

GREAT WITCHINGHAM, LENWADE, WESTON LONGVILLE, ALDERFORD, ATTLEBRIDGE, LITTLE WITCHINGHAM AND MORTON-ON-THE-HILL

The catchment of Great Witchingham Primary Academy brings Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Wichingham and Morton on the Hill into a village cluster. The school has significant capacity issues and it is very small and landlocked.

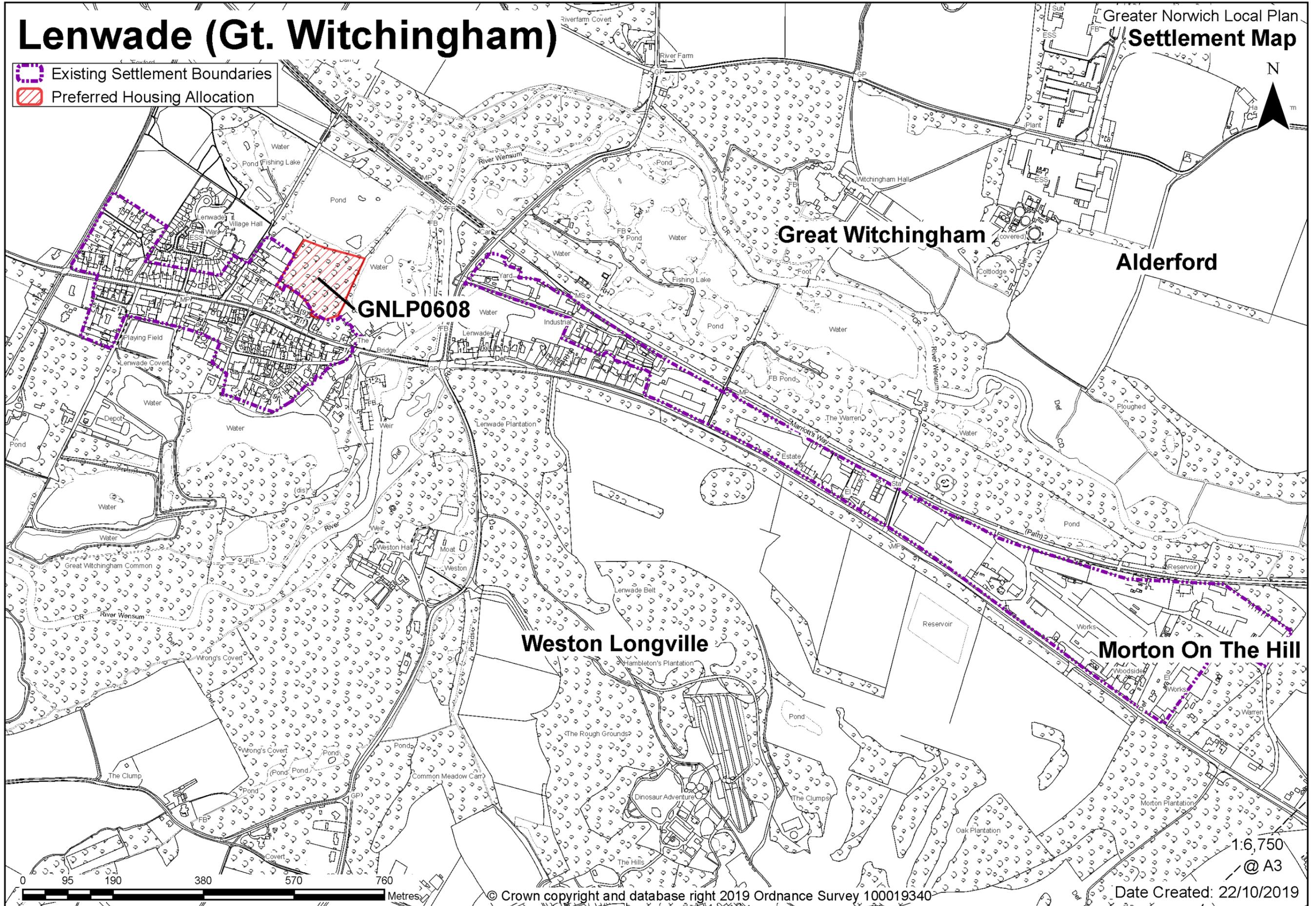
It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the Great Witchingham cluster. The cluster has a range of facilities including a primary school, food shop, pub, petrol station, doctor's surgery and industrial estate.

One site is identified as a preferred option, providing for between 15-20 new homes in the cluster. There are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 43-48 homes between 2018-2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Lenwade (Gt. Witchingham)

-  Existing Settlement Boundaries
-  Preferred Housing Allocation



1:6,750
@ A3

New allocation proposed

Policy GNLP0608 – Land at Bridge Farm Field, St Faiths Close, Great Witchingham, 1.75ha is allocated for residential development (approx. 1ha with remainder of the site as open space). The site is likely to accommodate 15-20 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access will be from St Faiths Close onto the A1067.
- Trees to the north of the site should be retained where possible.
- A buffer will need to be provided between the development and the adjacent County Wildlife Site.
- Impact on Grade II Listed Bridge House to the east of the site should be minimised.
- There are small areas of surface water flood risk in southern section which may need to be addressed.

