

## Appendix B - Key Service Centres

### 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
<b>Acle</b>				
Borderland Farm, Damgate Lane	GMLP0007	1.07	Up to 12 dwellings	This site as originally submitted was not considered to be suitable for allocation as almost half the site is in flood zones 2 or 3 which would significantly affect the developable area. The site was amended by the promoter during the Regulation 18C consultation but is still not considered to be suitable for allocation because despite the change in site boundary the extent in flood zones 2 or 3 would still significantly affect the developable area. In addition there is no safe walking route to the local primary school, the site is in close proximity to the sewage works, the Broads and Damgate Wood County Wildlife Site.
	GMLP0007R	2.89	5 dwellings	
Land west of Acle	GMLP0378	5.40	At least 100 dwellings	An alternative version of this site has been chosen for allocation – see allocated sites table
	GMLP0378 (18C)	7.50	100 dwellings	
Land at Acle, South Walsham Road	GMLP0384	4.88	145 dwellings	This site is not considered to be suitable for allocation on highway and landscape grounds. Development would require a 2m wide footway at the north east side of South Walsham Road and insufficient highway is available to provide this.
Land at Beighton Road/ Norwich Road	GMLP0417	9.40	Approx. 204 dwellings, associated	This site is not considered to be suitable for allocation as it is not particularly well related to services or the character of the town as it

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			access and open space	is wedged south of the A47 and north of the rail tracks. In addition, there is no safe walking route to the local primary school.
Land at Jolly's Lane	GNLP0421R	7.00	150 dwellings	<p>This site as originally promoted was not considered to be suitable for allocation as it is located to the south of the railway tracks and is therefore not particularly well related to services and facilities or the character of the town. In addition there is no safe walking route to the local primary school. During the Regulation 18C consultation the site promoters reduced the size of the site but it is still not considered to be suitable for allocation as the earlier reasons for rejection have not changed</p> <p>Site GNLP0421 was originally submitted in 2016 on a much larger scale (21.70ha for 570 units) but this was revised down to 7.00ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>
	GNLP0421R	1.43	Approx. 30 dwellings with open space	
Land at Norwich Road	GNLP0427	2.78	Mixed use residential (unspecified number)	This site is not considered to be suitable for allocation as it is distant from the existing settlement limit and therefore not particularly well related to form and character or the services and facilities in the town. Due to its proximity to the A47 noise and pollution is also likely to be an issue.
Land north of Hillcrest	GNLP1022	2.90	Up to 60 dwellings	This site is not considered to be suitable for allocation as it is distant from the existing settlement limit and therefore not particularly well related to form and character or the services and facilities in the town. Due to its proximity to the A47 noise and pollution is also likely to be an issue.
Land north of Charles Close	GNLP1049	5.40	Residential (unspecified number)	This site would need to be developed with GNLP0384 to gain access and is therefore considered to be unreasonable on highway grounds as GNLP0384 requires footway provisions that are not possible within the existing highway. The development of this site would also have landscape issues.

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Land to the west of Acle	GNLP2139	37.84	Residential (unspecified number)	An alternative version of this site has been chosen for allocation – see allocated sites table
	GNLP2139 (18C)	7.50	At least 100 dwellings	
<b>Blofield</b>				
Land to the south of Lingwood Road	GNLP0082	4.85	125 – 149 dwellings	During the Regulation 18C consultation this site was subdivided by the site promoter into sites A and B. This site, although it has been sub-divided, is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited.
	GNLP0082AR	1.19	30 dwellings	
	GNLP0082BR	3.65	50 unit care village and 80 bed care home	
Land at Yarmouth Road	GNLP0252	4.53	Residential (unspecified number)	During the Regulation 18C consultation this site was reduced by the site promoter. This site is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
	GNLP0252R	1.12	Up to 25 dwellings	
Land north of Yarmouth Road	GNLP2024	1.26	Residential (unspecified number)	During the Regulation 18C consultation this site was subdivided by the site promoter. This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
	GNLP2024AR	0.40	Residential (unspecified number)	
	GNLP2024BR	0.81	Residential (unspecified number)	

