

HORSFORD, FELTHORPE AND HAVERINGLAND

The catchment of Horsford Primary School brings Horsford, Felthorpe and Haveringland into a village cluster. The school currently has limited capacity.

It is considered that as well as existing commitments and windfall development, approximately 20-50 new homes are appropriate for the Horsford cluster. In addition to the primary school, services include a shop, doctor's surgery, village hall, library and public house.

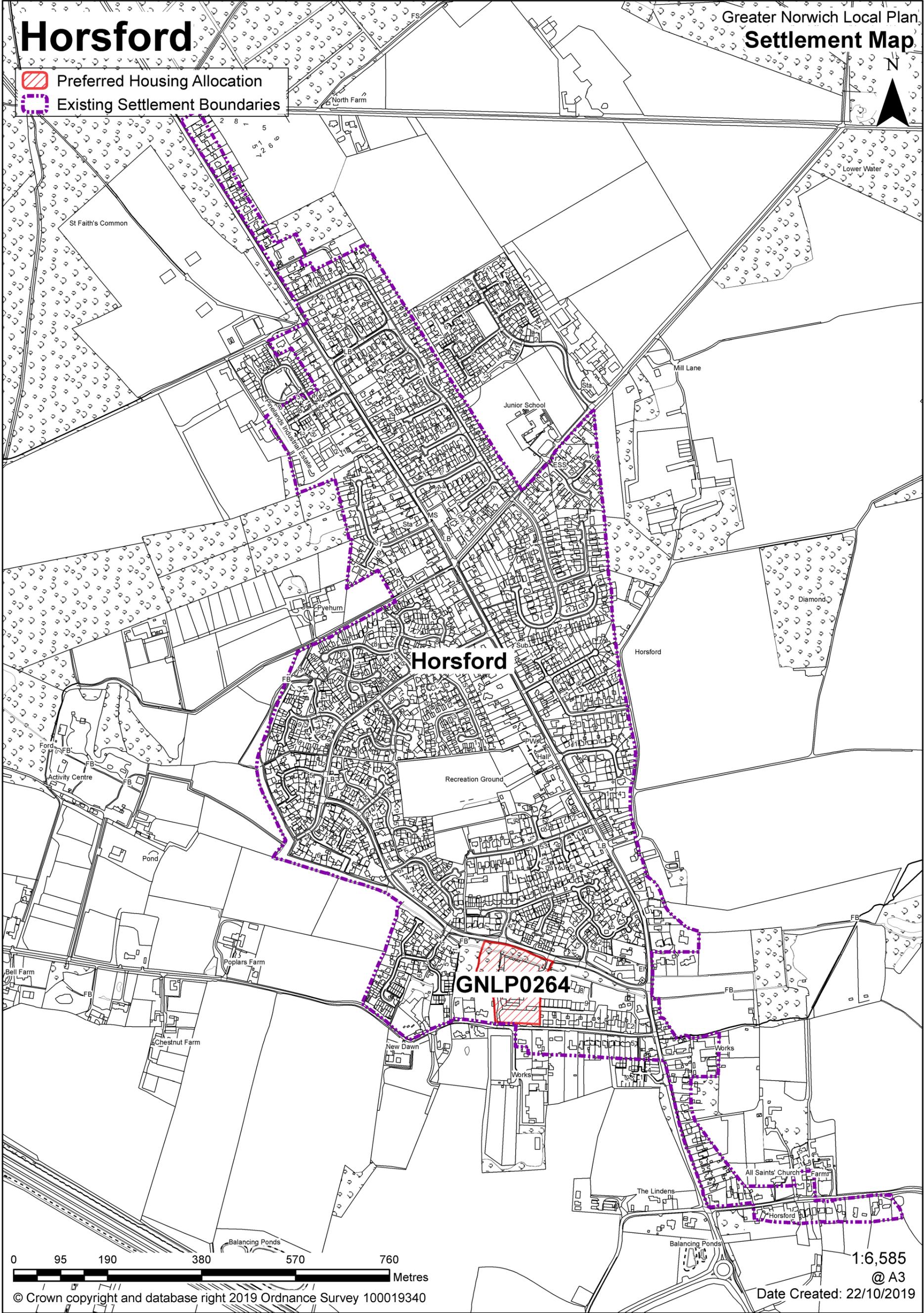
One site is identified as a preferred option, providing for between 30-40 new homes in the cluster. There are no carried forward residential allocations but there is a total of 394 additional dwellings with planning permission on a variety of sites. This gives a total deliverable housing commitment for the cluster of between 424 -424 homes between 2018-2038.

Horsford has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2018 and covers the period to 2038. 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.

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.

Horsford

-  Preferred Housing Allocation
-  Existing Settlement Boundaries



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1:6,585

@ A3

Date Created: 22/10/2019

New allocation proposed.

POLICY GNLP0264, Dog Lane, Horsford, (approx. 1.76ha) is allocated for residential development. The site is likely to accommodate 30-40 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:

- Vehicular access will be from Horsbeck Way.
- Provision of enhanced pedestrian crossing facility and the access would need to be modified to enhance pedestrian facilities and walk to school routes.

Notes

GNLP0264: This proposal is for the redevelopment of a soft play centre and other commercial premises. It is preferred for allocation as it is a brownfield sites which is well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered. The site is only acceptable for development if access is taken from Horsbeck Way as Dog Lane and it's junction with the Holt Road are not suitable for additional traffic.

