

Settlement Name:	South Walsham and Upton with Fishley cluster
Settlement Hierarchy:	<p>South Walsham, together with Upton with Fishley, forms a village cluster in the emerging Greater Norwich Local Plan, although no sites are promoted within Upton with Fishley. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. South Walsham has a range of facilities including a primary school, village hall, recreation land, public house, and access to public transport, but no food store. Upton with Fishley has a more limited range of facilities including a village hall and public house.</p> <p>The current capacity at South Walsham's Fairhaven CE Primary School is circa 90% full and rated as red (as a small limited site with catchment numbers up to Published Admission Number). Consequently, the scale of housing allocations will be limited to around 12 – 20 dwellings within the cluster.</p> <p>At the base date of the plan there is one carried forward residential allocation from the Broadland Local Plan for 20 homes (SWA1) and a total of 5 additional dwellings with planning permission on small sites.</p>

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

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

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

Address	Site Reference	Area (ha)	Proposal
South Walsham			
Land north of Chamery Hall Lane	GNLP0382	1.21	Approx. 30 dwellings with associated landscaping and open space.
Total area of land		1.21	

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														
South Walsham														
GNLP0382	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Green

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

Site Reference	Comments
South Walsham	
GNLP0382	General comments: South Walsham is not a service village. Services have closed with only one business remaining. School and Doctors are oversubscribed. Road infrastructure isn't sufficient to support the extra population. There is an accident blackspot on the A47. Development should be focussed on brownfield sites.

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

Site GNLP0382 is located to the southern end of South Walsham to the west of Burlingham Road and north of Chamery Hall Lane, to the rear of existing dwellings, and directly to the south of the existing housing allocation and planning permission. It is within Agricultural Land Classification Grade 1. It is approx. 1.2 ha in size and so more than sufficient to accommodate the scale of development proposed for the cluster. Consideration could be given to the feasibility of reducing the size of the site (this would seem to be feasible as the site is part of a large field with no defined boundary delineating the site). There is no pedestrian footway on Chamery Hall

Lane and part of Burlingham Road leading into the village, which would mean if access is provided via Chamery Hall Lane there would not be safe pedestrian access into the village and to Fairhaven Primary School. However it may be feasible for the site to be developed in combination with existing allocation / planning permission 20161643, with access provided via that site and onto Burlingham Road. This would enable the provision of a shorter route and access to the pedestrian footway. A less desirable outcome would be access via Chamery Hall Lane and the provision of a pedestrian footway to connect to the footway on Burlingham Road. This latter option would also have implications for the viability of a scheme, particularly given the reduction in size. These issues would need to be investigated and taken into account but site GNLP0382 is short-listed as a reasonable alternative.

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
South Walsham			
Land north of Chamery Hall Lane	GNLP0382	1.21ha	Approx. 30 dwellings with associated landscaping and open space
Total area of land		1.21 ha	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0382
Address:	Land north of Chamery Hall Lane
Proposal:	Approx. 30 dwellings with associated landscaping and open space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads</p>
<p>HELAA Conclusion This is a greenfield site with a frontage to the B1140 immediately south of existing housing allocation SWA1, separated from Burlingham Road to the west by existing residential frontage development and with a frontage to the B1140 on Chamery Hall Lane. There is a very limited range of core services and facilities in South Walsham but there is a primary school within walking distance. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. There are no nationally protected landscapes, natural areas, sites or species in the immediate vicinity but the site is within a 3km protection zone around the Broads SAC/SPA and a number of SSSIs. Development would not result in the loss of any public open space but would lead to the loss of high quality agricultural land (Grade 1). There would be no significant impacts on townscape but some potential impacts on the setting of nearby heritage assets. Initial highway evidence has highlighted concerns that there is no possibility of creating a satisfactory access to the site, that the local road network is unsuitable and that the site’s remoteness would lead to increased car dependency. Notwithstanding this, there may be potential to access some of the site via the adjoining allocation. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS

Highways

No. Not acceptable due to lack of safe pedestrian route to school. No footway provision at south end of Burlingham Road with no scope for provision. Junction of Panxworth Rd / Burlingham Rd / The Street does not have a safe crossing to access the footway at the north side of The Street but it should be feasible to provide a facility within the highway. Footway at Ranworth Road requires safety improvements. Footway provision at The Street/School road requires safety improvements.