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Between Yarmouth Road and A47	GMLP2085	1.15	30 dwellings	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network and potential noise impacts from the A47. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
North of Yarmouth Road	GMLP2149	0.90	Residential (unspecified number)	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
South of Pound Lane	GMLP4013	6.00	Residential (unspecified number)	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Furthermore, several parts of the site are at risk of surface water and river flooding.
East of Plantation Road	GMLP4017	0.51	Up to 14 dwellings	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
<b>Brundall and Postwick with Witton</b>				
Land at Yarmouth Road	GMLP0254	6.62	Residential (unspecified number)	This site is not considered to be suitable for allocation as little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land west of Maurecourt Drive	GMLP0295	12.23	Approx. 387 dwellings	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site is poorly related to the school and has townscape/landscape issues. Access arrangements are also unclear.
Yarmouth Road and Berryfields	GMLP0325	8.86	Up to 192 dwellings and public open	This site is not considered to be suitable for allocation for housing but is allocated for open space under BRU2. The site is however committed with an outline planning permission for retail and

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			space. Retail supermarket and car parking spaces	residential (reference 20161483). A subsequent reserved matters application has been submitted for the residential element (reference 20190604). Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of Brecklands Road	GNL0352	14.67	Residential (unspecified number) including self-build and affordable housing with parkland and enhanced public access to Run Dike	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. Development on this site would have potentially significant landscape impacts.
Land west of Oaks Lane, Postwick (Site A1)	GNL0369	1.47	32-48 dwellings, land for primary school and associated facilities	This site is not considered to be suitable for allocation as it is constrained by landscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School over 4km away.
Land west of Oaks Lane, Postwick (Site A2)	GNL0370	6.28	75-115 dwellings, land for primary school and associated facilities	This site is not considered to be suitable for allocation as it is constrained by landscape, townscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School which is over 4km away.
Land north of Postwick Lane/ West of	GNL0375	8.91	Approx. 200-250 dwellings, open space and	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.

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Holmesdale Road			possible community facilities	The development of this site would raise landscape and townscape concerns.
Land north of Links Avenue	GNLP0436	17.17	Up to 250 dwellings plus open space, recreation and leisure uses	This site is not considered to be suitable for allocation for housing, but the same land is allocated for open space under reference BRU3. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of the A47, North and East of Witton Hall and west of Dawlings Wood, Postwick	GNLP0571	65.48	New village with access off A47 and links to Little Plumstead	Constraints exist in respect to issues of access, impact on the road network, landscape, townscape, ecological designations, and heritage assets. The submitted information gives no indication that the necessary infrastructure and mitigations can be overcome. On this basis the site is not considered to be suitable for allocation. GNLP0571 is also out of step with the strategic proposals in the plan.
East of Witton Lane, Postwick	GNLP3009	0.77	Residential development, 4-5 dwellings	This site is not considered to be suitable for allocation as it is remote with no safe walking route to the local primary school in Brundall.
<b>Hethersett</b>				
Wood Hall, Norwich Road	GNLP0135	1.98	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is not acceptable to access the B1172 at this point. There are constraints too in terms of onsite trees and impacts on the setting of Wood Hall.
Land at New Road	GNLP0394	15.06	Approx. 300 dwelling	This site is not considered to be suitable for allocation due to highways constraints, unless developed in conjunction with adjacent sites GNLP0480 and GNLP0481. Parts of the site may be affected by surface water flooding which could limit the location and scale of development. The site is also within the strategic gap between Hethersett and Wymondham.