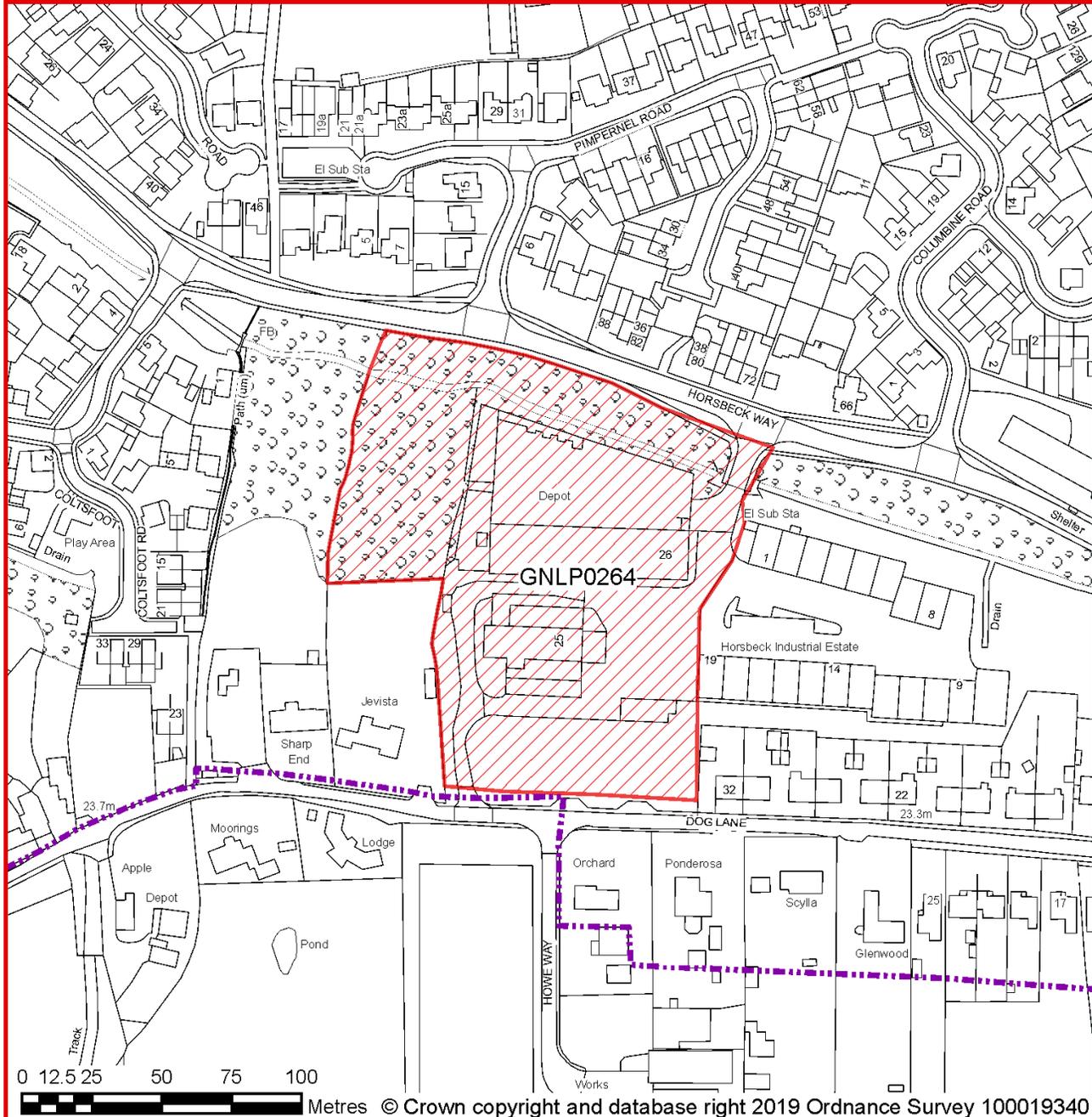
HORSFORD

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0264
Location Dog Lane
Allocation Residential Development (30-40 dwellings)
Area 1.76 ha


N
1:2,000
@ A4

Date Created: 17/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries

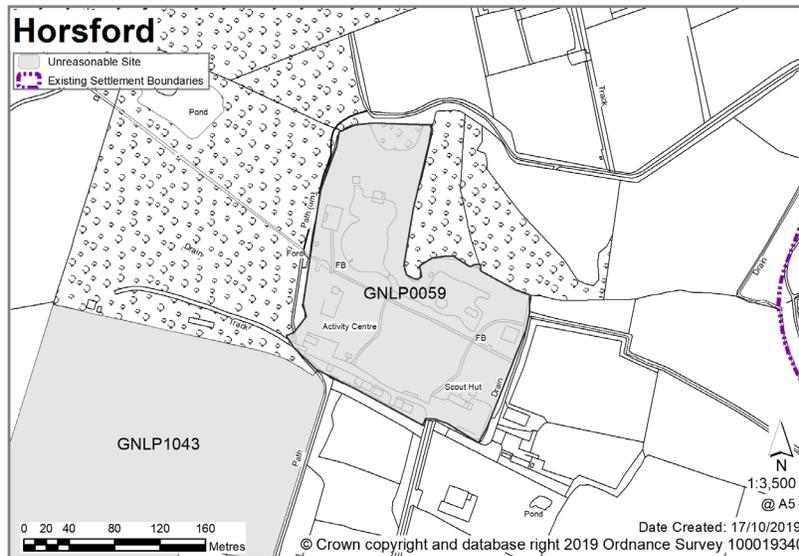
No existing allocations to be carried forward

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Horsford, Felthorpe and Haveringland				
NO REASONABLE ALTERNATIVE SITES				

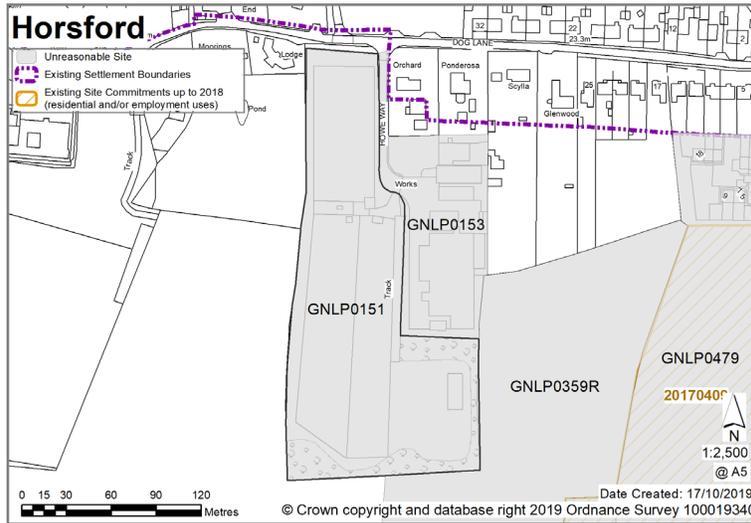
Unreasonable Sites

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Horsford, Felthorpe and Haveringland				
Bramley lakes, Dog Lane, Horsford	GNLP0059	3.33	Range of uses (industrial, residential, commercial, recreation, leisure and tourism)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe walking route to Horsford Primary School.



