farm	GNL2021	10.83	Residential (unspecified number)	This site is considered to be unreasonable for allocation as it is separated from the existing form and character of the village with resulting townscape and landscape implications. There is no safe walking route to St Faiths Primary School.
The Warren	GNL2030	1.65	Residential (unspecified number)	This site is considered to be unreasonable for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area. The site also appears to be covered by a large number of mature trees.
Manor Road/ A140 Cromer Road	GNL2141	2.63	20-40 dwellings	This site has a safe pedestrian route to St Faiths Primary School. However, the site is not considered to be reasonable for allocation as it would be very prominent when viewed from the

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				A140 and traffic noise would be an issue. Development in this location would extend residential development west of Manor Road contrary to the existing settlement pattern and would be out of keeping with the form and character of the village.
East of Manor Road	GNLP3027	2.63	25-50 dwellings	This site as originally submitted was considered to be unreasonable for allocation for flood risk reasons. The site was almost wholly covered by surface water flood risk which would affect the developable area. The site was revised through the Reg 18C consultation to include further land to allow for water attenuation/drainage and green space but as no specific details or layout proposals have been submitted the site is still considered to be unreasonable for allocation.
	GNLP3027R	10.55	Housing	
North of Meadow Farm Lane	GNLP3028	1.95	25-50 dwellings	This site is considered to be unreasonable for allocation as vehicular access would be from narrow roads and there is no safe walking route to St Faiths Primary School. The site was revised through the Reg 18 C consultation but no additional information has been submitted regarding how these issues may be overcome so it is still considered to be unreasonable for allocation.
	GNLP3028R	12.05	Housing	
Off Manor Road	GNLP4027	0.70	12+ dwellings	This site has previously been submitted under reference GNLP0246 with a slightly larger boundary 0.78ha. The site was considered to be unreasonable for allocation as it was thought to be unlikely to meet the minimum 12-15

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				dwelling threshold for allocation if built at a similar density to reflect the existing built form. This submission is for a slightly smaller site with no detailed layout proposals to demonstrate how 12-15 dwellings could be accommodated on site so it continues to be considered unreasonable for allocation.
West Farm	GNLP4042	12.28	Housing	This site is considered to be unreasonable for allocation as there is no safe walking route to St Faiths Primary School, it is remote with no network access and would require highway improvement on third party land beyond the site. Noise issues from proximity to proposed employment site, the NDR and Norwich Airport.
West Farm	GNLP4043	7.79	Housing	This site is considered to be unreasonable for allocation as there is no safe walking route to St Faiths Primary School, it is remote with no network access and would require highway improvement on third party land beyond the site. Noise issues from proximity to proposed employment site, the NDR and Norwich Airport.
West Farm	GNLP4044	2.67		This site is not considered to be suitable for allocation as there is currently no safe walking route to school. Whilst it may be possible to provide footway connections through development it is considered that development here would push the boundaries of Horsham St Faith further out into the countryside and be particularly prominent in the flat landscape. The site could potentially be developed as part of a

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				comprehensive access strategy with GNLP0482R and GNLP4060 but this would lead to a form of development far larger than the capacity of the cluster.
Meadow Farm Lane, Coltishall Lane	GNLP4046	6.50		This site is not considered to be suitable for allocation as a standalone scheme as it would be contrary to the form and character of the settlement. It could be considered with other sites as part of a comprehensive access strategy but the resulting development would be too large for the capacity of the cluster.
Coltishall Lane/Spixworth Road	GNLP4047	8.90		This site is not considered to be suitable for allocation as a standalone scheme as it would be contrary to the form and character of the settlement. It could be considered with other sites as part of a comprehensive access strategy but the resulting development would be too large for the capacity of the cluster.
North of Spixworth Road	GNLP4059	9.36		This site is not considered to be suitable for allocation as a standalone scheme as it would be contrary to the form and character of the settlement. It could be considered with other sites as part of a comprehensive access strategy but the resulting development would be too large for the capacity of the cluster.
South of Spixworth Road	GNLP4060	6.98		This site is not considered to be suitable for allocation as a standalone scheme as it would be contrary to the form and character of the

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				settlement. It could be considered with other sites as part of a comprehensive access strategy but the resulting development would be too large for the capacity of the cluster.
Lingwood and Burlingham, Beighton and Strumpshaw				
Land at Lodge Road, Lingwood	GNLP0067	1.97	Mixed use development comprising office, café, meeting rooms and up to 15 live/work units	This site is located at the extreme north-eastern edge of the settlement with some surface water flood risk. The proposal is to expand the existing planning permission given on appeal from 7 to 15 live work units and offices which to date has not been delivered. If a high level of demand arises for these types of units then this could be considered through a new planning application but there is no current evidence of need to warrant allocation of the site for the proposed uses. Access into the village would be along a relatively busy road without footways therefore there is no safe walking route to Lingwood Primary School.
23 Norwich Road, Strumpshaw	GNLP0090	0.85	Residential (unspecified number)	This site is centrally located within Strumpshaw but access to facilities in Lingwood, including the school would be along Norwich Road which is relatively busy without footways until the edge of the village after the Huntsman Public House. There is a substantial area of surface water flood risk to the north of the site and it is identified as a key green feature to be protected in the Strumpshaw Neighbourhood Plan.