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Land off Jaguar Road	GNLP0462	1.34	Approx. 20 dwellings with open space	This site is centrally located in the village and is within an area identified as an important local open space in the South Norfolk Local Plan. Proposed residential development on the site has been rejected on appeal in the past, with the reason that development would harm the openness of the site therefore the site is not considered to be suitable for allocation.
Land west of New Road	GNLP0480	4.52	Approx. 42 dwellings and/or sheltered housing and/or housing with care	This site was a reasonable alternative if additional growth was needed in key service centres. However, there was no requirement to maximise development in KSCs. The site is within the strategic gap between Hethersett and Wymondham, and on balance the landscape impact outweighed the need for additional homes in Hethersett.
Land west of New Road	GNLP0481	4.92	Residential care home, sheltered housing and/or housing extra care for the elderly and public open space of 3.18ha (extension to park proposed on adjoining site)	This site is not considered to be suitable for allocation due to highways constraints. GNLP0481 could only possibly come forward with GNLP0480. Furthermore, the site is within the strategic gap between Hethersett and Wymondham.
West of Hethersett (partly in Great Melton Parish)	GNLP3030	8.10	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is divorced from the settlement. It is located in the countryside and distant from the facilities in Hethersett with no pedestrian footways to access them.
Land between Burnthouse Lane and Colney Lane	GNLP4052	28.50	Primary school, sports campus, 50 dwellings	This site is not considered to be suitable for allocation as evidence has not been submitted demonstrating the need for education or

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				sports facilities. The site is heavily constrained with existing and planned cabling routes, and is in the strategic gap.
Station Lane	GNLP4053	5.59	Care home/village plus open space	This site is not considered to be suitable for allocation as the site is entirely within the strategic gap and significant parts are at risk of flooding. Furthermore, the site is separated from most of Hethersett's facilities, being south of the B1172.
North and South of Hethersett Road, Great Melton	GNLP4054	32.42	400 dwellings	There are already significant allocations and commitments in Hethersett and further land of this scale is not needed at the current time.
<b>Hingham</b>				
Land west of Attleborough Road	GNLP0273	1.33	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is located some way from the existing settlement limit with no safe walking route to the local primary school.
Land opposite Hingham Sports Centre, Watton Road	GNLP0298	1.87	Approx. 50 dwellings	This site is not considered to be suitable for allocation as, despite the proposal to deliver community woodland, allocating this site in addition to the preferred site would result in growth which may swamp the town's services.
Land south of Norwich Road, north of Seamere Road	GNLP0310	5.65	Approx. 172 dwellings	This site is not considered to be suitable for allocation at the current time as it would need to be developed in conjunction with, or following site GNLP0520 otherwise development would be separate from the existing built form of the settlement. There are concerns about forward visibility; it is unlikely that adequate vehicular access could be provided without a safety concern.
Land south of Watton Road	GNLP0335	5.81	Approx. 100-200 dwellings	This site is not considered to be suitable for allocation as it would make an odd, backland form of development without the allocation of site GNLP0298. Despite the proposal to deliver community woodland, allocating this site in addition to site GNLP0520 and GNLP0503 would swamp the town's services.

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Land west of Attleborough Road	GNLP0395	3.99	Approx. 200 dwellings (amended to include provision of cemetery extension and car park)	This site is not considered to be suitable for allocation as Attleborough Road is considered too constrained and not suitable for intensification of use. The footways are narrow and there is no scope for improvement. Development of this site would also have landscape and heritage impacts.
Land west of Springfield Way	GNLP0501	1.32	Approx. 41 dwellings with associated new public open space	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way.
Land west of Springfield Way	GNLP0502	3.86	Approx. 91 dwellings with associated new public open space	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way. The site area is constrained by flood risk and development in this location would encroach into open countryside with a resulting impact on form and character.
Land north of Springfield Way and west of Dereham Road	GNLP0503	13.06	Approx. 300 dwellings with associated public open space	An alternative version of this site has been chosen for allocation – see allocated sites table
Land to the south of Norwich Road, Hingham	GNLP0520	13.11	250 – 300 dwellings	An alternative version of this site has been chosen for allocation – see allocated sites table
Swan Field, Hardingham Road	GNLP0544R	2.96	Up to 96 dwellings	This site is not considered to be suitable for allocation due to highways constraints, despite additional evidence submitted. The narrowness of the carriageway and the lack of a continuous footpath