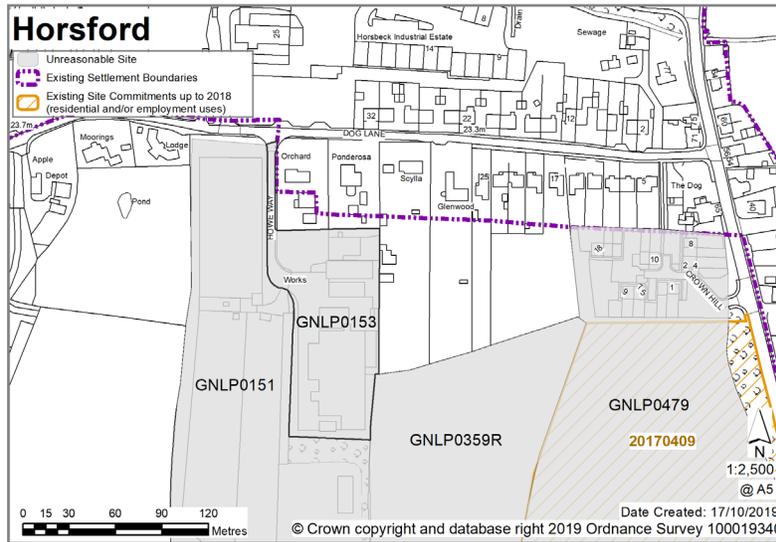
Pronto Joinery, Dog Lane, Horsford	GNLP0151	2.34	Residential (unspecified)	This site is considered to be unreasonable due to
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Address	Site Reference	Area (ha)	Promoted for (number)	Reason considered to be unreasonable
				highway constraints along Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road.



Pronto Joinery, Dog Lane, Horsford	GNLP0153	0.85	Mixed Use (unspecified number)	This site was considered worthy of further investigation due to its proximity to the existing built edge of the village, brownfield nature and the fact that it would fulfil the NPPF requirement for sites of 1ha or less. However, the site is considered to be unreasonable for allocation due to highway constraints along Dog Lane, the capacity of the junction with Holt Road and potential loss of existing commercial operations.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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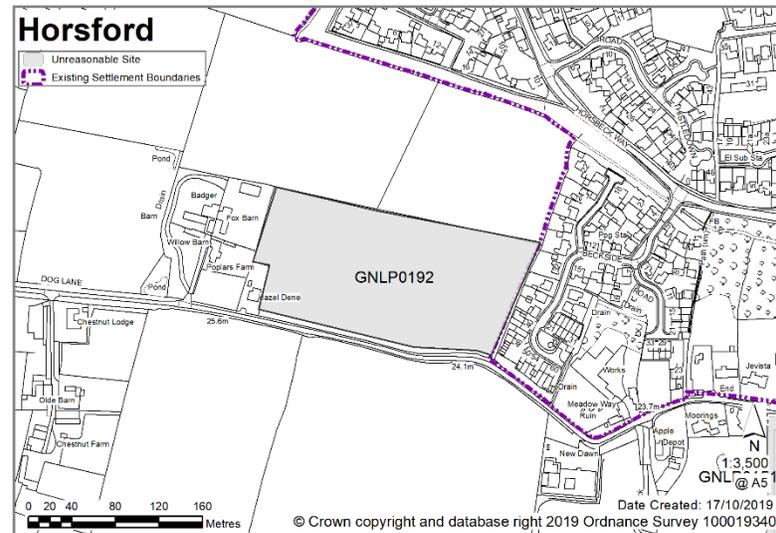
Arable Land, Dog Lane, Horsford

GNLP0192

2.66

Residential (unspecified number)

This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.



Land to east of Brands Lane,

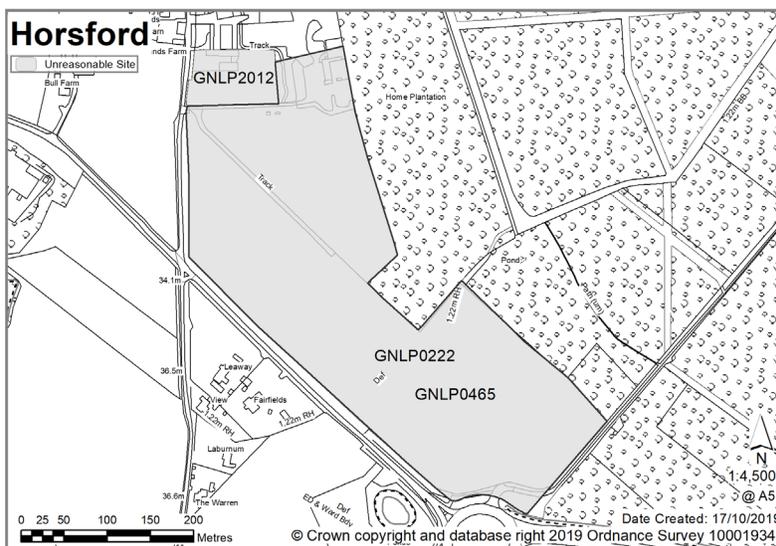
GNLP0222

11.05

Light industrial and office uses,

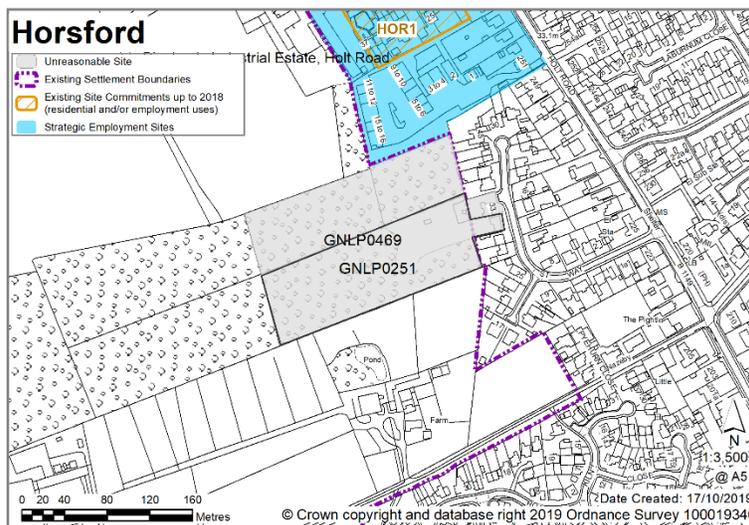
This site is considered to be unreasonable for

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Horsford, (partly in Drayton)			market and affordable housing including starter homes, live work and public open space	allocation as it is some distance from the built-up area of Horsford. It is closer to Thorpe Marriot but still separated from the built-up area by the Broadland Northway. Development here, of either a residential or commercial nature, would be remote and quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools in Taverham or Drayton are closer but again with no safe walking route.

