

<b>Settlement Name:</b>	<b>Lingwood and Burlingham, Beighton and Strumpshaw cluster</b>
<b>Settlement Hierarchy:</b>	<p>Lingwood, together with Beighton and Strumpshaw, forms a village cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Lingwood has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport (including a train station). Strumpshaw has a limited range of facilities including a very small parish rooms and a public house, though there is planning permission (20151659) for a new village hall and allotments together with 10 dwellings, originally allocated in the Strumpshaw Neighbourhood Plan. Beighton has limited service and facilities.</p> <p>The current capacity at Lingwood Primary School is circa 74% and rated as red. This is because forecasts indicate that the spare capacity will be taken up in a few years. Consequently, the scale of housing allocations will be limited to 12-20 dwellings within the cluster.</p> <p>Strumpshaw has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2014 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 44 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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Lingwood and Burlingham</b>			
Land at Lodge Road	GNLP0067	1.97	Mixed-use development comprising an office building providing between 1,500 and 2,000m <sup>2</sup> of office floor space and up to 60m <sup>2</sup> for café, circulation and meeting rooms and up to 15 live/work units.
Land East of Buckenham Lane and West of Buckenham Road	GNLP0296	3.60	Approx. 110 dwellings
Land north of Post Office Road	GNLP0379	1.10	Approx. 27 dwellings
Land west of Blofield Road	GNLP0380	0.91	Approx. 30 dwellings
Land to north of Lodge Lane, Lingwood	GNLP0499	2.91	Approx. 30 dwellings
<b>Strumpshaw</b>			
23 Norwich Road	GNLP0090	0.85	Residential (unspecified number)
Land to the North of Long Lane	GNLP0215	16.09	5-25 dwellings
Mill Lane (South of Norwich Road, North of Buckenham Road)	GNLP0521	3.05	Approx. 90 dwellings
Mill Road	GNLP2017	3.78	Residential (unspecified number)
<b>Beighton</b>			
Land at Southwood Road / Hantons Loke	GNLP0449	2.17	Approx. 36 dwellings
<b>Total area of land</b>		<b>36.43</b>	

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Strumpshaw</b>			
Rear of 33 Norwich Road	GNLPSL0006	0.20	Settlement Boundary
The Huntsman Public House	GNLP0277	0.31	Residential (unspecified number)
Rear of 33 Norwich Road	GNLP2071	0.28	6 dwellings

(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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
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														
<b>Lingwood and Burlingham</b>														
GNLP0067	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0296	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0379	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP0380	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0499	Green	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Green	Amber	Green
<b>Strumpshaw</b>														
GNLP0090	Amber	Amber	Green	Green	Green	Amber	Green	Red	Amber	Green	Green	Amber	Green	Green
GNLP0215	Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP0521	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Amber
GNLP2017	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green
<b>Beighton</b>														
GNLP0449	Green	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Green	Amber	Green

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

Site Reference	Comments
<b>Lingwood &amp; Burlingham</b>	
GNLP0067	<p><b>Lingwood and Burlingham Parish Council comments</b> The parish council objected but it was approved for 7 live work units and an office block not 15 live work units and an office block.</p>
GNLP0296	<p><b>General comments</b> The development is too large and is in the wrong place. Lack of infrastructure also.</p> <p>This land is grade 1 agricultural and produces high quality crops. Also would destroy a healthy country walk and views.</p> <p>Technical issues are addressed. Buckenham Lane can be widened and the site is in access with key services. Loss of openness but it is contained and the development is in keeping with the village.</p> <p>Comments submitted in support of site. The site is considered suitable for development and additional information has been supplied to support the proposal.</p> <p><b>Lingwood and Burlingham Parish Council comments</b> Buckenham Lane and Buckenham Road are single track roads and will be unable to take the extra traffic. There is therefore concern for the safety of pedestrians, particularly the old and young. Danger of flooding. Impacts on wildlife. Infrequent public transport.</p>
GNLP0379	<p><b>Lingwood and Burlingham Parish Council comments</b> Site is on the correct side of the village to avoid traffic.</p>
GNLP0380	<p><b>General comments</b> The development would increase flooding at the front of the site. Entrance would be on a blind bend, worsening the current risk. Landscape setting would be adversely affected and the site has topographical issues. Blafield Road is a single track. The higher housing density would compare badly to Neve's Close.</p> <p><b>Lingwood and Burlingham Parish Council comments</b> Comments submitted in support of site. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p>
GNLP0499	<p><b>General comments</b></p>

	Objections raised regarding the large scale and too far outside of the development boundary.
<b>Strumpshaw</b>	
GNLP0090	<p><b>General comments</b> Objections raised on the ground of concerns regarding inadequate infrastructure in sewerage, surface water, drainage, poor highway facilities and infrequent public transport. Other concerns include loss of agricultural land, poor effect on local services. The neighbourhood plan identified the site as informal green open space, important to maintain the character of the village. Strumpshaw has little employment no school or shops.</p> <p><b>Strumpshaw Parish Council comments</b> Strumpshaw Parish Council objects: Policy 6 of Strumpshaw's Neighbourhood Plan seeks to protect this site as green space. It is believed that there is a former pit on the site and there would be drainage issues</p>
GNLP0215	<p><b>General comments</b> Objections raised concerning the village has no amenities, no local shop, and no post office causing travel into neighbouring villages. This leads to traffic congestion and enforce dependency on cars as alternative transport is very limited. The site is outside the settlement limit and the scale will impact the surrounding landscape and townscape of the village known to have high agricultural and ecological importance.</p> <p><b>Strumpshaw Parish Council comments</b> Strumpshaw Parish Council objects; highways access would be difficult with poor visibility exiting onto this twisty road. Development on this site would erode the open space between settlement areas, which the Neighbourhood Plan seeks to maintain.</p>
GNLP0521	<p><b>General comments</b> Objections raised concerning the village has no amenities, no local shop, and no post office causing travel into neighbouring villages. This leads to traffic congestion and enforce dependency on cars as alternative transport is very limited. The site is outside the settlement limit and the scale will impact the surrounding landscape and townscape of the village known to have high agricultural and ecological importance. Access is via backroads and not viable for the modern car. Other concerns include sewerage, surface water drainage, poor highway facilities and infrequent public transport.</p> <p><b>Strumpshaw Parish Council comments</b> Strumpshaw Parish Council objects: Mill Lane/Mill Road is single track road with no footway. It is also believed that there are former gravel workings on this site which would make it unsuitable. A</p>

	development of this proposed size would be unacceptable to a very small village and would overwhelm the rest of the village and would be contrary to Strumpshaw Neighbourhood Plan.
GNLP2017	<b>Strumpshaw Parish Council comments</b> Strumpshaw Parish Council objects strongly to this proposal. Mill Road is single track so is unsuitable for additional housing. The village has no shop, no school, only one pub and very limited public transport. The site is outside the Strumpshaw Neighbourhood Plan.
<b>Beighton</b>	
GNLP0449	<b>General comments</b> Objections raised concerns regarding no amenities or facilities, no school, bus service or trains and part of this site has been kept for wildlife and would like it kept that way. Other concerns include road safety, poor visibility when turning out of properties on Southwood Road and changing Brighton from a rural setting to a housing estate.  <b>Beighton Parish Council comments</b> Beighton Parish Council objects to this site. Beighton is a village with no facilities, no school, no shop, little public transport and dangerous traffic speeds on High Road and Southwood Road. It would be inappropriate to build on this site.

#### **STAGE 4 – DISCUSSION OF SUBMITTED SITES**

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

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

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

Five sites have been put forward for consideration in Lingwood and Burlingham parish, four in Strumpshaw and one in Beighton. Because of capacity constraints at the primary school a limited amount of development of circa 12-20 dwellings is sought.

Lingwood

Sites GNLP0499 and GNLP0067 are located at the extreme north-eastern edge of the settlement of Lingwood, with GNLP0499 to the north of Lodge Lane particularly being divorced from the settlement and would appear as a separate enclave if developed. Access into the village would be along a relatively busy road without footways. Both sites are within Agricultural Land Classification Grade 1. GNLP0499 would also accommodate significantly more dwellings than required. There is also some risk of surface water flooding, particularly to GNLP0067. Site GNLP 0067 is proposed for 15 live work units and offices, expanding on the existing planning permission for 7 live work units and offices. This permission was given “on appeal” with the applicants suggesting that there was an unmet demand for this type of live work units in the area. To-date no units have been delivered which perhaps indicates that the level of demand was not as high as envisaged. Irrespective of this the permission remains and if there is a higher level of demand that arises then this could be addressed through the submission of a new planning application. But on the basis of the current evidence there is not sufficient grounds or need to allocate the site as requested. GNLP0499 and GNLP0067 are not short-listed as reasonable alternatives.

Site GNLP0379 is centrally located in Lingwood and of a relatively small size (1.1 ha) but sufficient to accommodate the scale of development proposed for the cluster. There is a safe route to Lingwood Primary Academy. It is within Agricultural Land Classification Grade 2 and so sequentially preferred to Grade 1 land. There is a surface water flooding risk in the south-west corner of the site which might limit the developable area, and there are views towards St Peter’s church to the north. These issues would need to be taken into account but site GNLP0379 is short-listed as a reasonable alternative.

Site GNLP0380 is located on the western edge of Lingwood to the west of Blofield Road with a safe route to Lingwood Primary Academy. It is a relatively small size but sufficient to accommodate the scale of development proposed for the cluster. It is within Agricultural Land Classification Grade 2 and so sequentially preferred to Grade 1 land. There is a surface water flooding risk along the eastern part of the site which might limit the developable area. The potential loss of views of the open countryside to the west is a consideration. These issues would need to be taken into account but site GNLP0380 is short-listed as a reasonable alternative.