Notes

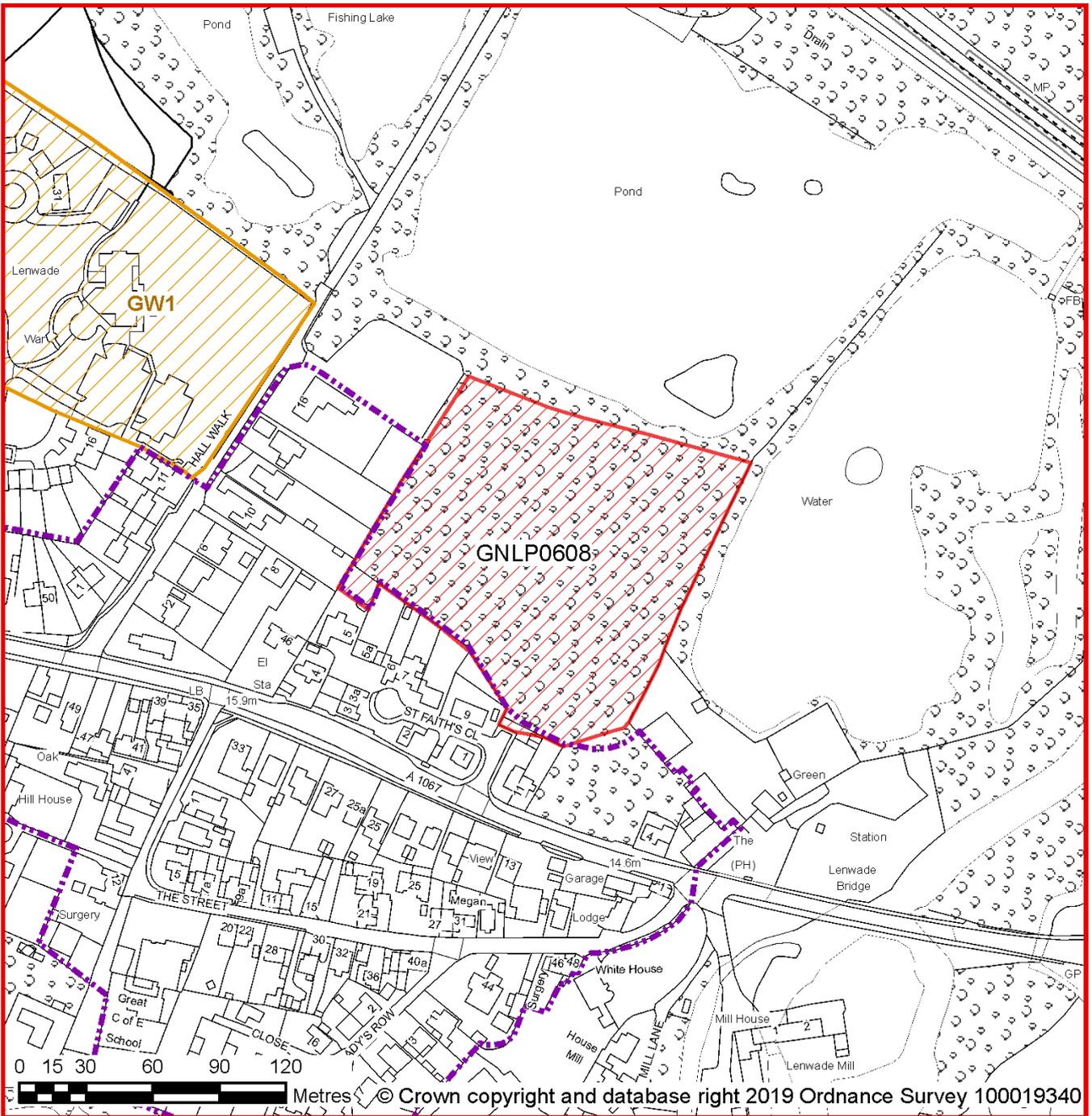
GNLP0608: This is the only site in the cluster that has any possibility to provide a safe pedestrian route to Great Witchingham Primary Academy. The site is preferred for allocation, but the promoter will need to provide evidence that vehicular access is achievable as there appears to be a ransom strip between the offered land and the highway. One hectare of the site is proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife Site.

GREAT WITCHINGHAM

Greater Norwich Local Plan
Preferred Site

Site Reference GNLPO608
Location Bridge Farm Field, St Faiths Close
Allocation Residential Development (15-20 dwellings on 1 ha) and open space
Area 1.75 ha


N
1:2,500
@ A4
Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

No existing allocations to be carried forward.