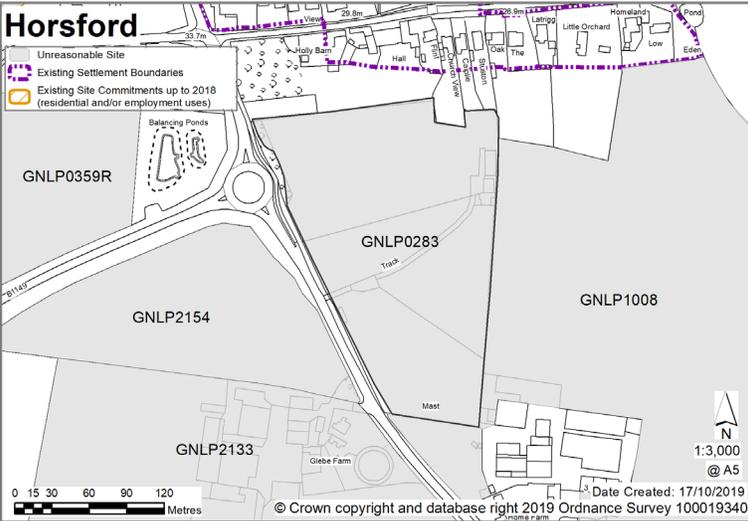


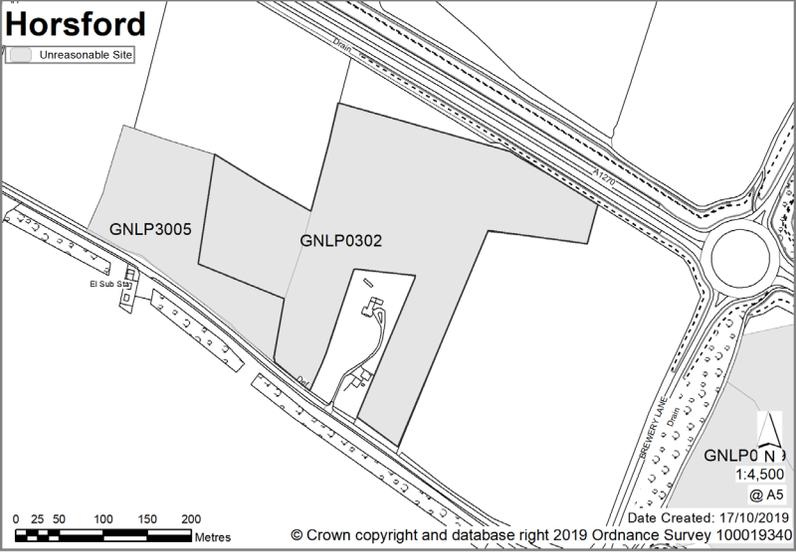
Land at 33 St Helena Way, Horsford	GNLP0251	1.44	15-20 dwellings	This site is not considered to be reasonable for allocation due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint
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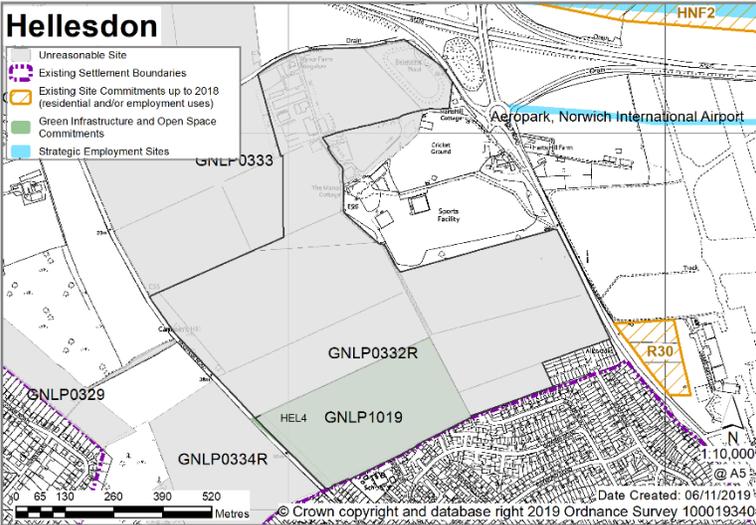
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.

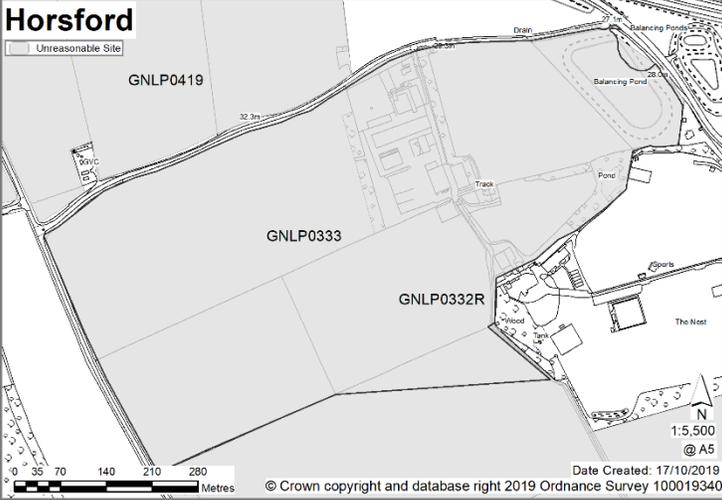


Land off Holt Road, Horsford	GNLP0283	3.43	105 dwellings	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School.
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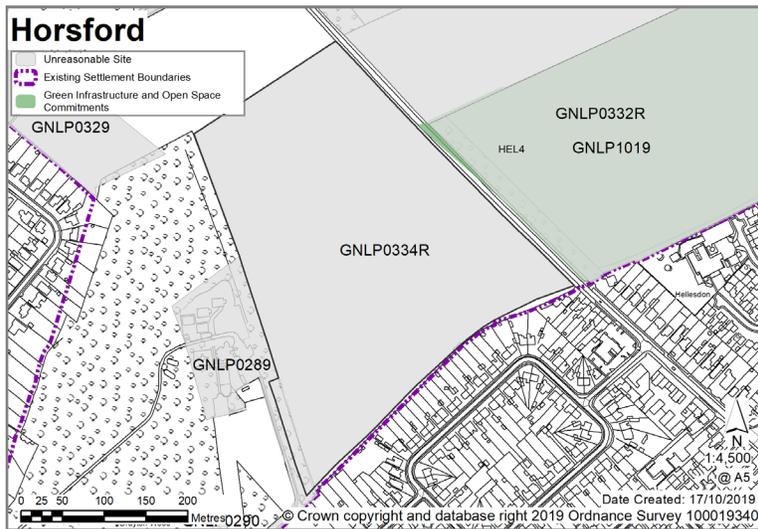
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
		7.34	150-200 dwellings	
Land off Reepham Road, Horsford	GNLP0302	7.34	150-200 dwellings	<p>This site is considered to be unreasonable for allocation as it some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools Taverham or Drayton are closer but again with no safe walking route.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Reepham Road/ Cromer Road, Horsford	GNLP0332R	64.00	600-700 dwellings	<p>This site was considered worthy of further investigation due to its location as an urban extension to Hellesdon. Development here would benefit from proximity to the extensive range of services and facilities in Hellesdon. However, the site raises potentially significant landscape issues given the scale of development and setting between the existing built edge and the Broadland Northway and it is therefore not considered to be reasonable for allocation. Noise and safety concerns with the airport are also critical. Surface water suds are unlikely to be allowed due to the potential to attract birds.</p>