Site GNLP0296 is located to the south-west of Lingwood. It is a larger site that could accommodate considerably more dwellings than required. It is within Agricultural



Land Classification Grade 2 and so sequentially preferred to Grade 1 land. There is a surface water flooding risk to the south-west of the site which might limit the developable area. A short section of footpath improvements would be required along Buckenham Lane to create a safe route to school but this is worthy of further consideration. These issues would need to be taken into account but site GNLP0296 is short-listed as a reasonable alternative.

### Strumpshaw

In Strumpshaw all the promoted sites are within Agricultural Land Classification Grade 2 and so sequentially preferred to Grade 1 land, though the sites behind the Huntsman Public House (GNLP0277, GNLP2071 and GNLP0006) are not currently agricultural land. A very large site, GNLP0215, located to the west of the settlement, would accommodate substantially more dwellings than are required. This site would also be a considerable distance from the main facilities in Lingwood, much further than other sites, and with only intermittent footways along the Norwich Road. The potential loss of views of the open countryside to the west is also a consideration. There would also be a conflict with policy 2 of the Strumpshaw Neighbourhood Plan which seeks to protect the gap between Strumpshaw and the part of Strumpshaw parish adjacent to Brundall. Consequently, GNLP0215 is not short-listed as a reasonable alternative.

Sites GNLP2017 and GNLP0521 are located to the south of Strumpshaw and are a little divorced from the settlement, accessed off a narrow road, and distant from the main facilities in Lingwood. They could also accommodate substantially more dwellings than are required. Site GNLP0090 is more centrally located, but has a substantial area at risk of surface water flooding to the north of the site, adjacent to Norwich Road. It is also identified as a key green feature to be protected under Policy 6 of the Strumpshaw Neighbourhood Plan. Also, access to the facilities in Lingwood, including the school, would be along the eastern part of Norwich Road, which is a relatively busy road and without footways until the edge of the village after the Huntsman PH. Consequently, sites GNLP2017, GNLP0521 and GNLP0090 are not short-listed as reasonable alternatives.

### Beighton

In the parish of Beighton site GNLP0449, to the north of Southwood Road, is poorly located to access the facilities of Lingwood or elsewhere, in terms of distance and lack of footways, with few facilities available in Beighton itself. Consequently, GNLP0449 is not 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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Lingwood &amp; Burlingham</b>			
Land East of Buckenham Lane and West of Buckenham Road	GNLP0296	3.60	Approx. 110 dwellings.
Land north of Post Office Road	GNLP0379	1.10	Approx. 27 dwellings.
Land west of Blofield Road	GNLP0380	0.91	Approx. 30 dwellings.
<b>Total area of land</b>		<b>5.61</b>	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0296
<b>Address:</b>	Land East of Buckenham Lane and West of Buckenham Road
<b>Proposal:</b>	Residential development of approx. 110 dwellings.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agriculture	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>          Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscape, Biodiversity &amp; Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b>          The largest site promoted in Lingwood, it lies to the south-west, adjacent to existing development and with some walkable access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the water supply and sewerage infrastructure network, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas within the site at risk of surface water flooding, and the site is in agricultural land class 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may reduce the gap between Lingwood and Strumpshaw and affect the setting of locally designated heritage assets. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>          No. 110 dwellings. Buckenham La too narrow for 5.5m carriageway plus footway. Good visibility splays from Buckenham Rd to Norwich Rd. Highway slightly constrained, might be <b>challenging to deliver adequately wide carriageway &amp; footway.</b></p>
<p><b>Development Management</b></p>

Large site with potential access issues which would need to be considered further by the Highway Authority. Some landscape impact but not likely to be significant subject to good design and incorporation of informal rural edge/POS

**Minerals & Waste**

No safeguarded mineral resources

**Lead Local Flood Authority**

Mitigation required for heavy constraints. Significant information required at a planning stage. RoSWF mapping indicates that a surface water flow path develops in the 0.1% event connecting, isolated ponding from the 1% event. The LLFA have a number of reports of flooding downstream of this flow path, so any development would need to robustly explain how the development of the site and management of surface water would be undertaken to ensure that the risk downstream was not negatively impacted on. There are no watercourses near the site but the proximity to an existing residential area indicates that there may be sewerage connections available.

**PLANNING HISTORY:**

None

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Site Layout Plan

<b>Site Reference:</b>	GNLP0379
<b>Address:</b>	Land north of Post Office Road Post Office Road
<b>Proposal:</b>	Residential development of approx. 27 dwellings and associated landscaping accessed from Post Office Road.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Biodiversity &amp; Geodiversity, Historic Environment and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b>  The site is in the north of the village, adjacent to housing and opposite Lingwood village green. It has walkable access to services and initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas within the site at risk of surface water flooding, and the site is in agricultural land classes 1 and 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may affect the setting of some listed buildings. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  Yes. 27 dwellings - Subject to removal of bank &amp; trees to achieve acceptable visibility, carriageway widening to 5.5m, 2.0m frontage footway and pedestrian improvements to Post Office Road/Post Office Close junction.  <i>60 dwellings might be pushing it as Post Office Road is not a very good standard, is there any possibility that the site could be extended westwards over the whole frontage? That would enable road widening to an acceptable 6.0m (it appears PO Road is a bus route) Frontage development would change the feel of the road and encourage reduced vehicle speeds despite the effect of widening.</i> Email Highways 13/6/19</p>
<b>Development Management</b>

Potential landscape impact with views impacted towards the Grade I listed church. Also, townscape issues with erosion of the rural character. Potential highway issues with Post Office Road due to it being narrow in places.

**Minerals & Waste**

No safeguarded mineral resources

**Lead Local Flood Authority**

Few or no Constraints. Significant information required at a planning stage. RofSW mapping indicates that the site is affected by a surface water flow path in all return periods. In the 3.33% event the flow path appears mostly on the boundary of the site. In subsequent events there is a greater ingress into the site. The flow path affects the eastern side of the site to a depth of 0.3m. There is no watercourse near the site, but the location adjacent to an existing residential area suggests that sewer connections may be available. If not drainage of the site will be reliant on the results of infiltration testing.

**PLANNING HISTORY:**

No relevant history

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP0380
<b>Address:</b>	Land west of Blofield Road
<b>Proposal:</b>	Residential development comprising approx. 30 dwellings and associated landscaping accessed from Blofield Road.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscape. Biodiversity &amp; Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b>  The site lies to the west of the village, adjacent to and opposite housing. It has walkable access to services and initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas at the site boundary at risk of surface water flooding, and the site is in agricultural land class 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may affect the setting of the church. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  Yes. 30 dwellings. Frontage footway required, may need removal of significant mature tree to facilitate visibility. Possible speed limit enhancement required to manage down speeds at frontage. Would need visible frontage development to create sense of place re vehicle speeds.</p> <p><b>Development Management</b>  Issues with location at gateway to village and shape of site may prove problematic - can a good layout be achieved bearing in mind its size, shape and the number of dwellings to be provided. Can access/visibility be achieved?</p> <p><b>Minerals &amp; Waste</b>  No safeguarded mineral resources</p> <p><b>Lead Local Flood Authority</b></p>

Few or no Constraints. Significant information required at a planning stage. RofSW mapping indicates that the site is affected by a surface water flow path that develops in the 0.1% event. The flow path affects the southwest corner of the site to a depth of 0.3m. There is no watercourse near the site, but the location adjacent to an existing residential area suggests that sewer connections may be available. If not drainage of the site will be reliant on the results of infiltration testing.

**PLANNING HISTORY:**

No History

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.



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

Three reasonable alternative sites have been identified in the Lingwood and Burlingham, Beighton and Strumpshaw cluster at stage 5. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. As part of this further discussion it was agreed that site GNLP0379 was the most appropriate site for allocation as it is centrally located in the village and has a safe walking route to Lingwood Primary School. GNLP0379 is proposed to be allocated on a larger boundary than submitted to allow for a linear parkland to be provided to the north to mitigate impact on the Grade I Listed church. This larger boundary is supported by highways as it would enable highway mitigations to take place. Space at Lingwood Primary School is forecast to be taken up in future years but Norfolk County Council (as education authority) has indicated they would accept development in the order of 50-60 new homes to enable a well designed development to come forward.

Sites GNLP0296 and GNLP0380 are considered to be reasonable alternatives. They are both considered to be good sites for development but are not proposed for allocation at the current time as the capacity for the cluster has already been met and exceeded on the preferred site.

In conclusion, one site is identified as a preferred option, providing for between 50-60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 44 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 94 – 104 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Lingwood and Burlingham, Beighton and Strumpshaw</b>				
Land north of Post Office Road	GNLP0379 (larger site)	4.74	50 - 60 dwellings (and open space)	This site is proposed for allocation but over a larger area than submitted. This larger allocation would enable open space to be provided to mitigate impact on the nearby Grade I Listed Church, potentially in the form of a linear parkland to the north. The site is centrally

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				located in the village, adjacent to the existing settlement limit and has a safe walking route to Lingwood Primary School. A larger site, along the whole road frontage, would enable road widening to an acceptable standard and encourage a reduction in vehicle speeds.

**Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Lingwood and Burlingham, Beighton and Strumpshaw</b>				
Land east of Buckenham Lane and west of Buckenham Road	GMLP0296	3.60	Approx. 110 dwellings	This site is considered to be a reasonable alternative as it is well located in relation to the form and character of Lingwood with the possibility of vehicular access from Buckenham Road. There is an area of surface water flood risk to the south west of the site which may limit the developable area. The site is not preferred for allocation as there is considered to be a better site in Lingwood to meet the capacity of the cluster.
Land west of Blofield Road	GMLP0380	0.91	Approx. 30 dwellings	This site is considered to be a reasonable alternative as it would act as a gateway site into the village creating a sense of place although some mature trees may need to be removed to facilitate visibility in/out of the site. The site is not preferred for allocation as there is considered to be a better site in Lingwood to meet the capacity of the cluster.

**Unreasonable Sites:**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Lingwood and Burlingham, Beighton and Strumpshaw</b>				
Land at Lodge Road, Lingwood	GMLP0067	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	GMLP0090	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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				as a key green feature to be protected in the Strumpshaw Neighbourhood Plan.
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 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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				relatively busy road without footways 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.