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				<p>is compounded by the very poor forward visibility for vehicles travelling around the adjacent bend on Hardingham Road.</p> <p>Site GNLP0544 was originally submitted on a larger boundary (3.2 ha) but this was revised down to 2.96ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p>
Hall Close	GNLP4011	2.04	20 single storey dwellings with open space	This site is not considered to be suitable for allocation due to highways constraints. It is not feasible to provide a safe link for two-way traffic and pedestrian facilities north of the site to B1108.
<b>Loddon and Chedgrave</b>				
Land off Langley Road, Chedgrave	GNLP0463 (18C)	3.07	20 dwellings	An alternative version of this site has been chosen for allocation – see allocated sites table
Land on the west side of Norwich Road, Chedgrave	GNLP1014	1.60	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development. The site was revised during the Regulation 18C consultation but still remains unreasonable for allocation for the same reasons.
	GNLP1014R	1.61	Residential (unspecified number)	
Big Back Lane, Chedgrave	GNLP2055	3.45	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development.
South east of Big Back Lane, Chedgrave	GNLP4058	6.58	80-90 dwellings	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.

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Wood Farm, Bungay Road, Loddon	GNLP0008	2.01	Up to 15 dwellings including access roads	This site is not considered to be suitable for allocation as it is located in open countryside, a considerable distance from any settlement, with no pedestrian access to any services or facilities.
Land to east of High Street, Loddon	GNLP0313	1.62	Approx. 68 dwellings	This site is not considered to be suitable for allocation. Significant heritage concerns would be compounded by landscape impacts if trees had to be removed from the site. Crucially, there is no suitable vehicular access unless adjoining land at the fire station is included.
Land off Low Bungay Road, Loddon	GNLP0314	0.74	Approx. 19 dwellings	This site is not considered to be suitable for allocation as it has inadequate vehicular access and no pedestrian footway to Loddon Infant and Junior Schools.
Land to the east of High Bungay Road, Loddon	GNLP0372	3.14	Approx. 130 dwellings plus a Scout Hut and public open space (an initial phase of 60 starter homes could be promoted on the southern section of the site)	Although well-located in relation to the settlement, the site is not considered to be suitable for allocation as there are concerns regarding vehicular access onto High Bungay Road in close proximity to the A146.
South of Beccles Road, Loddon	GNLP2032	0.52	Residential (unspecified number)	This site is not considered to be suitable for allocation. Vehicular access would be suitable for a single dwelling only. There is flood risk on part of the site which may affect the developable area and would not support the minimum number of homes for an allocation (12 – 15). There have also been a number of dismissed appeals on the site.

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North of Beccles Road, Loddon	GNLP4028	4.56	120 dwellings	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.
North and South of Norton Road, Loddon	GNLP4029	6.03	125 dwellings	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.. Furthermore, Norton Road and Pyes Mill Road are not suitable for development traffic.
<b>Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross</b>				
Land north and south of Shotesham Road, Poringland	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the west of the settlement. Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North of Heath Loke and the west of The Street, Poringland	GNLP0223	9.25	Residential development (unspecified number)	This site is not considered to be suitable for allocation as vehicular access may be difficult without the development of adjacent sites or the availability of a suitable access from the new estate development immediately to the west. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

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Cherry Trees, south of Bungay Road, Poringland	GNLP0280	2.17	40 dwellings	This site is not considered to be suitable for allocation as it is separate from the built form of the village and has been judged to have harmful landscape and townscape impacts. During the Regulation 18C consultation the site promoter increased the site size and changed the proposed use. The need for extra care housing has been considered across the plan area. There are several allocations in the GNLP for extra care housing and care homes, and Policy 5 supports accessible and specialist housing on allocated sites with good access to local services.
	GNLP0280R	2.55	Care home and care bungalows	
Land north of Bungay Road, Poringland	GNLP0316	4.92	Residential development (unspecified number)	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south of the settlement. There are concerns about creating a suitable access with an acceptable visibility splay onto the B1332. There is a significant band of surface water flood risk running through the site which has been addressed in open space proposals. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
South of Burgate Lane, Poringland	GNLP2153	9.30	165 dwellings	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Green Fall, Poringland	GNLP4032	0.57	Up to 5 dwellings	This site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland
Land adjacent (West of) Bella	GNLP0003	2.25	Residential development	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual