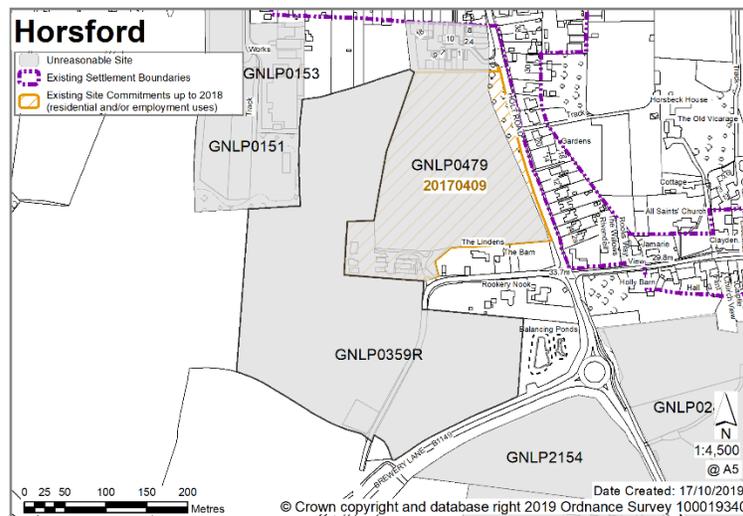
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Reepham Road/Holt Road	GNLP0333	36.60	Residential (unspecified number), improved cricket field, employment, roadside services and retail	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to catchment schools in Horsford. Non-catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
West of Reepham Road, Horsford	GNL0334R	11.70	250-300 dwellings	<p>This site was considered worthy of further investigation due to its location as an urban extension to Hellesdon. Development here would benefit from proximity to the extensive range of services and facilities in Hellesdon. However, the site is not considered to be reasonable for allocation as it would represent a significant expansion into the countryside and would impact on the character of Reepham Road. Noise and safety concerns linked with the airport are also critical. Surface water suds are unlikely to be allowed due to the potential to attract birds. Roadside trees may impact on achieving suitable access.</p>

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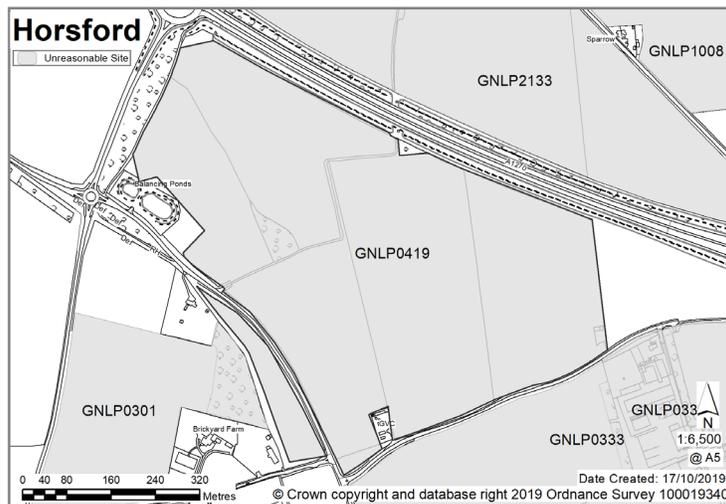


Land adjacent Drayton Lane, Horsford	GNLP0359R	8.10	Up to 150 dwellings	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School.
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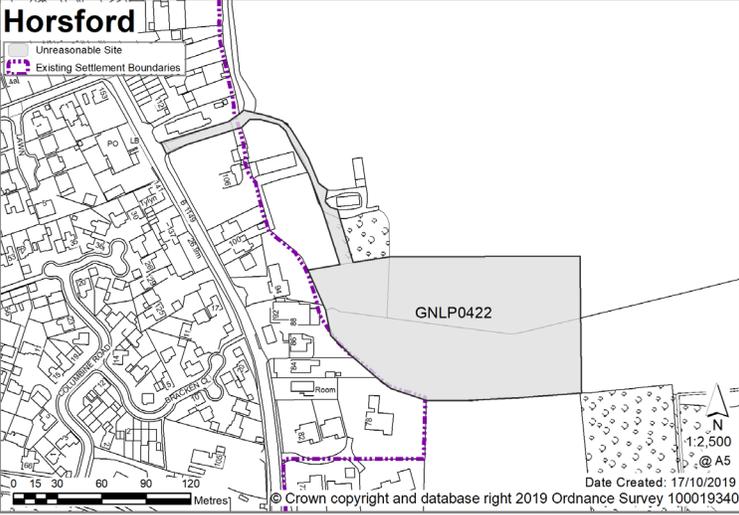
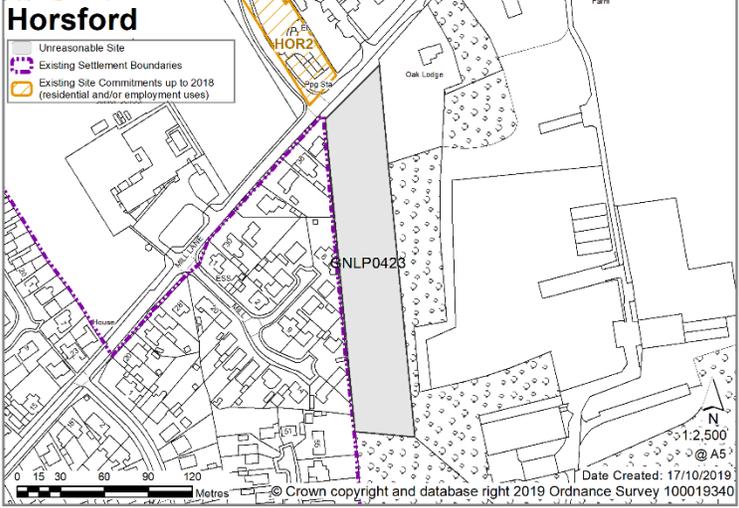