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Land to the north of Long Lane, Strumpshaw	GNLP0215	16.09	5-25 dwellings	This is a very large site located to the west of the Strumpshaw which if developed in its entirety would be contrary to the form and character of the village. The site is some distance from the main facilities in Lingwood, including the school, with only intermittent footways along Norwich Road. There is conflict with the Strumpshaw Neighbourhood Plan which seeks to protect the gap between Strumpshaw and Brundall.
Land east of Buckenham Lane and west of Buckenham Road	GNLP0296	3.60	Approx. 110 dwellings	This site was considered to be a reasonable alternative in the Regulation 18C draft plan consultation as it is well located in relation to the form and character of Lingwood with the possibility of vehicular access from Buckenham Road. Following the draft plan consultation the choice of sites to allocate was reconsidered in Lingwood but this site was not chosen due to highway challenges regarding delivering an adequate width carriageway, mitigation required for heavy flood and where to draw the boundary to provide a site for only 30 dwellings as required. On balance there were considered to be better sites in the cluster to choose for allocation.
Land north of Post Office Road	GNLP0379	1.10	Approx. 27 dwellings	This site was proposed for allocation in the Regulation 18C draft Plan but over a larger area than originally submitted. It was considered that the larger allocation would enable open space to be provided to mitigate impact on the nearby
	GNLP0379 (18C)	4.74	50 - 60 dwellings (and open space)	

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
	(larger site)			Grade I Listed Church, potentially in the form of a linear parkland to the north. The site was favoured as it is centrally located in the village, adjacent to the existing settlement limit and has a safe walking route to Lingwood Primary School. It was considered that a larger site, along the whole road frontage, would enable road widening to an acceptable standard and encourage a reduction in vehicle speeds. However it was clear from comments received through the consultation that this site was not popular locally so it has been decided to replace site GNLP 0379 with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on part of new site GNLP4016.
Land at Southwood Road/Hantons Loke, Beighton	GNLP0449	2.17	Approx. 36 dwellings	This site is considered to be unreasonable for allocation as it is poorly located to access facilities in Lingwood or elsewhere, in terms of distance and lack of footways. There is no safe pedestrian route to Lingwood Primary School. There are few facilities available in Beighton itself which has no settlement limit.
Land to the north of Lodge Lane, Lingwood	GNLP0499	2.91	Approx. 30 dwellings	This site is considered to be unreasonable as it is divorced from the existing settlement and would appear as a separate enclave if developed contrary to the form and character of the village. Access into the village would be along a relatively busy road without footways

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				therefore there is no safe walking route to Lingwood Primary School.
Mill Lane (South of Norwich Road, North of Buckenham Road), Strumpshaw	GNLP0521	3.05	Approx. 90 dwellings	This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.
Mill Road, Strumpshaw	GNLP2017	3.78	Residential (unspecified number)	This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.
West of Buckenham Road, Strumpshaw	GNLP4008	1.46	11-12 dwellings	This site is not considered to be suitable for allocation as there is no safe walking route to primary school in Lingwood. The site also occupies a prominent position at the top of the River Yare Valley and provides an undeveloped setting to the Grade I listed St Peters Church. The local highway authority have stated that third party land would likely be needed to enable carriageway widening.
East of Station Road, Lingwood	GNLP4016	1.60	Up to 50 dwellings (or care home facility)	An alternative version of this site has been chosen for allocation – see allocated sites table.
Further south of Lodge Road, Lingwood	GNLP4051	4.25	14 live work units 1260 m2 B1	This site is not considered to be reasonable for allocation as there is no evidence of demand for these types of units in this location. If demand

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				arises then this could be considered through a planning application as on the adjacent site. Access into the village would be along a relatively busy road with no footways so therefore there is no safe walking route to Lingwood Primary school.
Marsham				
Land to rear of 40-46 High Street	GNLP0171	1.71	Residential (unspecified number) including open space, landscaping & associated infrastructure	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School 250m. The site does back onto a permitted scheme for 8 dwellings off the High Street but there is no vehicular access available through this scheme.
Former Piggeries, Fengate Farm	GNLP0219	1.78	Approx. 25 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School.
Land North, East, West and South of Marsham	GNLP0229	63.42	Approx. 1000 dwellings, public open space, community facilities, retail, commercial development land for school extension if required	This is a very large development proposal which if developed in its entirety would be out of keeping with the form and character of Marsham and would total far more dwellings than is sought in the village cluster. Consideration has been given to whether smaller sections of the larger site could be brought forward and the frontage sections on the north and south side of the High Street would seem to have the most potential. After careful consideration none of the

