

Settlement Name:	Cantley
Settlement Hierarchy:	<p>Cantley forms a cluster in its own right in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Services in Cantley include a primary school, village hall and 'journey to work' public transport.</p> <p>The current capacity of Cantley Primary School is rated as 'green' as the pupil intake is not up to the Published Annual Number (PAN). However, the school is landlocked by not having a field behind that could enable expansion. It has been agreed that Cantley could potentially accommodate development in the region of at least 50-60 dwellings, depending on the quality of the sites proposed and the range of other services and facilities in the village.</p> <p>At the base date of the plan there are no allocations to be carried forward in this cluster. There are however 5 dwellings with planning permission on small sites.</p>

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

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

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

Address	Site Reference	Area (ha)	Proposal
Cantley			
The bungalow / garages and stable block, Grange Road.	GNLP0281	0.82	Approx. 20 homes
Total area of land		0.82	

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

Address	Site Reference	Area (ha)	Proposal
None			

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

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

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

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference	Cantley													
GNLP0281	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Green	Amber	Amber

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

Site Reference	Comments
Cantley	
GNLP0281	<p>General comments Objections raised regarding concerns about road safety as Grange Road is presently a dirt track with pots holes. Other concerns include noise, traffic congestions, wildlife (protected species: mating barn owls, natterjack toad, the bittern and the hedgehogs etc.), destruction of Georgian house, lack of facilities, negative impact on the natural environment, no public transport, parking issues and over-population.</p> <p>Broads Authority Comments raised regarding potential development of site and the impact on the local landscape and infrastructure. Would welcome early discussions regarding this.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

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

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

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

Cantley has services including a primary school, village hall, and public transport. GNLP0281 is the only site promoted in the cluster, which measures 0.8 ha, and is located to the east of the village. The site has several constraints related to form and character, and the site is approximately 350 metres from Cantley Sugar Factory.

In addition, there are access constraints, as Grange Road is an unmade road. Whilst reference is made to access via Peregrine Close this does not appear achievable based on the boundary of the site promoted. Further discussion with the promotor could be advantageous to revise the access issues, but on the boundaries currently proposed GNLP0281 is not considered to be a reasonable alternative for further consideration.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

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

Address	Site Reference	Area (ha)	Proposal
None			
Total area of land			

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

None

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

No reasonable alternative sites were identified in the Cantley cluster at stage 5 as the only site promoted (GNLP0281) was not considered suitable for shortlisting due to access constraints. Therefore, there are no preferred sites for allocation to meet the 50-60 dwelling capacity identified for the cluster.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Cantley				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Cantley				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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.

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

There were no comments received during the Reg18C consultation.

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

No new or revised sites submitted.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Reg 18C consultation there was one site promoted for residential use in Cantley totalling 0.8 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was that the site has constrained access and does not relate well to the form and character of the village. Therefore, no site was preferred and this option was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation no comments were received regarding the site in Cantley.

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

No new or revised sites were submitted through the consultation. Therefore, there was no challenge to the proposal not to allocate a site in Cantley.