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Vista, Burgate Lane, Framingham Earl			(unspecified number)	enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact and highway concerns. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland
Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road, Framingham Earl	GNLP0321	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. Development in this location would also impact on the setting of Octagon Barn. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land at Framingham Earl, Burgate Lane	GNLP0391A	1.24	Approx. 37 dwellings	This site is not considered to be suitable for allocation. Roads serving both parts of GNLP0391 are narrow lanes considered unsuitable for serving additional development. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land at Framingham Earl, Burgate Lane	GNLP0391B	3.35	Approx. 100 dwellings	This site is not considered to be suitable for allocation. Roads serving both parts of GNLP0391 are narrow lanes considered unsuitable for serving additional development. Site B in particular would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

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Land North and South of Pigot Lane, Framingham Earl & Framingham Pigot	GNLP0589A	5.40	Residential development (unspecified number)	Despite being reasonably well located to the existing built form this site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North and South of Pigot Lane, Framingham Earl & Framingham Pigot	GNLP0589B	4.50	Residential development (unspecified number)	Despite being reasonably well located to the existing built form this site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Orchard Farm, Framingham Earl	GNLP2127	2.40	Residential development (unspecified number)	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land adjacent to and to the north of Octagon Farm, Bixley	GNLP1032	4.20	Mixed use with commercial business use and approx. 100 dwellings, landscaping and infrastructure	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. In addition, development would impact on the setting of Octagon Barn. There was some discussion over the site's potential if allocated with GNLP0321, but the majority of the site is affected by surface water flood risk which would significantly constrain the developable area. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

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Land East of French Church Farm, Caistor Lane, Caistor St Edmund	GNL0131	1.23	Residential (Unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. The narrowness of the carriageway and the lack of a continuous footpath is compounded by the poor forward visibility for vehicles travelling around the adjacent bend on Caistor Lane. Another constraint is an area of surface water flood risk through the centre of the site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North of Caistor Lane, Caistor St Edmund	GNL0485	36.3	Approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'	During Regulation 18C consultation the site promoter widened the eastern access point. This site is not considered to be suitable for allocation due to highways constraints including carriageway width and pedestrian facilities. Access from the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. The revised site access to the east does not appear to provide a suitable standard and the carriageway is not wide enough. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.
	GNL0485R	36.7 (12.23ha of development, 24.47ha of country park)	Approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'	
Land South of Caistor Lane, Caistor St Edmund	GNL0491	9.71	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land GNLP2093 or GNLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Pine Lodge School of Classical Equitation, Pine	GNL01047	2.81	Mixed use (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land to the east (existing allocation POR3), GNLP2093 or GNLP2094. In addition, high

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Loke, Caistor St Edmund				amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
South of Caistor Lane, Caistor St Edmund	GNLP2093	5.50	150 dwellings	This site is not considered suitable for allocation due to highways constraints. The junction at Caistor Lane with the B1332 is not of a suitable standard to accept traffic from development of that scale. Only infill frontage development might be acceptable. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
North of Stoke Road, Caistor St Edmund	GNLP2094	4.37	110 dwellings	This site has some potential for allocation subject to acceptable access, footway provision, carriageway widening and pedestrian connectivity with previous allocations POR1 and POR3. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland so therefore the site is not considered suitable for allocation.
Land south of Poringland Road, Stoke Holy Cross	GNLP0494	3.38	Residential development and 1ha green infrastructure	During Regulation 18C consultation the site promoter changed the site boundary. This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
	GNLP0494R	1.03	Residential development and green infrastructure comprising public open space, tree planting and new habitats	