Land at Holly Lane/ Reepham Road, Horsford	GNLP0419	40.65	Approx. 750 dwellings with associated	This site is considered to be unreasonable for allocation as it is some
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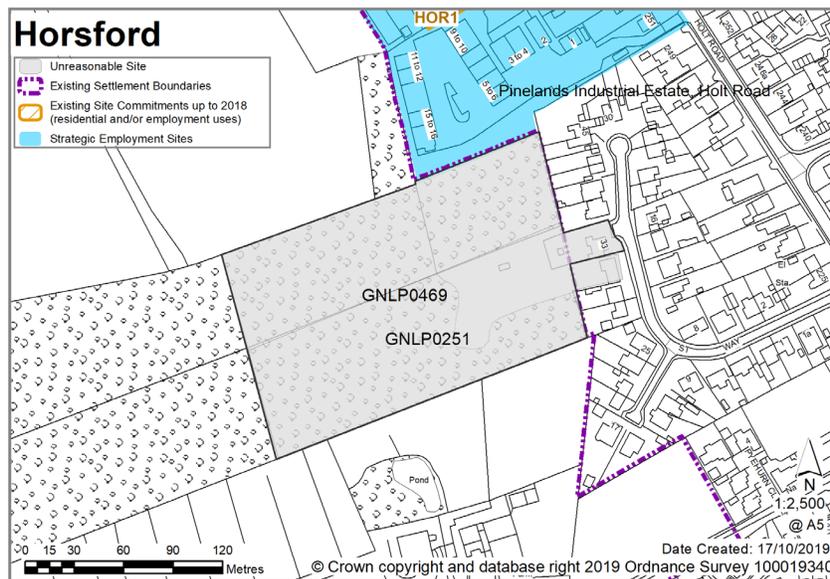
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			access and open space	distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to catchment schools in Horsford. Non catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.



Land at Lodge Farm, Horsford	GNLP0422	1.65	40 dwellings	This site is not considered to be reasonable for allocation as it has convoluted access and it is not clear how the site would be accessed from the highway. The site could not accommodate the scale of development proposed.
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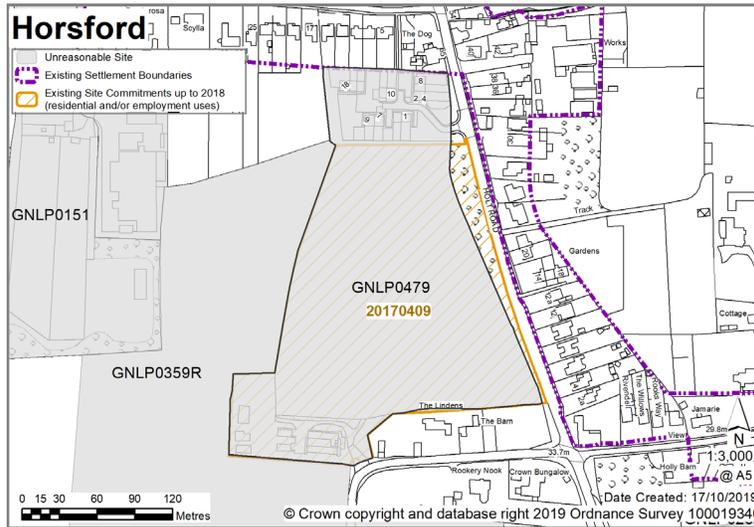
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Land at Mill Lane, Horsford	GNLP0423	0.95	10 dwellings	This site is considered to be unreasonable as it is unlikely to meet the minimum 12-15 dwelling requirement for allocation and is already committed for development of 8 dwellings under planning application reference 20170707.
				
Land off St Helena Way, Horsford	GNLP0469	2.64	Approx. 10-15 dwellings with remaining land available as	This site is considered to be unreasonable due to landscape/ecology and arboricultural issues.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			open space	Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.