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

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0379 Land north of Post Office Road, Lingwood (Preferred Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	87
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	2 Support, 77 Object, 8 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
NPS Property Consultants Ltd	Support	Norfolk County Council own the land and are committed to bringing it forward for a high quality, well designed development to deliver housing growth in Lingwood identified in the GNLP. Land currently farmed by a County Farms tenant and is let under a Business Farm Tenancy. The land would be available for NCC to take back once planning permission is granted. Site would likely be developed in a 2-3 year period after grant of detailed permission. NCC's development company, Repton Property Developments Ltd., will develop the site.	Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of	Delete site GNLP0379 as an allocation and replace with two allocations of 30 dwellings on sites GNLP0380 and 4016.

		<p>Site is relatively flat and topography would not offer any constraints to development. The site has clearly defined boundaries on 3 sides. Current use is agricultural. No evidence of any unstable ground or contamination. Site is within flood zone 1 with no identified risk or evidence of surface water flooding.</p> <p>Adjacent uses to the site are mainly residential and there would be no conflict between the proposed housing and existing properties subject to normal design and layout considerations.</p> <p>Access to the site would not prejudice access to the agricultural land to the north of the allocation. In order to achieve adequate visibility it would seem appropriate to position the access in the central portion of the Post Office Road frontage. Widening Post Office Road to 5.5 metres with a new footway on the north side would require removal of existing hedge and trees. Maybe scope for a new footpath link through to Church Road to the north.</p> <p>Infrastructure and services exist on Post Office Road and will be extended into the</p>		<p>30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016</p>	
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		<p>site. Site would accommodate about 60 dwellings with a policy compliant level of affordable housing. Substantial new planting would be needed on the northern boundary to protect the setting of the church. Initial layout plan submitted.</p>			
<p>Lingwood and Burlingham Parish Council</p>	<p>Object</p>	<p>This is not the preferred site. Views of the medieval church will be compromised if the whole width of the site is used. This is grade 1 agricultural land so it would be preferable to use a smaller area to the right for building as per the original plan and parkland to the left of the site. The widening of Post Office Road would take away the current natural traffic calming. Traffic calming measures not possible as we are a dark village. Drains and sewers in the area are already an issue. The 50-60 figure could be reduced by using the brownfield site at the Old School Site on Chapel Road which is not currently included in the GNLP figures. We would expect no new building in the village until after the Chapel Road site is developed.</p> <p>The Parish Council preferred site is GNLP0380.</p> <p>Following from NPS representations if GNLP0379 is developed it is essential</p>	<p>Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted</p> <p>Should the site at the Old School be included in the figures for Lingwood?</p>	<p>Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p> <p>The old school site will be counted as windfall in the GNLP consistent</p>	<p>Delete site GNLP0379 as an allocation and replace with two allocations of 30 dwellings on sites GNLP0380 and 4016.</p>



		the view of the church is kept open to the village for all time. The Church is already divorced from the village spiritually and allow building to obstruct the view from Millennium Green would further isolate the community from its spiritual heart. The development should allow for an avenue of trees from the Millennium Green on Post Office Road to the Church and an area of parkland to protect the church not just a block of land at the front or back.		with the approach across the whole plan area	
Anglian Water Services Ltd	Comment	Unlike other allocation policies there is no reference to water efficiency forming part of the design.  Also see comments relating to Policy 2 of the Sustainable Communities of the Strategy document.	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
Historic England	Object	No designated heritage assets within the site boundary but grade listed Church lies to the north as well as some other listed buildings in the vicinity. Any development of the site has the potential to impact upon the setting of these listed buildings.  Note that the policy and supporting text refer to the church and a possible linear parkland but no mention is made of other heritage assets. This is a sensitive site in terms of potential impact on multiple	Further consideration of heritage comments needed. Consider undertaking Heritage Impact Assessment and the use of a concept diagram as suggested	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with	None

		<p>heritage assets and therefore there are concerns about the allocation.</p> <p>Suggest a more detailed Heritage Impact Assessment is undertaken to assess the impact of development on these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable the findings of the HIA should inform the policy wording.</p> <p>It might also be helpful to illustrate the proposed mitigation in the form of a concept diagram showing where open space and landscaping would be located.</p>		<p>two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p>	
<p>Amber Slater, Brown &amp; Co on behalf of client</p>	<p>Object</p>	<p>Agree with the overall strategy for village clusters but object to site GNLP0379 suggesting instead that the site at Buckenham Road offer a good opportunity with minimal constraints and impact on the character of the village. Site GNLP0379 is in a sensitive area with rural character and development would be at odds with this. Concerns raised regarding traffic, excess provision of open space and surface water flood risk.</p>	<p>Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted</p>	<p>Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one</p>	<p>Delete site GNLP0379 as an allocation and replace with two allocations of 30 dwellings on sites GNLP0380 and 4016.</p>

				on reasonable alternative site GNLP0380 and one on new site GNLP4016.	
Member of the public	Support in part	Object but to meet housing targets could support a partial development of the site. Enlarged proposal is incorrect. Would suggest a development to the eastern end of the site, larger than the previous submission but smaller than the current one but subject to Post Office road not being widened, retaining mature trees and western end of site left open to preserve view to the church from Post Office Road.		Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.	Delete site GNLP0379 as an allocation and replace with two allocations of 30 dwellings on sites GNLP0380 and 4016.
Members of the public – various	Object	<b>Roads/Traffic</b> <ul style="list-style-type: none"> <li>Road network in and around Lingwood not suitable for increased level of traffic. Many accidents and recent fatality</li> </ul>	Detailed consideration and understanding of 'grounds for objection' and 'schematic diagram' and other documents submitted through the	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an	Delete site GNLP0379 as an allocation and replace with two allocations of 30 dwellings on sites

		<ul style="list-style-type: none"> <li>• Concern about road closure following dualling of A47 leading to increased traffic levels in the village</li> <li>• Post Office Road is narrow which currently has natural effect of reducing traffic speeds</li> <li>• Widening road would increase traffic speeds and safety concerns.</li> <li>• Loss of mature trees and hedgerows</li> <li>• Concern about proximity of site to Millennium Green children’s play park.</li> <li>• What about current footpath on site?</li> <li>• Traffic calming measure not possible as village has no street lights</li> <li>• How and where will 2 metre footway be constructed?</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Concern about ability of infrastructure to cope with additional development</li> <li>• Lack of doctors surgery and surgeries in neighbouring settlements overwhelmed</li> <li>• Oversubscribed school, concerns that capacity of the school has been incorrectly evaluated and should be reviewed</li> <li>• Lack of parental choice for secondary education</li> <li>• Small village shop</li> </ul>	<p>consultation needed as part of ongoing site assessment</p> <p>Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted</p>	<p>allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p>	<p>GNLP0380 and 4016.</p>
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		<ul style="list-style-type: none"> <li>• No dentist and nearby practises not taking new patients</li> <li>• Public transport needs improving</li> <li>• Surface drainage will need considerable modifications and may not be able to cope.</li> <li>• Electricity and drinking water supply will need uprating and this will bring disruption.</li> </ul> <p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>• Concern about current flooding issues at Post Office Road – field has a gradient which encourages surface water runoff</li> <li>• Post Office Road is lower than land proposed for development. It would be more logical to build on high, well drained ground to the north of the site allowing the area to the south to act as natural drainage.</li> <li>• Concern that removal of ditch on southern boundary would exacerbate flooding issue</li> <li>• Concern about drainage and sewerage systems ability to cope with new development</li> </ul> <p><b>Landscape/Heritage</b></p> <ul style="list-style-type: none"> <li>• Concern about loss of view of Grade I Listed medieval church and impact on setting – recognised in Broadland</li> </ul>			
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		<p>Landscape Character Assessment. Would amount to significant heritage harm</p> <ul style="list-style-type: none"> <li>• Concern about loss of strategic gap</li> <li>• Concern about loss of highest quality Grade 1 agricultural land</li> <li>• Loss of habitat for wildlife and biodiversity</li> </ul> <p><b>Submitted Plans</b></p> <ul style="list-style-type: none"> <li>• Plans for development are ambiguous. No detail of access points, size or location of houses, traffic mitigation measures etc.</li> <li>• NPS plan does not show promised avenue of open space protecting view of church, the existing footpath from Post Office Road to Church Road has vanished, no detail of pedestrian improvement at the Post Office Road/Close junction. The proposed landscaping strip will hide views of the church</li> <li>• Late submission of design layout by NPS is unacceptable and indicates a lack of transparency in process. It should have been on GNLP website throughout the consultation period and available at roadshows</li> <li>• There is a conflict of interests as NPS represents NCC in the promotion of</li> </ul>			
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		<p>land owned by NCC. NCC are also a partner in the GNLP</p> <ul style="list-style-type: none"> <li>• This is New Evidence not a comment, and as such requires full consultation with Residents and Parish Council members alike. If extra time is not to be given to allow comments, then it should be withdrawn.</li> </ul> <p><b>Better sites</b></p> <ul style="list-style-type: none"> <li>• GNLP0380 would be a better site, easier access to A47, closer to facilities, less traffic through village. Lower agricultural grade</li> <li>• GNLP0296 would be a better option</li> <li>• Development should be on brownfield sites</li> <li>• Why hasn't the Old School Site been included in the plan?</li> <li>• Reasonable alternatives should be re considered as preferred sites</li> </ul> <p><b>Other Issues</b></p> <ul style="list-style-type: none"> <li>• Why does the majority of development have to be on one site?</li> <li>• Area and number of houses have increased since original submission</li> <li>• The Sustainability Appraisal/ Strategic Environmental Assessment evidence base is flawed</li> <li>• Outside existing settlement boundary</li> </ul>			
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		<ul style="list-style-type: none"><li>• Impact on privacy of nearby properties</li><li>• Developments should not be considered in isolation, need to take account of what is happening in nearby settlements</li><li>• Fears of subsidence if building work was to take place or there were changes in drainage</li><li>• Failures in process and application of policy including inconsistencies, no change control and incorrect/out of date data. Nonadherence to procedures stated within the methodology for site assessment</li><li>• Discordant with National and Local Planning guidelines</li><li>• No overall assessment of Lingwoods ability to sustain 60+ houses. The policy of increasing school capacity is arbitrary and does not consider local constraints</li><li>• During construction there will be noise, dust, air pollution and additional traffic hazards to be considered</li></ul>			
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0296 Land east of Buckenham Lane and west of Buckenham Road, Lingwood (Reasonable Alternative Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	11
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 8 Object, 3 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Lingwood and Burlingham Parish Council	Object	<p>Site is too large, 110 homes would be too much for the village, infrastructure is not sufficient. The land is to the south of village so traffic would have to go through the village to get to it. The site is off two very narrow lanes with little chance of widening from the junctions off Norwich Road.</p> <p>The figure of 50-60 for Lingwood can be reduced if the brownfield site at the Old School on Chapel Road is used. Not currently included in the GNLP figures. The Parish Council were given the nursery building in original application to try and encourage a doctors surgery which has now been taken away.</p>	<p>Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted</p> <p>Further discussion with NCC Highways regarding access.</p> <p>Should the site at the Old School be included in the figures for Lingwood?</p>	<p>Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and</p>	None