<i>Okay subject to improvements to ensure a safe and continuous pedestrian route between the development and the school. Will require works at junctions throughout South Walsham. Email Highways 13/6/19</i>

Development Management

No significant issues subject to access arrangements which could be through existing commitment. Could size of site be reduced and/or re-shaped to dog leg north around the back of the existing dwellings on St Marys Close?

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority: Few or no Constraints. Standard information required at a planning stage. RoSWF mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 100m of the site, and sewerage connections may be available. If not surface water drainage will be reliant on the results of infiltration testing.

PLANNING HISTORY:

No history other than outline for allocation site 20161643
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

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

Only one site (GNLP0382) has been promoted in the South Walsham and Upton with Fishley cluster and it has been identified as a reasonable alternative at stage five. The site was discussed in more detail with Development Management, Highways, Flood Authority and Children’s Services and their comments are recorded under stage six above. It was agreed that the site is appropriate for allocation to meet the needs of the cluster, recognising that improvements will be needed to ensure a safe and continuous pedestrian route to the local primary school. GNLP0382 should be accessed through and developed in conjunction with the adjacent existing SWA1 allocation. GNLP0382 is preferred for a slightly higher number of dwellings than suggested by the school capacity to make the best use of the site promoted and this is acceptable to Children’s Services.

In conclusion, one site is identified as a preferred option, providing for between 20-25 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 5 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 45-50 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
South Walsham and Upton with Fishley				
Land north of Chamery Hall Lane	GNLP0382	1.21	20 - 25 dwellings	This is the only site promoted in South Walsham. It has minimal constraints and is preferred for allocation subject to highway improvements to ensure a safe and continuous pedestrian route to Fairhaven Primary School.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
South Walsham and Upton with Fishley				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
South Walsham and Upton with Fishley				
NO UNREASONABLE SITES				

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

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0382 Land north of Chamery Hall, South Walsham (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Norfolk County Council via NPS Property Consultants Ltd	Support	Norfolk County Council own the land and work has been ongoing to confirm the site can deliver a sustainable, policy compliant housing scheme. Site is currently farmed by a County Farms tenant, let under a Business Farm Tenancy. The land would be available following grant of planning permission. Site would be developed in a two year period following completion of SWA1 allocation. Anticipated to commence within 5 years.	Consider slightly reduced site size and submitted masterplan layout	Comments noted. Further discussions have taken place with NPS and a slightly revised site boundary has been agreed to level off site GNLP0382 with adjacent carried	Make minor amendments to site boundary

		<p>Site slopes gently from north to south but the topography does not offer any significant constraint to development. The site is open to the west, limited boundary planting to east and south. Land to the north is allocated (SWA1).</p> <p>Site is within flood zone 1 with no history of flooding. Adjacent uses to the site are residential so there would be no conflict. Infrastructure and services are in place.</p> <p>Work has been undertaken to identify the most suitable means of access to the site and it is proposed that vehicular access will be via the SWA1 allocation. No vehicular access is proposed from Chamery Hall Lane. Footway improvements are required as part of the outline permission on SWA1.</p> <p>NOTE: The representation shows a slightly smaller red line boundary than the preferred allocation.</p>		forward allocation SWA1	
Anglian Water	Comment	<p>No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2</p>	Consistent policy approach to water efficiency needed	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None

**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 1 site promoted for residential/mixed use in the South Walsham cluster totalling around 30 dwellings and 1.21 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to take this site forward for consideration as part of the Regulation 18C consultation for 20-25 dwellings as it has minimal constraints. It is recognised that some highway improvements may be necessary to facilitate a safe walking route to the local primary school and this has been written into the policy.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation only two comments were submitted regarding the site promoted at South Walsham. These were from the site promoter supporting the allocation and a standard representation from Anglian Water. Therefore no change is proposed to the decision to prefer site GNLP0382 for allocation in the plan.

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

There were no new or revised sites submitted for consideration through the Regulation 18C consultation.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal ([insert link](#)) shows that broadly site GNLP0382 scores well, although there are two double negatives for health and education this does not change the suitability of the site for allocation.