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				site is thought to be reasonable for allocation due to highway constraints on The Street and the fact that all traffic from the development would have to travel via The Street to access the A140.
Fengate Farm	GMLP0572	0.70	10-12 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footpath provision to Marsham Primary School.
Fengate Farm, Fengate	GMLP3035	3.06	35 dwellings	The previously developed nature of this site is recognised but after careful consideration it is considered unreasonable for allocation as there has been a history of planning refusals in terms of access, visual impact and residential amenity. The site is not acceptable in highway terms as Fengate Lane is not of a sufficient standard to accommodate development traffic and the junction with the A140 poses a safety concern regarding the intensification of traffic accessing onto a corridor of movement. In addition the footway connection to Marsham Primary School is not continuous and it is not possible to improve this within the constraints of the highway.
Reedham				
Mill Road	GMLP3003	2.27	Approx. 50 dwellings	An alternative version of this site has been chosen for allocation – see allocated sites table.

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
North of Church Road	GNLP4025	0.95	12 dwellings	This site is considered to be unreasonable for allocation as there is no safe walking route to Reedham Primary School which is some distance away and the surrounding highway network is poor with limited scope for improvement.
Salhouse, Woodbastwick and Ranworth				
Land to the south of Stonehouse Road	GNLP0160	15.59	Residential (unspecified number)	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land to the west of Bell Lane and to the north of Hall Drive	GNLP0161	9.92	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts, including the setting of Grade I listed church, Grade II listed war memorial and Grade II listed Salhouse Hall. The Church of All Saints is isolated from the village on a visible high point being prominent within views, particularly from Bell Lane where it is viewed with its rural context and setting. The site also abuts the historic parkland setting of Salhouse Hall.
Land to the north of Norwich Road	GNLP0163	9.99	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form further to the west closing the gap between the two parts of

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				Salhouse. The site is within the Conservation Area and covers the original parkland of Salhouse Hall. Development either side of the hall access would result in considerable harm to the setting of the heritage asset.
Land to the north of Norwich Road	GMLP0164	5.74	Residential (unspecified number)	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Site off Bell Lane	GMLP0175	3.91	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form of the village further northwards into open countryside at an important approach point to the village. Development would also be harmful to the setting of a number of heritage assets along Lower Street, particularly the Grade II listed Grange which is the oldest building in the village apart from the church and the interior of Salhouse Hall.
Site off Lower Street	GMLP0189	4.56	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. This is an important area of undeveloped land within the Conservation Area with a sloping gradient south to north and a sharp bank on the north side of

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				Lower Street where rural character has been retained. Because of the sloping nature of the land development in this location would have a significant impact on the character and appearance of the Conservation Area transforming it into a more urban environment.
Manor Farm, Land to the west of Wroxham Road (A1151)	GNLP0226	30.55	Approx. 1000 dwellings	This is site promoted as a long-term extension to the large scale Growth Triangle Area Action Plan (AAP) allocation at Rackheath and is not needed for development at the current time. Development of this site without completion of the AAP allocation would lead to an isolated and disconnected form of development in the countryside. There is no safe walking route to Salhouse Primary School.
Land to the north of Norwich Road	GNLP0487	11.38	86 dwellings and 6.37ha of GI	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land south of Norwich Road	GNLP0493	9.26	86 dwellings and 5.09ha of GI	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Land to the east of Panxworth Church Road & B1140, Woodbastwick	GNL0110	2.93	8-10 dwellings with associated landscaping and infrastructure	This site is considered to be unreasonable for allocation as it is remote from services and facilities in Salhouse. Development here would not be well related to the form and character of the settlement and there is no safe walking route to Salhouse Primary School which is over 4km away. It is recognised that non-catchment schools in Blofield Heath or South Walsham may be closer, but these are still some 2km away with no safe walking route.
Equestrian Centre	GNL04024	1.50	15-20 dwellings	This site is not considered to be suitable for allocation as the local highway authority has indicated that it does not appear to be feasible to provide a satisfactory access. Planning permission has previously been refused on surface water drainage and access grounds.
South Walsham and Upton with Fishley				
No unallocated sites				
Spixworth and Crostwick				
Land off North Walsham Road	GNL0467	6.20	100 dwellings	This the only site promoted in the cluster but it is not considered to be reasonable for allocation as direct vehicular access onto the B1150 would lead to a form of development which is disconnected from the rest of the village. In addition, it does not seem possible to provide a safe pedestrian route to schools in Spixworth. Although this site boundary has been amended the area proposed for residential development remains the same. The boundary change reflects the fact that a large area of open space
	GNL0467R	17.87	Public open space and housing	

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				has not been proposed raising issues about management. Vehicular access from the B1150 remains necessary and there is still unlikely to be a safe walking route to primary school.