				<p>one on new site GNLP4016.</p> <p>As a reasonable alternative site GNLP0296 was considered in the discussions but was not ultimately considered to be as favourable for allocation as the other two sites due to highway challenges with delivering an adequate width carriageway, mitigation required for heavy flood constraints and where to draw the boundary for 30 dwellings on a much larger site.</p>	
Amber Slater Brown & Co on behalf of client	Object	Agree with overall strategy for village clusters in Policy 7.4 but object to site GNLP0379 as the preferred site in Lingwood. This site is not the best option to deliver the amount of housing. Site GNLP0296 at Buckenham Road should be preferred as it has minimal constraints	Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an	None

		<p>and impact on the character of the village.</p> <p>Site GNLP0296 could provide a linear park and walks to the south of the village rather than focusing all open space to the north of the village as development of site GNLP0379 would. It also have a lower risk of surface water flooding.</p>	<p>Investigate the potential for site GNLP0296 to provide linear park</p>	<p>allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p> <p>As a reasonable alternative site GNLP0296 was considered in the discussions but was not ultimately considered to be as favourable for allocation as the other two sites due to highway challenges with delivering an adequate width carriageway, mitigation required for heavy flood constraints and</p>	
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				where to draw the boundary for 30 dwellings on a much larger site.	
Members of the public – various	Object	<p>Comments objecting to the site being a reasonable alternative include:</p> <ul style="list-style-type: none"> <li>• Site is wrong side of the village. Traffic accessing the A47 would have to pass through the village. Additional traffic would be a hazard especially for children walking to school</li> <li>• Buckenham Road and Buckenham Lane are single track and cannot accommodate extra volume of cars, widening would be difficult. Already difficult to get out onto Norwich Road</li> <li>• Lingwood has limited facilities. No GP or library, only a small shop and strained sewerage system</li> <li>• Site close to Buckenham woods, potential wildlife impact</li> <li>• Development would spoil rural nature of the village and impact on residential amenity of surrounding properties due to disruption, noise, loss of privacy and visual amenity.</li> <li>• Land is grade 1 agricultural land and is also a flood risk area.</li> </ul>	<p>Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted</p> <p>Further discussion with NCC Highways regarding access.</p>	<p>Comments noted. Further discussions have taken place regarding sites for allocation in Lingwood and this site is not proposed for allocation.</p>	None
Members of the public - various	Comment	If Lingwood has to provide additional housing, a development on this site would have less impact on the village as	Further work needed to look at preferred and reasonable	Comments noted. Further discussions have	

		<p>a whole. It has more access routes - via Brundall/Strumpshaw; from A47 at the White House turnoff; from A47 via Blofield Rd (at present), which would spread the traffic flow through the village rather than channeling it all along Post Office Rd. There is an existing footpath to the school and the site is no further from the school than the Post Office Rd proposed site.</p> <p>Whilst we do not want further development in Lingwood, site GNLP0296 being the largest of the proposed sites in Lingwood, has the greatest potential to meet future housing targets for many years to come as long as it is developed in phases as opposed to being developed in one go.</p> <p>Figures for Lingwood should be revised to take account of the Old School site.</p>	<p>alternative sites in the light of consultation comments submitted</p> <p>Should the site at the Old School be included in the figures for Lingwood?</p>	<p>taken place regarding sites for allocation in Lingwood and this site is not proposed for allocation.</p> <p>As a reasonable alternative site GNLP0296 was considered in the discussions but was not ultimately considered to be as favourable for allocation as the other two sites due to highway challenges with delivering an adequate width carriageway, mitigation required for heavy flood constraints and where to draw the boundary for 30 dwellings on a much larger site.</p>	
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				The old school site will be counted as windfall in the GNLP consistent with the approach across the whole plan area	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0380 Land west of Blofield Road (Reasonable Alternative Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	20
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	8 Support, 12 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Lingwood and Burlingham Parish Council	Support	GNLP0380 is the preferred site of Lingwood and Burlingham Parish Council. The site would meet the allocation of 50-60 dwellings in combination with the brownfield site on Chapel Road which is not currently included in the GNLP figures Traffic impact will be less than other sites. Any development in Lingwood would require the widening of Blofield Road. An	Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through	Add site GNLP0380 as an allocation.

		<p>additional 50-60 houses on top of the current 44 committed will be too much for the school to take.</p>		<p>the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p> <p>Site GNLP0380 was preferred for allocation over the other reasonable alternative site GNLP0296 as it received more support through the consultation, is the Parish Councils favoured site and development would act as a gateway site into the village creating a sense of place.</p> <p>The old school site will be counted as windfall in the</p>	
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				GNLP consistent with the approach across the whole plan area	
Members of the public – various	Support	<p>Comments supporting the site being a reasonable alternative include:</p> <ul style="list-style-type: none"> <li>• More suitable site access onto the main highway leading to the A47 thus reducing traffic travelling through the village.</li> <li>• Less impact on the visual rural setting of the church</li> <li>• Lesser environmental impact, lesser impact on infrastructure and lesser landscape impact. Not in close proximity to any Grade 1 Listed Buildings and has negligible impact on Grade 2 Listed Buildings</li> <li>• Site could be expanded at a later if needed</li> <li>• Less safety issues as not near children’s play area</li> </ul>	Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted	<p>Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.</p> <p>Site GNLP0380 was preferred for allocation over the other reasonable alternative site GNLP0296 as it received more</p>	Add site GNLP0380 as an allocation



				support through the consultation, is the Parish Councils favoured site and development would act as a gateway site into the village creating a sense of place.	
Members of the public – various	Object	<p>Comments objecting to the site being a reasonable alternative include:</p> <ul style="list-style-type: none"> <li>• Currently Buckenham Road has no pavements and at points is single lane only</li> <li>• Road is already very busy and more housing would bring more traffic, people do not abide by the 30mph limit</li> <li>• Site entrance is on a bad bend where a fatality recently occurred</li> <li>• Children walk to school down this road.</li> <li>• Traffic in the village will increase following the dualling of the A47</li> <li>• Building here would take away the charm of the village and views of open countryside</li> <li>• Further housing is not needed and will put a strain on resources. The village does not have enough facilities to cope with more people e.g. one shop, no doctors/dentist/inadequate bus service</li> </ul>	Further work needed to look at preferred and reasonable alternative sites in the light of consultation comments submitted	Further discussion has taken place regarding sites in Lingwood and it has been decided to delete site GNLP0379 as an allocation based on comments received through the Regulation 18C consultation and replace it with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on new site GNLP4016.	Add site GNLP0380 as an allocation.

		<ul style="list-style-type: none"> <li>• Light and noise pollution from more properties in a dark village. Poorer air quality and bigger carbon footprint in rural area</li> <li>• The area floods already and this would increase flood risk. Water pump is not adequate, problems with raw sewerage flooding gardens</li> <li>• Impact on wildlife e.g. bats</li> <li>• Loss of mature oak trees</li> <li>• Grade 1 agricultural land</li> <li>• Devalue properties and spoil enjoyment of living in the village.</li> <li>• Should not be supported just because it does not obstruct views of the church, what about the view from Church Road?</li> <li>• Other sites have greater capacity to meet the housing targets placed upon the cluster</li> </ul>		<p>Site GNLP0380 was preferred for allocation over the other reasonable alternative site GNLP0296 as it received more support through the consultation, is the Parish Councils favoured site and development would act as a gateway site into the village creating a sense of place.</p>	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	GNLP0067 Land at Lodge Road, Lingwood (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	2
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 1 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Lingwood and Burlingham Parish Council	Support	Support categorisation of the site as unreasonable. The original application was not approved by Lingwood & Burlingham Parish Council or residents but was given on appeal to the Secretary of State. To extend the area with more Live Work Units would not be acceptable.		Comments noted	None
MDPC Town Planning on behalf of client	Object	Object to categorisation of the site as unreasonable. Northern 3rd of overall field has the benefit of planning permission for Live/Work and B1 development through an allowed appeal. This development has commenced. Seeking allocation of undeveloped part of site for Live/work units. Settlement boundary extension would be welcome	New site to be assessed	Submission recorded as new Site GNLP4051. This site is not considered to be reasonable for allocation as access into the village would be along a relatively	None