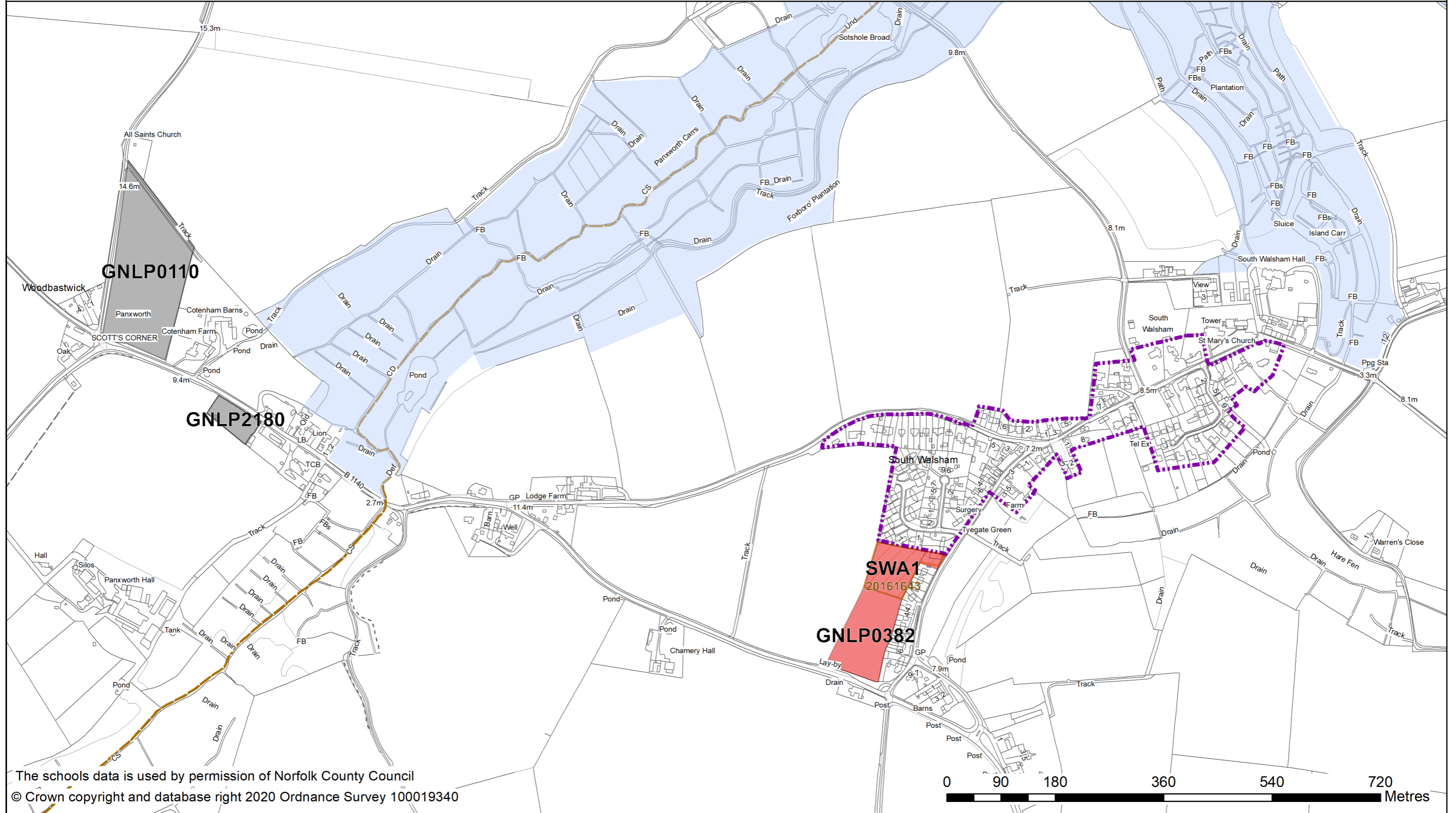
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for South Walsham is to allocate site GNLP0382 for 25 dwellings (the range of dwellings in villages was dropped after the Regulation 18C consultation) alongside carried forward allocation SWA1. Some minor revisions were made to the site boundaries of GNLP0382 and the adjacent carried forward allocation SWA1 following the Regulation 18C consultation to ensure a more logical site boundary.

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.

SOUTH WALSHAM AND UPTON WITH FISHLEY


GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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

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


 1:5,854
 at A3
 Date: 03/12/2020