

Broadland Villages

Table of allocated residential sites with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Blofield Heath and Hemblington				
Land to the East of Woodbastwick Road	GNLP1048R	0.64	20 dwellings	<p>This site has been chosen for allocation over other sites put forward in the cluster as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. Most of the other sites promoted in the cluster have no safe route to school.</p> <p>Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities. The number of homes to be allocated in Blofield Heath has also been restricted due to the high amount of existing commitments in the parish of Blofield overall. In the Regulation 18C draft plan a smaller site was chosen by the GNLP team for 15-20 dwellings to better reflect the capacity of the cluster. Through the consultation the promoter suggested a slightly smaller site size to reflect a recent commercial planning permission at the southern end of the site. Due to the requirement for a minimum 25 dwellings per hectare on allocated site, 20 dwellings was still considered to be a reasonable number on the smaller site.</p>
Land to the north of Blofield Corner, opposite 'Heathway'	BLO5	0.97	36 dwellings	<p>This site was allocated in the 2016 Broadland Local Plan but had not yet been developed at the base date of this plan. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038.</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Buxton with Lamas and Brampton				
Land to the east of Aylsham Road	GNLP0297	1.68	40 dwellings	This is the only site put forward which is considered suitable for allocation in Buxton. It has been chosen as it is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Other sites promoted in the cluster cannot provide a safe pedestrian route to school
Land east of Lion Road	BUX 1	0.70	20 homes	This site to the east of Lion Road was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038
Cantley				
No allocated sites				
Cawston, Brandiston and Swannington				
East of Gayford Road fronting onto Aylsham Road	GNLP0293 (18C) (part of a larger site)	1.91	40 dwellings	<p>This site has been chosen for allocation as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints, although highway capacity would limit the site to a maximum of 100 dwellings. It is proposed to allocate only part of the much larger site with vehicular access through, or adjacent to, the existing Broadland Local Plan CAW2 allocation.</p> <p>An alternative version of this site has been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land east of Gayford Road	CAW2	0.80	20 dwellings	This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
Coltishall, Horstead with Stanninghall and Belaugh				
South of Rail Line	GNLP2019	1.44	20 dwellings	After careful consideration this is the only site promoted which is suitable for allocation in Coltishall due to its location adjacent to carried forward allocation COL1. Vehicular access will need to be taken through COL1 and a Transport Assessment will be needed to demonstrate how highway issues at Rectory Road can be mitigated. Other sites promoted in the cluster have heritage and landscape concerns or significant highway concerns which it is considered cannot be overcome.
Land at Rectory Road	COL 1	1.0	30 dwellings	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
Land at Jordans Scrapyard	COL2	1.80	25 dwellings	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038
Foulsham and Themelthorpe				
Land west of Foundary Close	GNLP0605	0.67	15 dwellings	This is the only site promoted which is considered to be suitable for allocation in Foulsham. The site is located next to the existing Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school. The site is

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				allocated subject to connection to Aubrey Rix Close. The allocation of this site is subject to confirmation of wastewater quality issues. Other sites in the cluster are remote with no safe route to school or have highway concerns.
Freethorpe, Halvergate and Wickhampton				
South of Bowlers Close	GNLP2034	1.51	40 dwellings	This site has been chosen for allocation as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. Other site promoted in the cluster are not considered suitable for allocation due to either landscape concerns, remoteness or not being able to accommodate the scale of development required.
Land north of Palmer's Lane	FRE1	0.34	10 dwellings	This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
Frettenham				
No allocated sites				
Great and Little Plumstead				
No allocated sites				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Bridge Farm Field, St Faiths Close, Great Witchingham/ Lenwade	GNLP0608R	0.72	20 dwellings	This site has been chosen for allocation as it is the only site in the cluster that has any possibility to provide a safe pedestrian route to Great Witchingham Primary Academy. The original site proposal was larger with one hectare proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife site. The site was revised down in size during the Regulation 18C consultation and will now only accommodate the residential element of the proposal.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hainford and Stratton Strawless				
No allocated sites				
Hevingham				
No allocated sites				
Horsford, Felthorpe and Haveringland				
Dog Lane, Horsford	GNLP0264	1.78	45 dwellings	This proposal is for the redevelopment of a soft play centre and other commercial premises. It has been chosen for allocation as it is a brownfield site, well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered.
Horsham and Newton St Faith				
Land to the west of West Lane, Horsham St Faith	GNLP0125R	2.31	50 dwellings	<p>This site is allocated over other sites promoted in the cluster due to its accessibility to the A140, proximity to commercial development and safe walking route to St Faiths Primary school. It is recognised that there are historic environment sensitivities but it is thought that these can be overcome through policy mitigations</p> <p>Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities. A smaller site proposal was selected as a preferred option and consulted on at Regulation 18C. Through the Regulation 18C consultation the promoter suggested this slightly larger site which scored the same as the smaller site through the Sustainability Appraisal and has therefore been chosen for allocation.</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land east of Manor Road, Newton St Faith	HNF1	2.53	60 dwellings	This site to the east of Manor Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
Lingwood and Burlingham, Strumpshaw and Beighton				
West of Blofield Road, Lingwood	GNLP0380	1.05	30 dwellings	This site was a reasonable alternative at the Regulation 18C consultation. Further discussion has taken place regarding sites in Lingwood and it was decided to delete the Reg 18C preferred site (GNLP0379) based on comments received through the consultation. This site was chosen as a replacement allocation as it would act as a gateway site into the village and does not have the highway and flood constraints of the other reasonable alternative site (GNLP0296)
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.
Marsham				
South of Le Neve Road	GNLP2143	1.97	35 dwellings (and extension to cemetery)	This is the only site considered suitable for allocation in Marsham, other sites promoted were either too large or had significant highway constraints. It is allocated subject to vehicular access via Le Neve Road. Development will need to respect the setting of the adjacent Grade I listed church and provide an extension to the cemetery if required.
Reedham				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land to East of Station Road	GNLP1001	1.17	30 dwellings	This site is preferred for allocation as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site can be allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site.
Mill Road	GNLP3003 (18C) (part of a larger site)	1.29	30 dwellings	Part of this site has been chosen for allocation due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site can be allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3 rd party land.
Salhouse, Woodbastwick and Ranworth				
Site adjoining Norwich Road	GNLP0188	0.52	12 dwellings	This is the only site considered suitable for allocation in Salhouse, as other sites have been rejected due to significant landscape and heritage issues, including the setting of Salhouse Hall and the Grade I listed All Saints Church. This site will need a sensitive design and layout and as a consequence will only be able to accommodate a maximum of 12 - 15 dwellings.
South Walsham and Upton with Fishley				
Land north of Chamery Hall Lane	GNLP0382	1.12	25 dwellings	This is the only site promoted in South Walsham. It has minimal constraints and is considered suitable for allocation subject to highway improvements to ensure a safe and continuous pedestrian route to Fairhaven Primary School. A very slight change has been

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				made to the site boundary to bring it in line with existing allocation SWA1.
Land to the rear of Burlingham Road/St Marys Close	SWA1	0.68	20 dwellings	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038, reflecting planning permission given on site (20161643).
Spixworth and Crostwick				
No allocated sites				