				<p>busy road without footways, therefore there is no safe walking route to Lingwood Primary School. There is currently no evidence for the need to provide further live:work units in that location. If a high level of demand were to arise then this could be considered through a new planning application.</p>	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0090 23 Norwich Road, Strumpshaw (Lingwood) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	36
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	31 Support, 0 Object, 5 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Upton with Fishley Parish Council	Support	Strumpshaw Parish Council support the description of the site as being 'unreasonable'. Strumpshaw Neighbourhood Plan aims to resist the development of housing outside the settlement limit. The village has no shop, no school and limited public transport.		Comments noted.  No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.	None
Members of the public – various	Support/ comment	Comments in support of the site being unreasonable include: <ul style="list-style-type: none"> <li>• Roads are narrow and inappropriate for increased construction and</li> </ul>		Comments noted.  No evidence submitted through Regulation 18C	None

		<p>residential traffic that would be created.</p> <ul style="list-style-type: none"> <li>• Roads will become busier following proposed A47 changes</li> <li>• Access has limited visibility</li> <li>• There are few services or amenities. Inconsistent with plans to reduce reliance on the private car and become carbon neutral by 2050.</li> <li>• Public transport is poor</li> <li>• Lower levels of this land are prone to flooding and issues with sewerage capacity</li> <li>• Site contributes to landscape character and openness of area</li> <li>• No continuous footpath to local facilities</li> <li>• No street lighting</li> <li>• No common areas for children to play</li> <li>• In close proximity to a landfill site, risk of contamination</li> <li>• Harm to biodiversity</li> <li>• Contrary to Neighbourhood Plan which should be respected. Site is identified as a key green feature</li> <li>• Would create a ribbon of development between Lingwood and Strumpshaw</li> <li>• Not in keeping with small village rural character, already compromised by the Oaklands and Mill Meadow. Village</li> </ul>		<p>consultation to justify changing the classification of the site so it remains unreasonable for allocation.</p>	
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		<p>has reached its capacity for new development</p> <ul style="list-style-type: none"><li>• The site would impact an area that is rural and open, with excellent countryside views.</li><li>• The negative impact on amenity for properties and community through noise, disturbance, nuisance, loss of privacy and overlooking.</li><li>• Why do small villages have to be developed when there is better quality land in larger places with plenty of roads, services and amenities.</li><li>• No reason to develop outside settlement boundary as Council has a 5 year land supply</li></ul>			
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0215 Land North of Long Lane, Strumpshaw (Lingwood) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	39
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	33 Support, 0 Object, 6 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Upton with Fishley Parish Council	Support	Strumpshaw Parish Council support the description of the site as being 'unreasonable'. Strumpshaw Neighbourhood Plan aims to resist the development of housing outside the settlement limit. The village has no shop, no school and limited public transport.		Comments noted.  No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.	None
Members of the public – various	Support/ Comment	Comments in support of the site being unreasonable include: <ul style="list-style-type: none"> <li>• Neighbourhood Plan should be respected and not overruled</li> </ul>		Comments noted.  No evidence submitted through Regulation 18C	None



		<ul style="list-style-type: none"> <li>• Lack of local services and facilities, would increase reliance on the private car inconsistent with aim to be carbon neutral by 2050</li> <li>• Localised surface water in the area close to the Huntsman pub.</li> <li>• Issue with sewerage capacity and flooding</li> <li>• In close proximity to a landfill with risk of contamination</li> <li>• Narrow unsuitable roads that would not cope with construction and residential traffic generated</li> <li>• Lack of pavements for safe walking</li> <li>• No street lighting</li> <li>• Poor public transport</li> <li>• Removal of hedgerows and trees for access. Ancient hedgerow would be lost if road were widened</li> <li>• Accessing A47 is already busy and slow, will be made busier by proposed A47 changes</li> <li>• Site provides a contribution to the rural landscape character and openness of the area.</li> <li>• Includes existing footpath frequently used by walkers</li> <li>• Valuable agricultural land</li> <li>• Close to conservation and wildlife area e.g. Strumpshaw nature reserve</li> </ul>		<p>consultation to justify changing the classification of the site so it remains unreasonable for allocation.</p>	
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		<ul style="list-style-type: none"><li>• Would create ribbon development between Brundall and Strumpshaw, not conducive to keeping the two settlements separate</li><li>• Part of this site was considered by the Strumpshaw Neighbourhood Plan for 10 dwellings and a community hall and was rejected due to concerns about access on the Long Lane bend</li><li>• Rural character already compromised by the Oaklands and mill meadow developments, no need for further housing as Council already has 5 year land supply</li><li>• Why develop in small villages when there is better quality land in larger places with plenty of roads, services and amenities</li><li>• Negative impact on amenity for properties and community through noise, disturbance, nuisance, loss of privacy and overlooking</li></ul>			
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0449 Land at Southwood Road/ Hantons Loke, Beighton (Lingwood) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	5
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	4 Support, 0 Object, 1 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Lingwood and Burlingham Parish Council	Support	The Parish Council object to this site as it is too far outside the Parish boundary		Comments noted.  No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.	None
Members of the public – various	Support/ Comment	Comments supporting the site being unreasonable include: <ul style="list-style-type: none"> <li>Lack of local amenities to support development leading to an increase in car journeys. Conflict with</li> </ul>		Comments noted.  No evidence submitted through Regulation 18C	None

		<p>ambition to be carbon neutral by 2050.</p> <ul style="list-style-type: none"> <li>• Building would not be in keeping with rural character of the village</li> <li>• Key western arrival to the village</li> <li>• Roads are narrow, prone to surface water and a lack of pavements. Would not be able to cope with the increase in construction and residential traffic that would be created.</li> <li>• No street lights</li> <li>• Main sewer is undersized and overflows from manholes in heavy rain</li> <li>• Takes a long time to safely access the A47 with current traffic volumes</li> <li>• Contrary to the Neighbourhood Plan</li> </ul>		<p>consultation to justify changing the classification of the site so it remains unreasonable for allocation.</p>	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0499 Land north of Lodge Lane, Lingwood (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 0 Object, 1 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Member of the public	Comment	A safe walking route to the school could be creating along the existing verges. This site is no further from the school than other sites. Once the A47 is dualled, Lodge Road will be the main route in/out of Lingwood and development here will reduce traffic impact on the rest of the village. Development could improve access into the village by straightening out the dangerous S bends.		No evidence has been provided to demonstrate how a safe walking route could be provided to Lingwood Primary School. In addition the site is divorced from the existing settlement and would appear as a separate enclave is developed contrary to the form and character	None

				of the village. Therefore the site remains unreasonable for allocation.	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0521 Mill Lane (South of Norwich Road, North of Buckenham Road), Strumpshaw (Lingwood) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	34
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	28 Support, 0 Object, 6 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Upton with Fishley Parish Council	Support	The Parish Council support the site being unreasonable. The site is outside the settlement limit and the Strumpshaw Neighbourhood Plan aims to resist development outside present areas of housing. The village has no shop, no school and limited public transport.		Comments noted.  No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.	None
Members of the public – various	Support/ Comment	Comments supporting the site being unreasonable include: <ul style="list-style-type: none"> <li>• Site provides a high contribution towards the landscape character and openness of the area</li> </ul>		Comments noted.  No evidence submitted through Regulation 18C	None

		<ul style="list-style-type: none"> <li>• Roads surrounding the site are narrow and inappropriate. Creation of access and road widening would destroy ancient hedgerows with loss of wildlife.</li> <li>• Access would have limited visibility and endanger highway safety</li> <li>• No continuous footpath to local amenities. Safety issue of children walking to school in winter months</li> <li>• Strumpshaw has no facilities like shops, schools, dentist, doctors, public transport etc so residents would be totally reliant on the private car, not consistent with law to become carbon neutral by 2050.</li> <li>• Issues with sewerage capacity and flooding</li> <li>• Close proximity to landfill site, risk of contamination</li> <li>• Loss of prime agricultural land</li> <li>• The village has experienced recent growth so more preferable locations for development should be considered.</li> <li>• No need for growth, the Council has a 5-year land supply</li> <li>• Neighbourhood Plan should be respected. Part of this site was considered by the Strumpshaw Neighbourhood Plan for 10 dwellings and a community hall but was rejected because the site is isolated from the remainder of the settlement.</li> </ul>		<p>consultation to justify changing the classification of the site so it remains unreasonable for allocation.</p>	
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		<ul style="list-style-type: none"><li>• No communal areas for residents to meet and play</li><li>• Negative impact on amenity for properties and community through noise, disturbance, nuisance, loss of privacy and overlooking</li><li>• Strumpshaw within the immediate catchment and buffer (1 mile) of the Broads National Park – environmental footprint inappropriate in terms of noise and light pollution</li></ul>			
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2017 Mill Road, Strumpshaw (Lingwood) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	38
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	33 Support, 0 Object, 5 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Members of the public – various	Support/ Comment	<p>Comments supporting the site being unreasonable include:</p> <ul style="list-style-type: none"> <li>• Site provides high contribution towards landscape character and openness of area</li> <li>• Strumpshaw does not have services and facilities to deal with further increase in residential dwellings</li> <li>• Issue with sewerage capacity and flooding</li> <li>• Development would increase reliance on private car, inconsistent with plans to become carbon neutral by 2050.</li> <li>• Roads serving the site are narrow. Creation of adequate access and visibility splay would require removal of</li> </ul>		<p>Comments noted.</p> <p>No evidence submitted through Regulation 18C consultation to justify changing the classification of the site so it remains unreasonable for allocation.</p>	None

		<p>ancient hedgerow. Widening the road would significantly change rural character of area.</p> <ul style="list-style-type: none"> <li>• Speed limit continually abused</li> <li>• Access to A47 is busy and difficult</li> <li>• Impact on public footpaths and healthy lifestyles</li> <li>• The village has already experienced a lot of growth in recent years, there are more preferable locations for development to take place. Broadland Council already have a 5 year land supply</li> <li>• Norfolk Heritage Records show there are Ancient Monument and archaeology special considerations in relation to the site e.g. remains of a World War Two searchlight battery and site of a windmill</li> <li>• Site is in SSSI risk zone for Yare Broads and Marshes and Broadland Ramsar site</li> <li>• Site is within 100m of ex landfill site. Questions about contamination and safety.</li> <li>• Out of keeping with the Neighbourhood Plan</li> <li>• Unsafe for children to walk to school as there is no continuous footpath to Lingwood and no street lighting.</li> <li>• No communal areas for residents to meet and play</li> </ul>			
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		<ul style="list-style-type: none"><li>• Negative impact on amenity for properties and community through noise, disturbance, nuisance, loss of privacy and overlooking</li><li>• Land immediately to the north of this plot is only recently developed plans to extend this development undermine the trust and process of limiting this original development to 10 houses and new community hall</li><li>• Strumpshaw is within the immediate buffer (1 mile) of the Broads National Park and is inappropriate for urban development. There will be an effect on environmental footprint in terms of noise and light pollution</li><li>• Loss of prime agricultural land</li></ul>			
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**PART 3 – ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION**