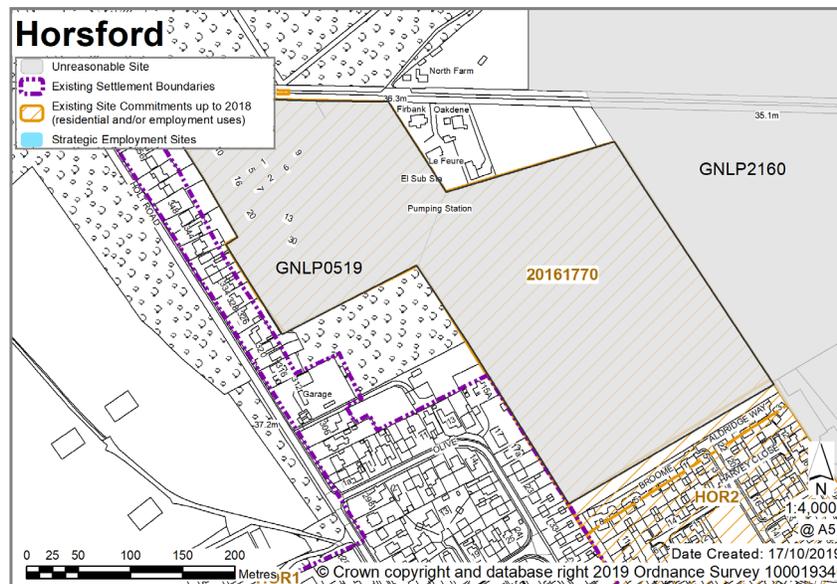


Land east of Holt Road, Horsford	GNLP0479	4.38	Approx. 80 dwellings with open space, play equipment and GI	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.
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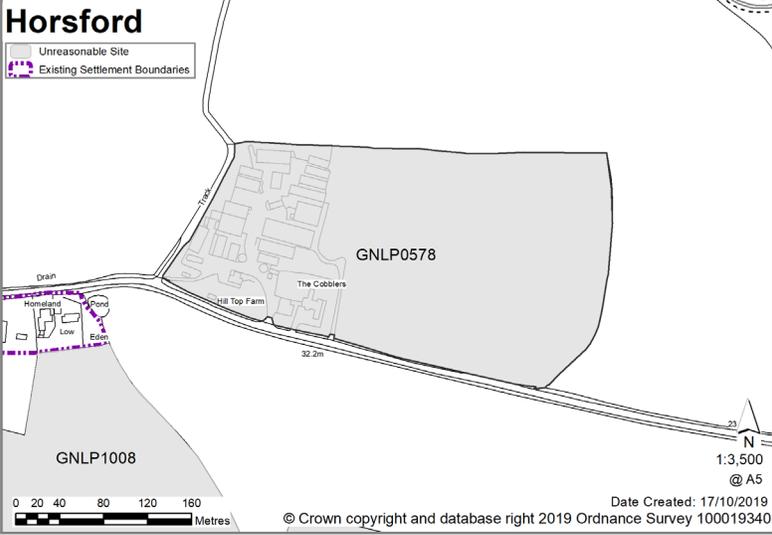
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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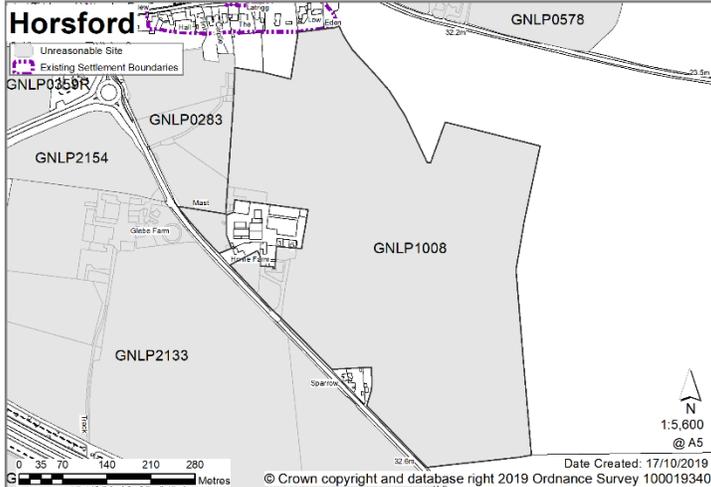
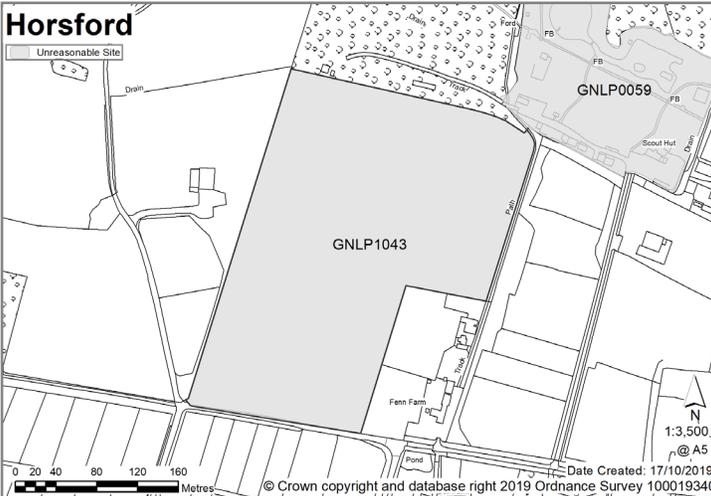


Land to the east of Holt Road, Horsford	GNLP0519	15.59	Approx. 266 dwellings	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.
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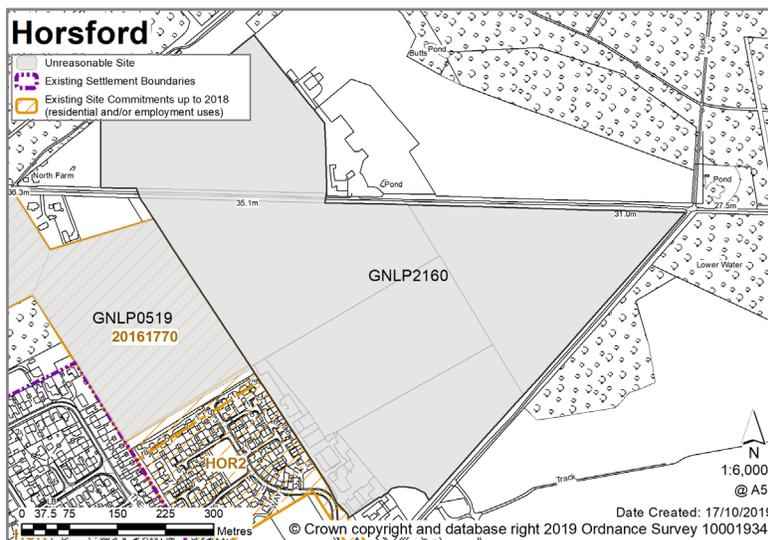


Hilltop Farm, Church Street, Horsford	GNLP0578	6.67	Residential (unspecified)	This site is not considered to be reasonable for
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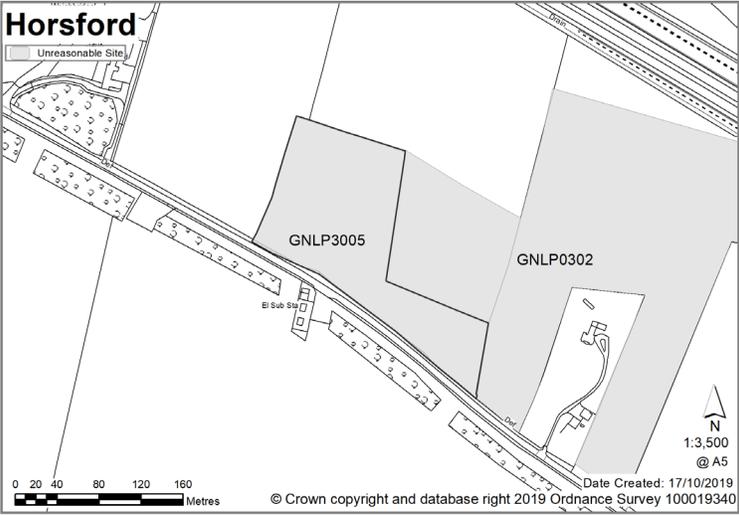
Address	Site Reference	Area (ha)	Promoted for (number)	Reason considered to be unreasonable
				allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village.
 <p>Horsford</p> <p>Unreasonable Site Existing Settlement Boundaries</p> <p>GNL0578</p> <p>GNL1008</p> <p>0 20 40 80 120 160 Metres</p> <p>Date Created: 17/10/2019 © Crown copyright and database right 2019 Ordnance Survey 100019340</p>				
Home Farm, Holt Road, Horsford	GNL1008	20.25	Residential (unspecified number)	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School. The site as proposed is too large for the capacity of the cluster.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Dog Lane, Horsford	GNLP1043	7.21	Residential (unspecified number)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.
				