Sustainability Appraisal

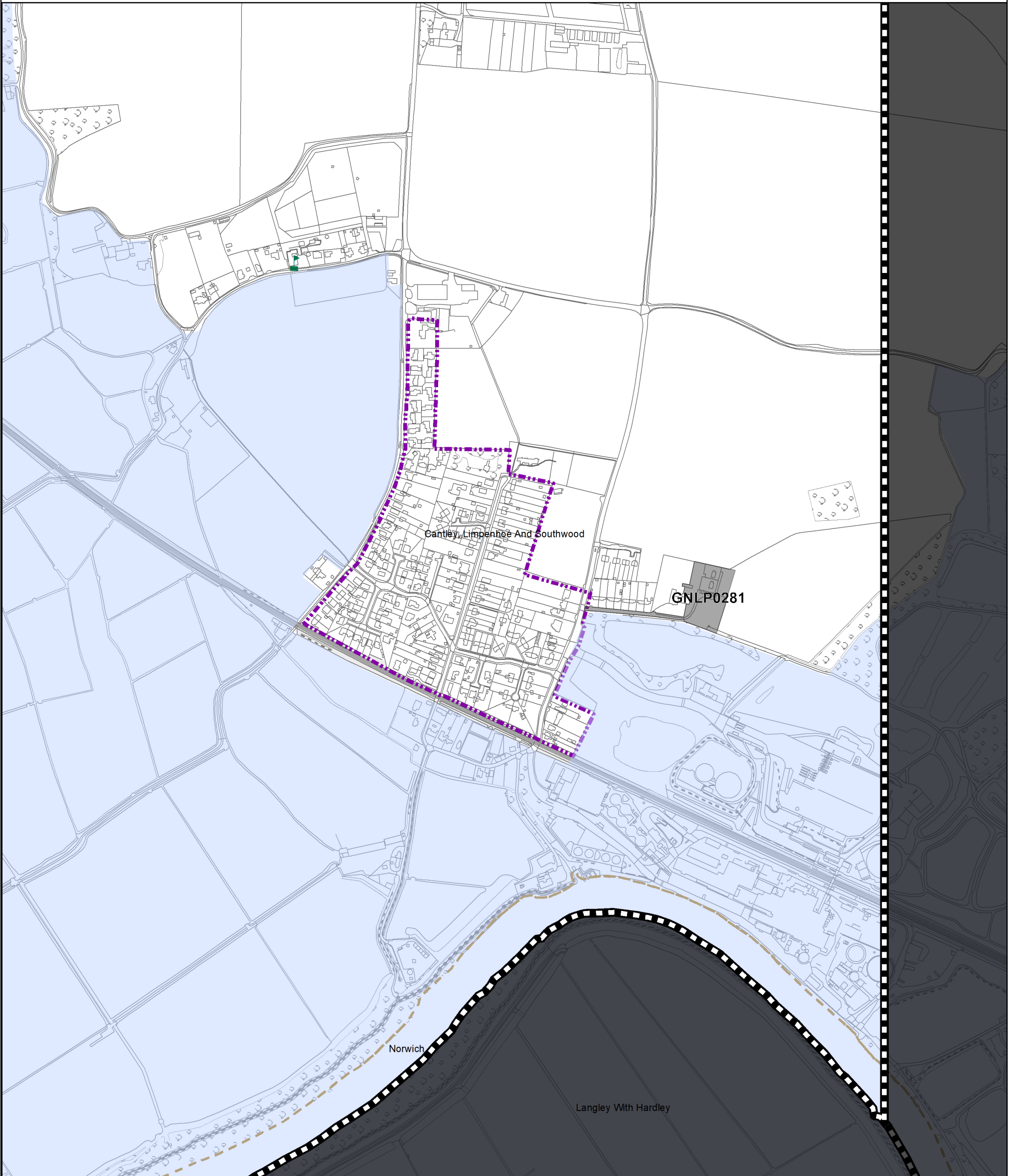
All reasonable alternative sites were subject to Sustainability Appraisal. As there were no reasonable alternative sites in Cantley, there are no SA results to consider.

Final conclusion on sites for allocation in the Regulation 19 Plan

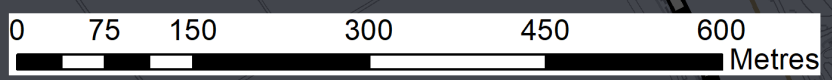
Based on all the information contained within this booklet the final conclusion of the site assessment process for Cantley is not to allocate any sites, as promoted through the Regulation 18C consultation.







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

CANTLEY




The schools data is used by permission of Norfolk County Council
© Crown copyright and database right 2020 Ordnance Survey 100019340



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

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


 N
 1:6,000
 at A3
 Date: 03/12/2020