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

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>	<b>Status at Reg 18C</b>
<b>Lingwood and Burlingham, Strumpshaw and Beighton</b>				
West of Buckenham Road, Strumpshaw	GNLP4008	1.46	11-12 dwellings	New site
East of Station Road, Lingwood	GNLP4016	1.60	Up to 50 dwellings (or care home facility)	New site
Further south of Lodge Road, Lingwood	GNLP4051	4.25	14 live work units, 1260 m2 B1	New site
<b>TOTAL</b>		<b>7.31</b>		

## STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination / ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
<b>Lingwood and Burlingham, Strumpshaw and Beighton</b>														
GNLP4008	Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Red	Green	Red	Green	Amber	Green
GNLP4016	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP4051	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green

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

See Part 2 above

## **STAGE 4 – DISCUSSION OF NEW & REVISED SITES**

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

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

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

### **Lingwood and Burlingham, Strumpshaw and Beighton**

#### **GNLP4008, West of Buckenham Road, Strumpshaw, 1.46ha, 11-12 dwellings**

This is a 1.46 ha site proposed for 11-12 homes with land for community use, such as open space or allotments. The land, which is west of Buckenham Road, is greenfield and currently used for grazing horses. Immediately to the north-east is the Grade I listed St Peter's Church and it is important to note that the promoted site provides an undeveloped setting to the Church, although the site submission does suggest keeping the area opposite the church as green space to enhance and protect the setting. Also, in general landscape terms, GNLP4008 occupies a prominent position at the top of the River Yare Valley. In respect to access, initial highways evidence raises concern over needing to remove trees to achieve a suitable access, widening the carriageway to 5.5 metres from the site to Long Lane, and the need for third-party land to achieve this. There are a limited range of core services and facilities in Strumpshaw and there is no safe walking route to primary school in Lingwood. Additionally the site is partly grade 2 agricultural land. For these reasons the site is not considered to be reasonable for allocation and is therefore not shortlisted for any further consideration.

**GNLP4016, East of Station Road, Lingwood, 1.60ha, Up to 50 dwellings (or care home facility)**

This is a 1.6 ha site to the east of Station Road, between Lingwood Primary School to the south and a dairy farm to the north. The land is promoted in two parcels with a range of options consisting of up to 40-50 dwellings, or possibly a supported housing / residential care home facility on part of the site. Initial highways evidence indicates concerns over achieving a suitable visibility splay for the access and removal of existing hedgerow. The site is adjacent to Lingwood primary with a footway so a safe walking route can be achieved. A further consideration is the classification as Grade I agricultural land. Overall the site is considered to be reasonable to shortlist for further consideration subject to internal consultee comments.

**GNLP4051, Further south of Lodge Road, Lingwood, 4.25ha, 14 live work units, 1260m2 B1**

This is a 4.25 ha site on the south side of Lodge Road, at the north-eastern edge of Lingwood. The northern portion of the site has the benefit of planning permission for seven live/work homes and standalone offices (20150754), promoted as site GNLP0067, and the promoter states construction has now commenced. The promoter is seeking to extend the development across the entire site by a further 14 live/work units and 3,000 sqm of commercial space. Access would be from Lodge Road. Initial highways evidence indicates access being via GNLP0067 and that a footpath link is required at Lodge Road to link to the existing route at Elm Road. There is currently no safe walking route to Lingwood Primary School. The site is in flood zone 1, with an area at risk of surface water on the north-eastern boundary for which an attenuation basin is proposed with the permitted development. Another consideration is the Grade I agricultural status of the land. Adjacent site GNLP0067 was not shortlisted at Stage 5 of the Lingwood site assessment booklet and was deemed unsuitable for allocation. 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. For these reasons the site is considered to be unreasonable for allocation and therefore will not be shortlisted for further consideration



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

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Lingwood and Burlingham, Strumpshaw and Beighton</b>			
East of Station Road, Lingwood	GNLP4016	1.60	Up to 50 dwellings (or care home facility)
<b>TOTAL</b>		<b>1.60</b>	

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

<b>Site Reference:</b>	GNLP4016
<b>Address:</b>	East of Station Road, Lingwood
<b>Proposal:</b>	Up to 50 dwellings (or care home facility)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agriculture	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Significant Landscapes, Transport and Roads
<b>HELAA Conclusion</b> This is a 1.6 ha site to the east of Station Road, between Lingwood Primary School to the south and a dairy farm to the north. The land is promoted in two parcels with a range of options consisting of up to 40-50 dwellings, or possibly a supported housing / residential care home facility on part of the site. Initial highways evidence indicates concerns over achieving a suitable visibility splay for the access and removal of existing hedgerow. The site is in flood zone 1 and is at low risk of surface water flooding. There are no known constraints from utilities infrastructure, contamination or ground instability, or potential loss of open space, There are no ecological designations affecting the site, although if developed some hedgerow fronting Station Road may have to be removed. A further consideration is the land classification as Grade I for agricultural. Although the site has some constraints, it is considered suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Subject to transport statement and implementation of any agreed measures. Access to be agreed with highway authority, visibility requirement will result in removal of the frontage hedge and possibly trees. Part time 20mph speed limit required at school. Footway at site frontage and to school to be widened to a minimum of 2.0m.
<b>Development Management</b> Different character to the east of Station Road than to the west. Close to train station, post office, school and village hall. Reasonable site to consider.
<b>Lead Local Flood Authority</b> GREEN – no surface water flood risk on site, few or no constraints, standard information required at a planning stage. No internal & external flooding on site but both within 500m. No watercourses on site or within 100m. No surface water

sewers on site or within 100m. Not within a Source Protection Zone. The site predominantly has superficial deposits of diamicton. Comments on infiltration potential are dependent on a complete geotechnical investigation.

**PLANNING HISTORY:**

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- None (Site submission form and boundary plan)

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

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

### New and revised sites to be considered for allocation:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Lingwood and Burlingham, Strumpshaw and Beighton</b>				
East of Station Road, Lingwood	GNLP4016 (part)	1.19	30 dwellings	This site was submitted through the Regulation 18C consultation. Part of the site has been chosen for allocation to replace GNLP0379 which was preferred at Regulation 18C but received negative feedback through the consultation. This site has been chosen for allocation as it is well located adjacent to the primary school, village hall and recreation ground and it not too far from the railway station.

### New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
<b>Lingwood and Burlingham, Beighton and Strumpshaw</b>				
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 arises then this could be considered through a planning application as

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				<p>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.</p>

## **FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN**

## **FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN**

### **Site assessments prior to the Regulation 18C consultation**

Up to the Regulation 18C consultation there were 10 sites promoted for residential/mixed use totalling around 36 hectares of land in the Lingwood cluster. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0379 for 50-60 dwellings on a larger boundary than originally promoted to enable open space to be provided to mitigate impact on the nearby Grade I listed church, potentially in the form of a linear parkland to the north and highway improvements to Post Office Road. This site was consulted on during the Regulation 18C consultation along with two reasonable alternative sites (GNLP0296 and GNLP0380) which were also considered to have merit. Other sites promoted in the cluster were rejected primarily due their distance from services and facilities and lack of a safe pedestrian route to the local primary school.

### **Summary of comments from the Regulation 18C draft plan consultation**

Through the Regulation 18C consultation a number of comments were received regarding sites in the Lingwood cluster. The main issues raised were concerns regarding the preferred site (detailed in part 2 above) to which there was a high degree of local opposition plus concern from Historic England. These comments have resulted in the selection of sites being re examined in Lingwood. The reasonable alternative sites were re considered along with one of the new sites put forward (see section below) and an alternative proposal for allocation in the cluster has been put forward for the Regulation 19 plan – to allocate 30 dwellings each on reasonable alternative site GNLP0380 and new site GNLP4016 – see appendix 1.

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

A total of 3 new sites were submitted through the Regulation 18C consultation totalling around 7 hectares of land. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that 2 of the new sites (GNLP4008 and 4051) were not suitable to consider for allocation due to the absence of the safe walking route to school. The remaining new site (GNLP4016) was considered to be well located adjacent to the primary school, village hall and recreation ground and not too far from the railway station. Part of this site is favoured for allocation along with

reasonable alternative site GNLP0380 to replace the original preferred site GNLP0379 – see appendix 1.

## **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 incorporate in policy requirements as appropriate. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted a number of negative and positive impacts for the sites in the Lingwood cluster and shows on balance how the sites score similarly. In terms of the 4 sites that were considered favourably through the site assessment process and are in the frame for allocation their scoring through the SA can be compared as follows:

- All sites score a double negative for health due to their distance to hospital, GP and leisure centre.
- GNLP0379 (preferred site boundary) 1 double negative (health), 1 double positive (transport and access to services) , 2 minor positives, 8 minor negatives and 3 neutral scores
- GNLP4016 (new site) 1 double negative (health), 1 double positive (transport and access to services), 3 minor positives, 6 minor negatives and 4 neutral scores
- GNLP0296 (reasonable alternative), 2 double negatives (air quality & noise and health), 2 double positives (housing and population & communities), 1 minor positive, 6 minor negatives and 4 neutral scores (NB – scoring has been done based on the large site submitted which would accommodate 100+ dwellings. If allocated it is likely that a smaller area would be chosen which would likely affect the double negative for air quality and noise and the double positive for housing bringing the scoring more in line with the other sites)
- GNLP0380 (reasonable alternative) 2 double negatives (Education and health), No double positives, 2 minor positives, 7 minor negatives and 4 neutral scores.