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
South of Long Lane, Stoke Holy Cross	GNL2111	2.89	50-60 dwellings	This site is not considered to be suitable for allocation due to highways constraints. Concerns exist over the access and achieving an acceptable visibility splay due to the alignment of Long Lane. The site is also displaced from the settlement with sporadic footway connections which may require pedestrians to cross at a sub-optimal location. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Model Farm, Stoke Holy Cross	GNL2124R	5.70	80 dwellings	<p>This site is not considered to be suitable for allocation due to highways constraints. It is not clear how the site could be accessed. Options could be via existing allocation POR4 but would probably require a private agreement. An alternative could be via the Ridings, depending on whether the site boundary is adjacent to the highway. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.</p> <p>An earlier version of the site for 4.58ha was submitted prior to the site assessment process commencing, this site was never formally assessed or subject to Sustainability Appraisal.</p>
<b>Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)</b>				
Land off the Wood Dalling Road (adjacent to Collers Way)	GNL0096	0.70	15 dwellings	This site is not considered to be suitable for allocation as it has potential landscape impacts and Wood Dalling Road would need to be widened to 5.5m with a 2m frontage footway between the access and southwards to Collers Way. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
Land north of Whitwell Street	GNL0180	1.52	35 dwellings	This site is not considered to be suitable for allocation due to limitations in the highway network. In addition, high amounts of

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
Land east of Whitwell Road	GNLP0183	3.66	65-70 dwellings	This site is not considered to be suitable for allocation due to highway constraints. A footway is required to link with the town centre but there is not sufficient space to enable this to the north of site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
Land off Norwich Road	GNLP0221	0.66	5 or more dwellings	This site is not considered to be suitable for allocation as there is no pedestrian footway to access facilities in the town, such as the schools. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
Land north and south of the B1145 and Dereham Road	GNLP0353	11.67	100-200 dwellings across 2 parcels of land to include affordable housing, open space and potential expansion for doctors surgery	This site is not considered to be suitable for allocation on highway grounds. The footway from the east of the site to the town centre is narrow and not suitable for an increased number of users with no scope for improvement. The B1145 vertical alignment and presence of mature trees reduce certainty the acceptable visibility distances could be achieved. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham. The site boundary was amended during the Regulation 18C consultation but this does not affect the conclusion on the site.
	GNLP0353R	6.24	50 dwellings and open space	
Land adjacent Wood Dalling Road	GNLP0543 A & B	1.34	10-35 dwellings	These sites are not considered to be suitable for allocation. As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site or to improve Wood Dalling Road to an acceptable standard. There is

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				an area of surface water flood risk on GNLP0543A which would affect the developable area. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
Orchard Lane	GNLP2026	0.63	5 dwellings	This site is not considered to be suitable for allocation as it is accessed via a single-track road without footways so there is no safe walking route to school. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
Cawston Road	GNLP2075	7.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
Land at Worlds End Lane	GNLP4009	2.19	58 dwellings	This site is not preferred for allocation as development of this site would have a detrimental impact on the rural approach to Reepham and the wider landscape to the north of the town. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
Greens	GNLP4019	5.00	160 units retirement village, community hub, wellness centre, care home, dwellings	This site is not preferred for allocation as it does not relate well to the built form of the town. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.

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<b>Wroxham</b>				
Wroxham Football Club, Trafford Park 35 Skinners Lane	GNLP0041	1.81	20 dwellings	The site remains in active use for Wroxham Football Club and although relocation of WFC has been identified in the Playing Pitch Strategy and a potential replacement site has been identified it is not clear that this proposal would be viable or feasible. Relocating the football club would require substantial investment, likely to be significantly more than would be achieved by redevelopment of the current ground. The site is considered to be unsuitable for housing due to local road constraints and impact on the Broads landscape. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.
East of Salhouse Road	GNLP2131	5.54	100 dwellings	Development of this site would require rationalisation of the Salhouse Road junction with Preston Close and Keys Drive, along with an acceptable access strategy. There is a safe route to school, although the site is at the limits of an acceptable distance. However. There would be landscape and townscape impacts and impact on the Broads from leisure users. In addition, the site is not considered to be suitable for allocation as it is considered that traffic constraints and proximity to the Broads restricts additional growth in Wroxham.
South of Wherry Gardens	GNLP2135	5.90	100 dwellings	This site is adjacent to the existing allocation, there is a safe route to school but the site is at the limits of an acceptable distance. The site is not considered to be suitable for allocation as it would result in a significant southwards elongation of development into the countryside. The site also has an unbalanced development frontage and would require inappropriate extension to the speed limit and visibility requirements which would be excessive to mitigate risk. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.