Green Lane, Horsford	GNLP2160	29.70	600 dwellings	This site is not considered to be reasonable for allocation as the scale of the proposal is a concern

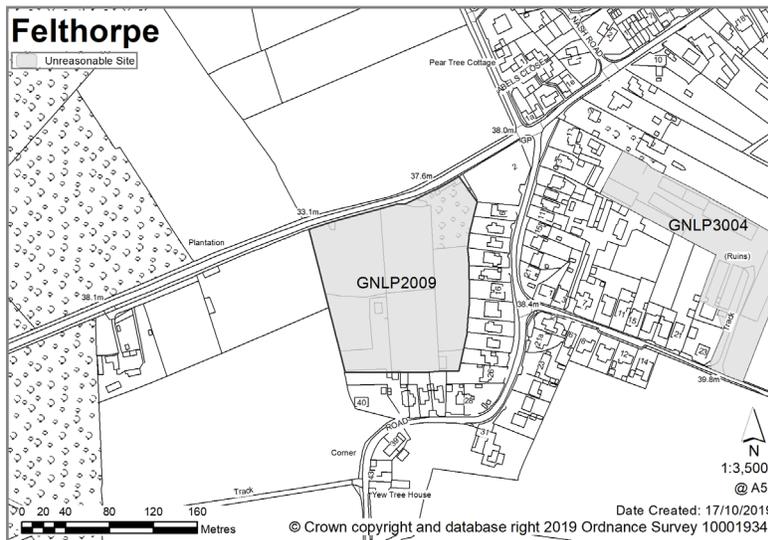
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				with a lack of safe walking/cycling route to the catchment high school. Development would require highway improvements and it is unlikely that a satisfactory access strategy would be able to be developed for the entire level of development. There are also ongoing concerns with the new B1149 roundabout. Smaller areas of the larger site were considered but dismissed as unsuitable due to the standard of Mill Lane and Green Lane.



North of Reephams Road, Horsford	GNLP3005	2.25	Residential (unspecified number)	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools Taverham or Drayton are closer but again with no safe walking route.</p>
 <p>The map shows a residential area in Horsford. A specific site, GNL2009, is highlighted in grey. It is situated between two other sites, GNL3005 to the west and GNL0302 to the east. A road, labeled 'El Sub St', runs along the southern boundary of the sites. A scale bar at the bottom left indicates distances up to 160 metres. A north arrow and scale information (1:3,500 @ A5) are located at the bottom right. The map is dated 17/10/2019 and is a copyright of Ordnance Survey 100019340.</p>				
Swanington Lane, Felthorpe	GNL2009	2.00	15-20 dwellings	<p>This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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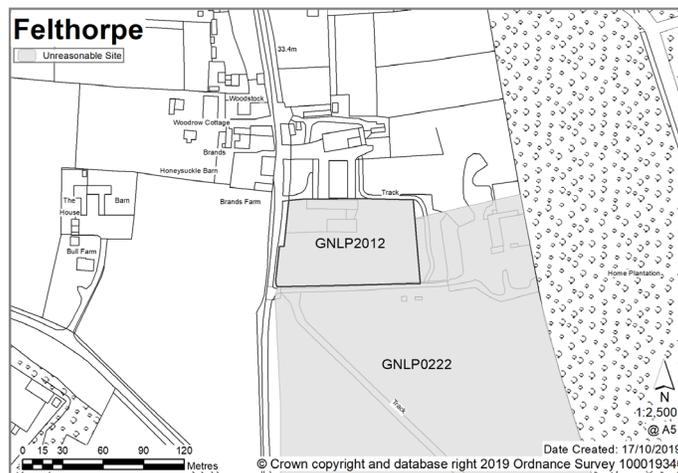
Brand's Lane,
Felthorpe

GNL2012

0.63

5 dwellings

This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.



North of Church
Lane, Felthorpe

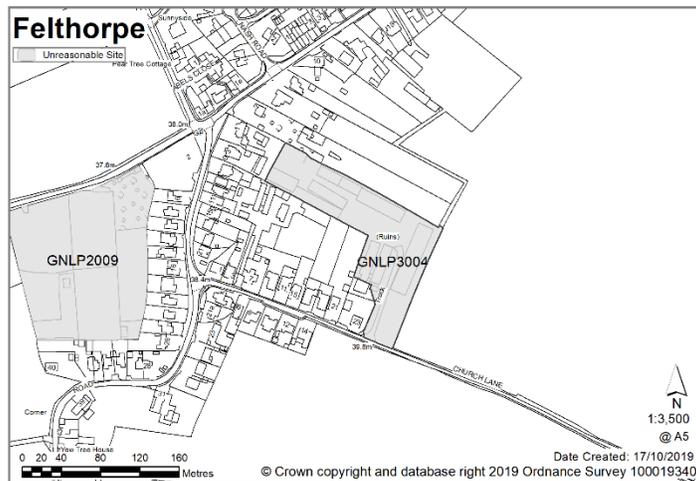
GNL3004

1.24

16 dwellings

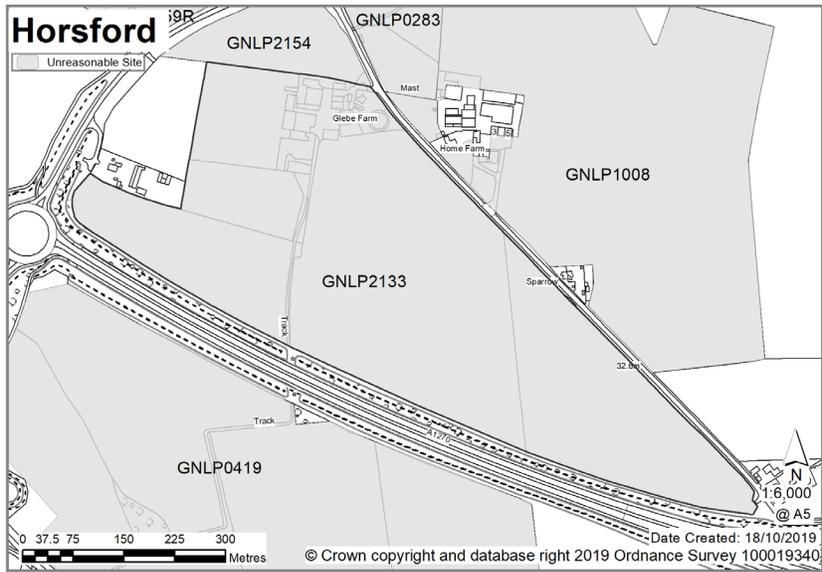
This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.



Unreasonable Sites – Non-Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Horsford, Felthorpe and Haveringland				
Glebe Farm North, Horsford	GNLP2133	26.23	Employment/mixed	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.



South of Drayton Lane, Horsford

GNLP2154

2.30

Retail/car parking

This site is promoted specifically for a supermarket with associated car parking. The site is not preferred for allocation as it is not within an accessible walking distance of Horsford and there is no evidence of an end user being in place to assure delivery of the scheme.