The SA scoring must used in conjunction with the planning assessment of sites to decide upon the final choice of sites for allocation.

## **Final conclusion on site for allocation in the Regulation 19 Plan**

Based on all the information contained within this booklet the final conclusion for the site assessment process for the Lingwood cluster is to reject the preferred site at Reg 18C (GNLP0379) and instead go with one of the reasonable alternative sites (GNLP0380) and a new site promoted through the Regulation 18C consultation (GNLP4016). Other sites are rejected for allocation primarily due to the absence of a safe walking route to primary school.

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.



## **Appendix 1**

### **Lingwood Site Allocations in the GNLP**

#### **Background**

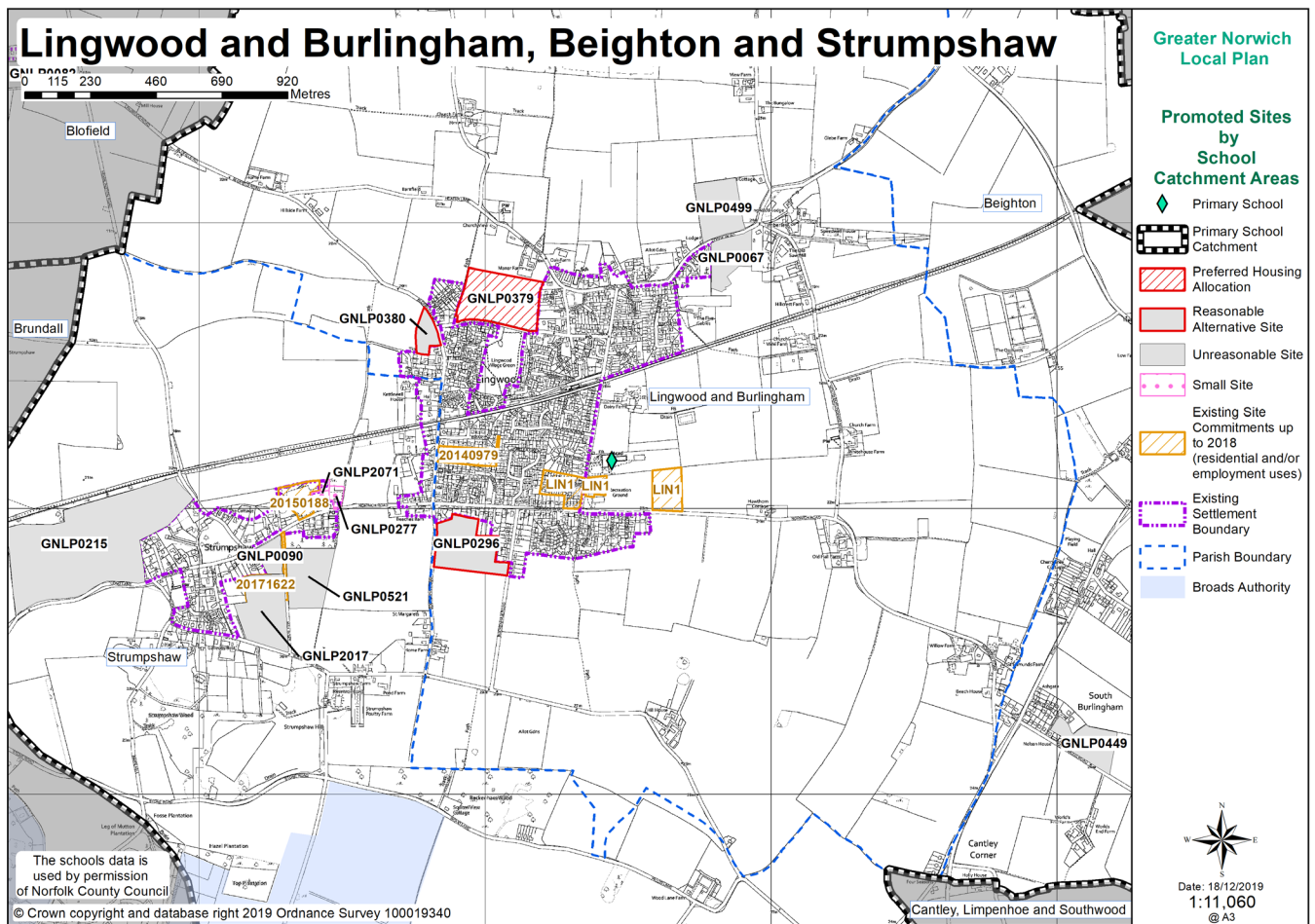
In the Regulation 18C draft plan the preferred site in Lingwood was GNLP0379, Land north of Post Office Road, for 50-60 homes. We also consulted on two reasonable alternative sites in the village; GNLP0296, Buckenham Road which could accommodate up to 110 dwellings and GNLP0380, Land west of Blofield Road which could accommodate approximately 30 dwellings.

Site GNLP0379 was chosen as the preferred option because of its central location in the village with a safe walking route to Lingwood Primary School. Following internal consultation the decision was taken to prefer the site on a larger boundary than originally submitted to allow for a linear parkland to be provided to the north of the site to mitigate impact on the nearby Grade I Listed Church. It was considered that this could facilitate a well-designed form of development. The larger boundary was supported by highways as it would enable mitigations to take place on Post Office Road. Space at Lingwood Primary School is forecast to be taken up in future years but Norfolk County Council (as education authority) indicated that they would accept development in the order of 50-60 new homes in Lingwood on GNLP0379 to enable a well thought out development to come forward.

Sites GNLP0296 was considered to be a reasonable alternative as it is well located in relation to the form and character of Lingwood. GNLP0380 was also considered to be a reasonable alternative as it would act as a gateway site into the village creating a sense of place. Neither site was preferred for allocation in the draft plan because at the time GNLP0379 was considered to be a better site to meet the capacity of the cluster.

Sites GNLP0379 and GNLP0380 are both promoted by NPS Property Consultants Ltd on behalf of Norfolk County Council. Site 0296 is promoted by Brown & Co on behalf of the landowner.

All other sites promoted in the Lingwood and Burlingham, Beighton and Strumpshaw cluster were considered to be unreasonable.



## Regulation 18C consultation

In total; during the Regulation 18C consultation we received 10 supports, 97 objections and 11 comments on the preferred and reasonable alternative sites in Lingwood. As shown in the table below site GNL P0379 was particularly unpopular locally with 77 objections. It was the most commented on and objected to preferred site in the whole draft plan. Some of the comments received were against the level of development proposed in Lingwood overall, but the majority of comments were very specific to the site.

Site	Support	Object	Comment
GNLP0379 (preferred)	2	77	8
GNLP0296 (Reasonable Alternative)	0	8	3
GNLP0380 (Reasonable Alternative)	8	12	0

A brief list of issues raised at Regulation 18C consultation on each site:

**GNL0379 (preferred site):**

- Support from NPS Property Consultants Ltd on behalf of Norfolk County Council
- Not the Parish Council's preferred site
- Historic England – sensitive site in terms of potential impact on multiple heritage assets. Concerns about allocation and need for detailed Heritage Impact Assessment.
- Numerous objections from members of the public including; road/traffic concerns relating to Post Office Road and the wider network, proximity of the site to the Millennium Green children's play park, the ability of local infrastructure to cope with additional development, flooding concerns at Post Office Road, the loss of view to nearby Grade I listed church and impact on setting and ambiguous plans for development.
- Suggestion that planning consent at the old school site should be taken account of in the overall requirement.

**GNL0296:**

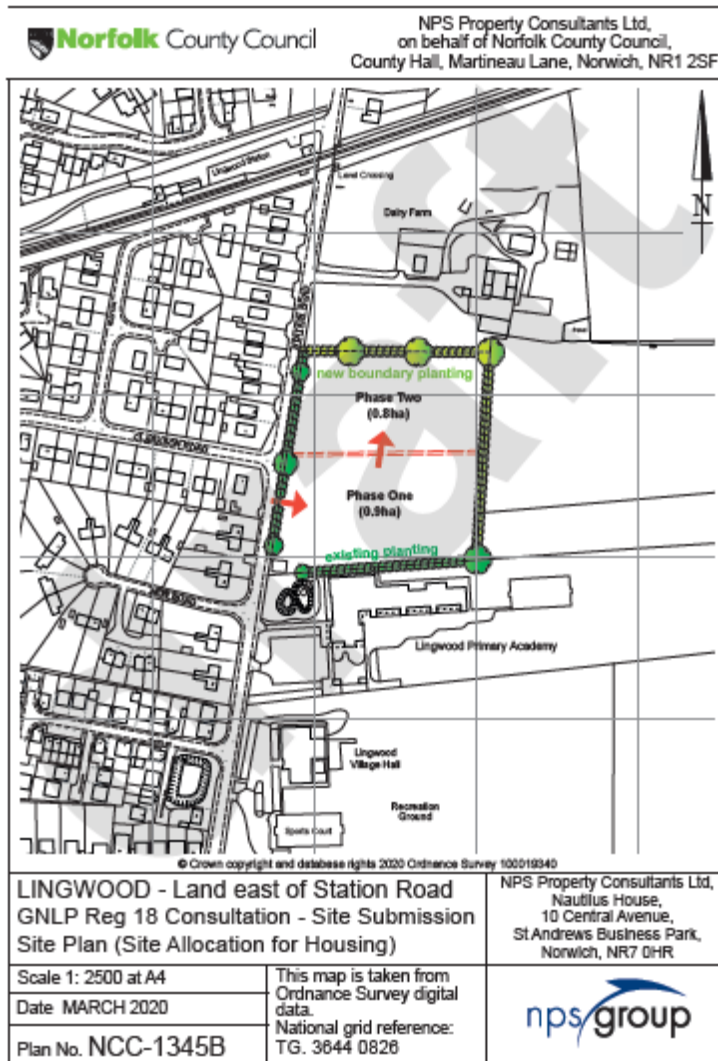
- Support from Brown & Co on behalf of landowner.
- Not the Parish Council's preferred site.
- Objections from members of the public including; site is the wrong side of the village for traffic accessing the A47, nearby roads are narrow, the ability of local infrastructure to cope with additional development, the impact on the rural nature of village and residential amenity of surrounding properties.