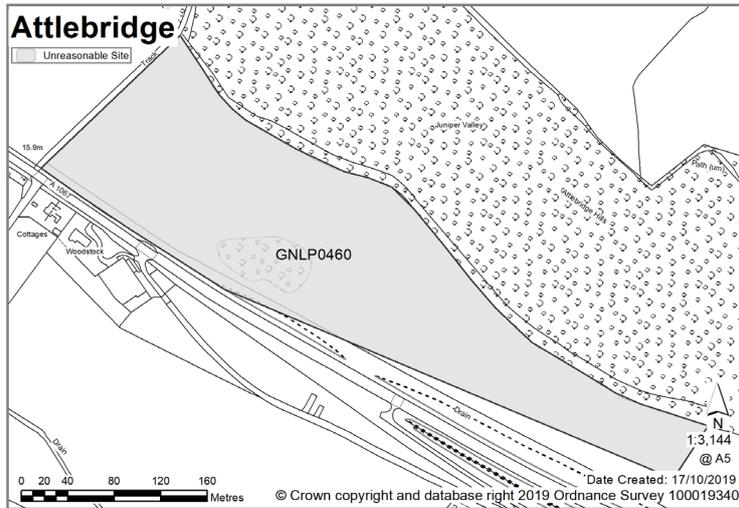
Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Great and Little Plumstead				
NO REASONABLE ALTERNATIVE SITES				

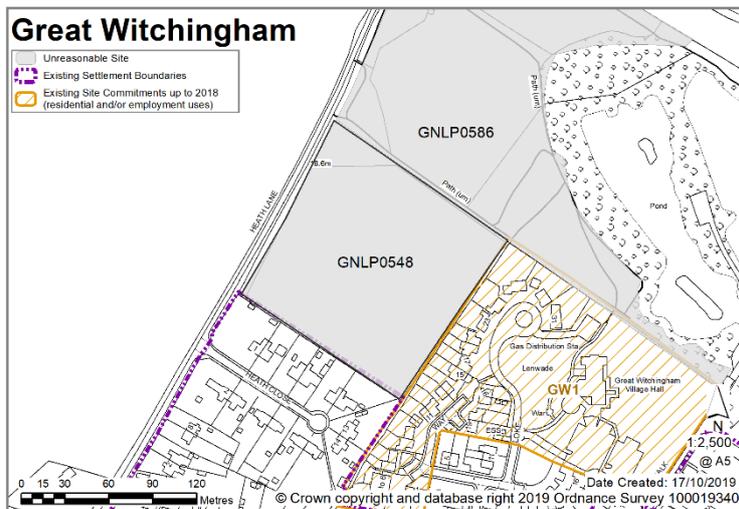
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Land off Fakenham Road, Attlebridge	GNLP0460	6.08	Approx. 40 dwellings	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe pedestrian route to Great Witchingham Primary Academy 5.6km away, other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.

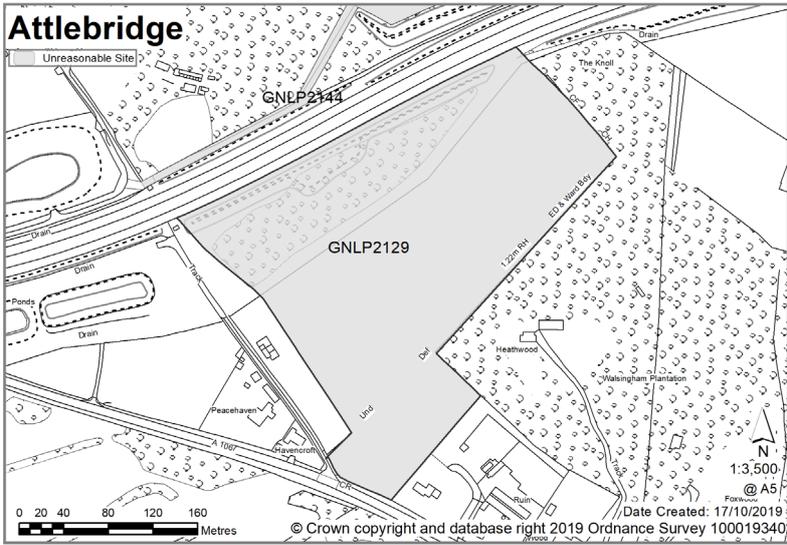
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Council Field, Great Witchingham/Lenwade	GNLP0548	1.81	Residential (unspecified number)	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as Heath Lane is narrow with no footway and there is no scope for improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
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Weston Hall, Weston	GNLP0553	5.18	Approx. 5	This site is considered to
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Bernard Matthews South Site, Great Witchingham	GNLP2184	5.00	150 dwellings	<p>This is a large brownfield site beyond the edge of the village with no footways to connect it, and too far to walk to local services and facilities, including Great Witchingham Primary Academy. Despite it being brownfield, the site is considered to be unreasonable for allocation because development here would not be well related to the form and character of the settlement. There may also be possible contamination issues on the site which would need to be resolved.</p>

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

Unreasonable Sites - Non-Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Great Witchingham (including Attlebridge)				
Adjoining Fakenham Road, Attlebridge	GNLP2144	1.23	Industrial	This site is proposed for industrial development and would be accessed from the nearby roundabout with the Broadland Northway, however there are concerns about the suitability of the access. The site could potentially provide local opportunities but to justify a local plan allocation in this location more evidence would be needed about the likely end user businesses who would bring forward development.