**GNL0380:**

- Parish Council preferred site
- Support from members of the public including; easier access for traffic onto the A47, less impact on the rural setting of the village, less environmental impact, less safety issues as not near to children's play area, recognition that the site could be expanded later if needed.
- Objections from members of the public including; already busy road, site entrance on a bad bend where a fatality recently occurred, impact on village character and views of the open countryside, flood risk, impact on wildlife and general concerns about level of development and ability of local infrastructure to cope with additional development.

**New site submitted through Regulation 18C consultation:**

Norfolk Property Consultants Ltd submitted a new site through the Regulation 18C consultation on behalf of Norfolk County Council, which has been given the reference GNLP4016. The whole site could accommodate approximately 40-50 dwellings and it would also be suitable for a supported housing/residential care home facility if required. The site could be developed in two phases with the initial portion delivering approximately 20-25 dwellings as shown below.



Due to its recent submission site GNLP4016 has not been subject to any public consultation, although it has undergone assessment by the GNLP team which shows it has minimal constraints. Comments from Development Management and Highways are also favourable. The site is well located next to the primary school and village hall/recreation ground and it is not too far from the train station. The eastern side of Station Road has changed in character significantly over the last few years with the development of the school and village hall.

## **What to allocate in Lingwood at Regulation 19?**

Due to the large number of objections to preferred site GNLP0379 at the Regulation 18C consultation the decision has been taken to look again at sites for allocation in the Lingwood cluster as it is felt to be important to listen to the views of local residents. The fact that there are two reasonable alternatives and a well located new site in the picture gives the opportunity to explore other options in the cluster. Discussion has been undertaken with Children's Services who continue to be supportive of 50-60 dwellings as plans for a new primary school at Blofield which could take additional children from Lingwood are progressing. All four sites discussed above have been considered when drawing up the options below but it is important to consider that site GNLP0296 is in different ownership from all the other sites making combinations using that site potentially more difficult. Also it is important to note that sites GNLP0380 and GNLP4016 cannot accommodate the whole 50-60 dwellings requirement on their own.

### **Should the recent planning permission at the old school site be deducted from the 50-60 new dwelling requirement?**

A number of people who responded to the Regulation 18C consultation felt that the recent planning permission for 23 dwellings on the old school site should be deducted from the 50-60 dwelling requirement for the cluster. To be consistent with the rest of the plan this is not considered to be appropriate and the 23 dwellings in question will be counted as windfall over and above the 50-60 dwellings to be allocated.

### **Options to accommodate 50-60 dwellings in Lingwood:**

<b>Options</b>	<b>Discussion</b>
<b>OPTION 1:</b> Delete site GNLP0379 as an allocation and spread the development across two alternative sites. a) 25-30 dwellings on GNLP0380 and 25-30 dwellings on GNLP4016; or b) 25-30 dwellings on GNLP0380 and 25-30 dwellings on GNLP0296; or c) 25-30 dwellings on GNLP0296 and 25-30 dwellings on GNLP4016	Option 1a) is favoured as it spreads the development rather than concentrating on one larger site. The deletion of site GNLP0379 would address some of the concerns raised through the Reg 18C consultation and allocating GNLP0380 would bring in the Parish Council's favoured site. A risk with this option is that site GNLP4016 has not been subject to consultation so the public view on this site is not known.  Options 1 b) and c) are not favoured because the consultation responses were not so favourable towards site GNLP0296 and it would be difficult to determine the most suitable area of the larger site for allocation.

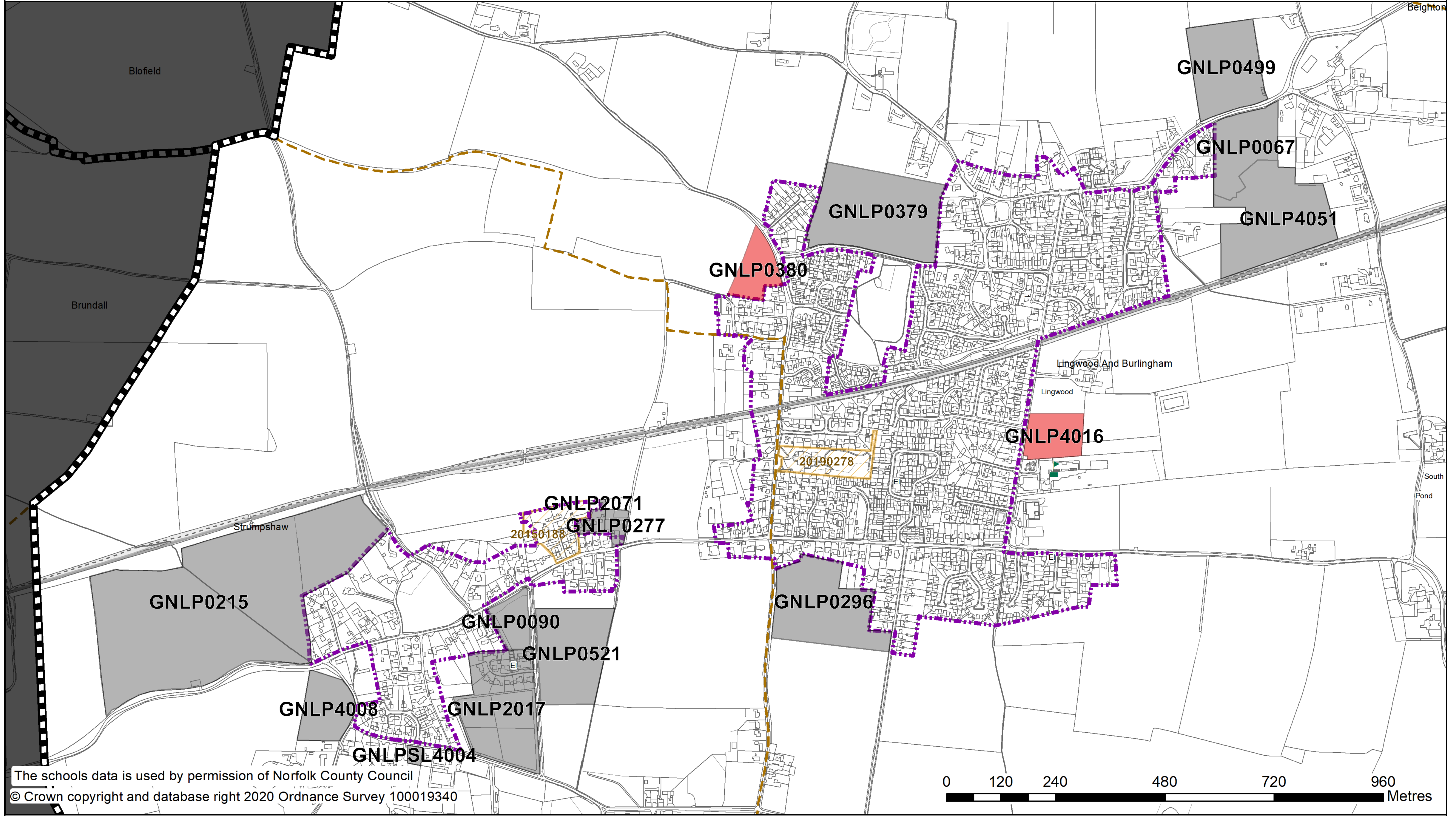
<p><b>OPTION 2:</b> Retain part of GNLP0379 for 25-30 dwellings with the remainder of development on an alternative site: a) 25-30 dwellings on 0380; or b) 25-30 dwellings on 0296; or c) 25-30 dwellings on 4016</p>	<p>This option is not favoured because although it spreads the development rather than concentrating it on one large site, the continued allocation of site GNLP0379 even in part is unlikely to address the concerns raised through the consultation.</p> <p>Of these options 2a) would be preferred over b) and c) as it includes the Parish Council's favoured site GNLP0380</p>
<p><b>OPTION 3:</b> Delete site GNLP0379 as an allocation and instead allocate 50-60 dwellings on GNLP0296</p>	<p>Not favoured</p> <p>Although this option deletes site GNLP0379 it still concentrates all the development in the village on one large site, which was subject to some degree of opposition through the consultation and is therefore likely to attract some negative comments at Reg 19. It would be difficult to determine the most suitable area of the larger site for allocation.</p>
<p><b>OPTION 4:</b> Continue with the allocation of GNLP0379 in its current form for 50-60 dwellings</p>	<p>Not favoured</p> <p>This option does nothing to address the concerns raised through the Regulation 18C consultation and the strong opposition to the allocation of the site would be likely to continue at Reg 19.</p>

### **Recommendation**

The favoured option is to allocate 50-60 new dwellings in the village with the former primary school site being counted as additional windfall. The favoured option for allocation is option 1a) to delete site GNLP0379 and instead allocate 25-30 dwellings on reasonable alternative site GNLP0380 and 25-30 dwellings on new site GNLP4016.

# LINGWOOD AND BURLINGHAM, BEIGHTON AND STRUMPSHAW

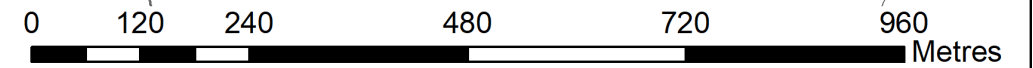
GREATER NORWICH LOCAL PLAN  
PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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

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



N  
1:7,756  
at A3  
Date: 03/12/2020