

## **Horsham and Newton St Faith**

The catchment of St. Faiths Primary School brings Horsham St Faith and Newton St Faith into a village cluster. St Faiths Primary School has some capacity. The site is not entirely 'landlocked' but the available land for expansion is very limited.

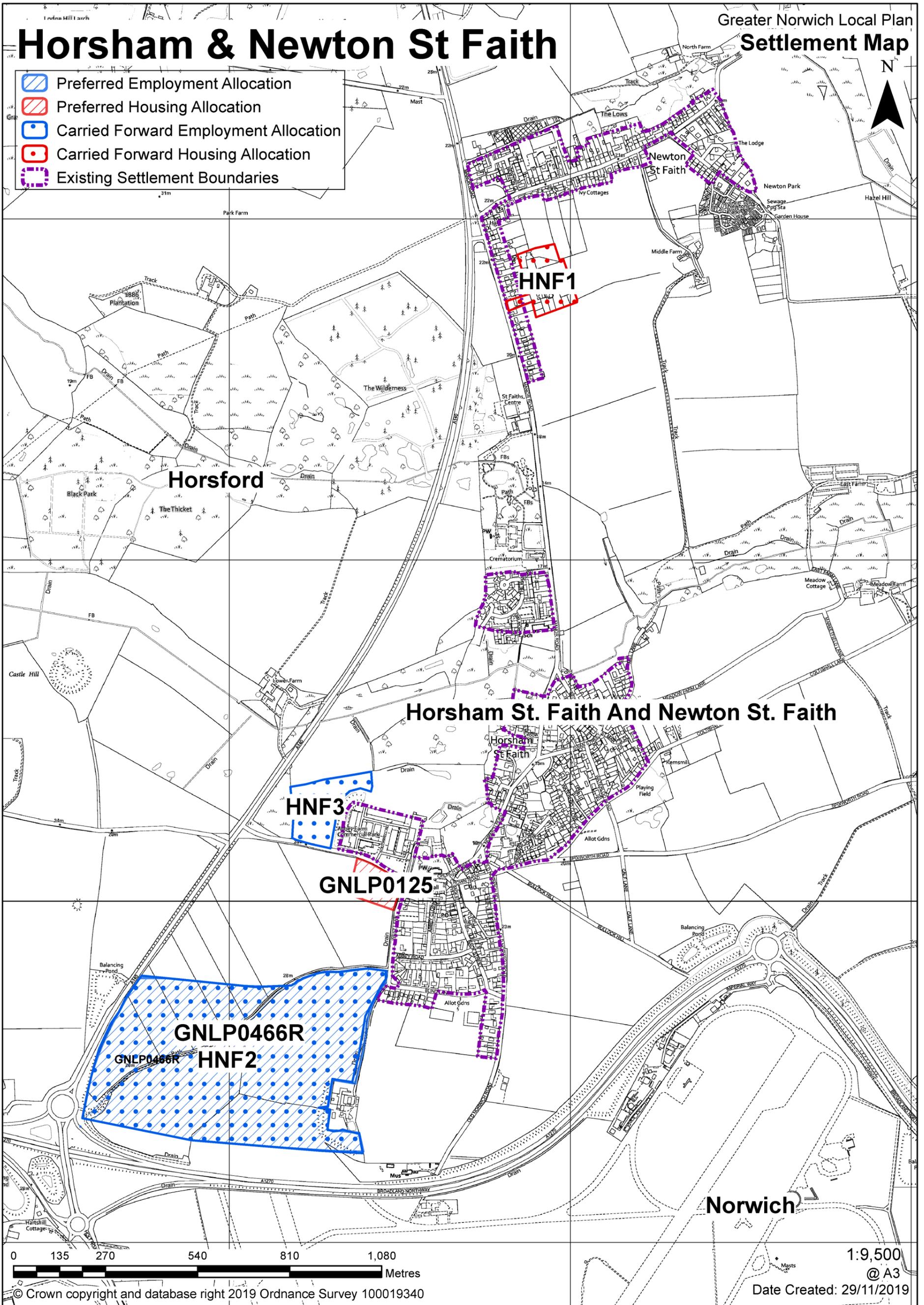
It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Horsham and Newton St Faith cluster. Horsham St Faith and Newton St Faith contains a range of services including a primary school, village hall, food shop and public transport.

One site is identified as a preferred option, providing for between 20-30 new homes in the cluster. There is one carried forward residential allocation for 60 homes and a total of 15 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 95-105 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.

# Horsham & Newton St Faith

-  Preferred Employment Allocation
-  Preferred Housing Allocation
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation
-  Existing Settlement Boundaries



0 135 270 540 810 1,080 Metres

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1:9,500

@ A3

Date Created: 29/11/2019

## New allocation proposed

**POLICY GNLP0125 – Land west of West Lane, Horsham St Faith (approx. 1.44ha) is allocated for residential development. The site is likely to accommodate 20-30 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:

- Provision of frontage footways and carriageway widening.
- A design and layout that minimises adverse impact on nearby heritage assets, especially the Grade I listed Church of Saint Mary and Saint Andrew.

### Notes

GNLP0125: This site is proposed for allocation but for a smaller area than submitted to reflect the fact that there is limited capacity at St Faiths Primary School. The site has sensitivities relating to the nearby Conservation Area and Listed Buildings.

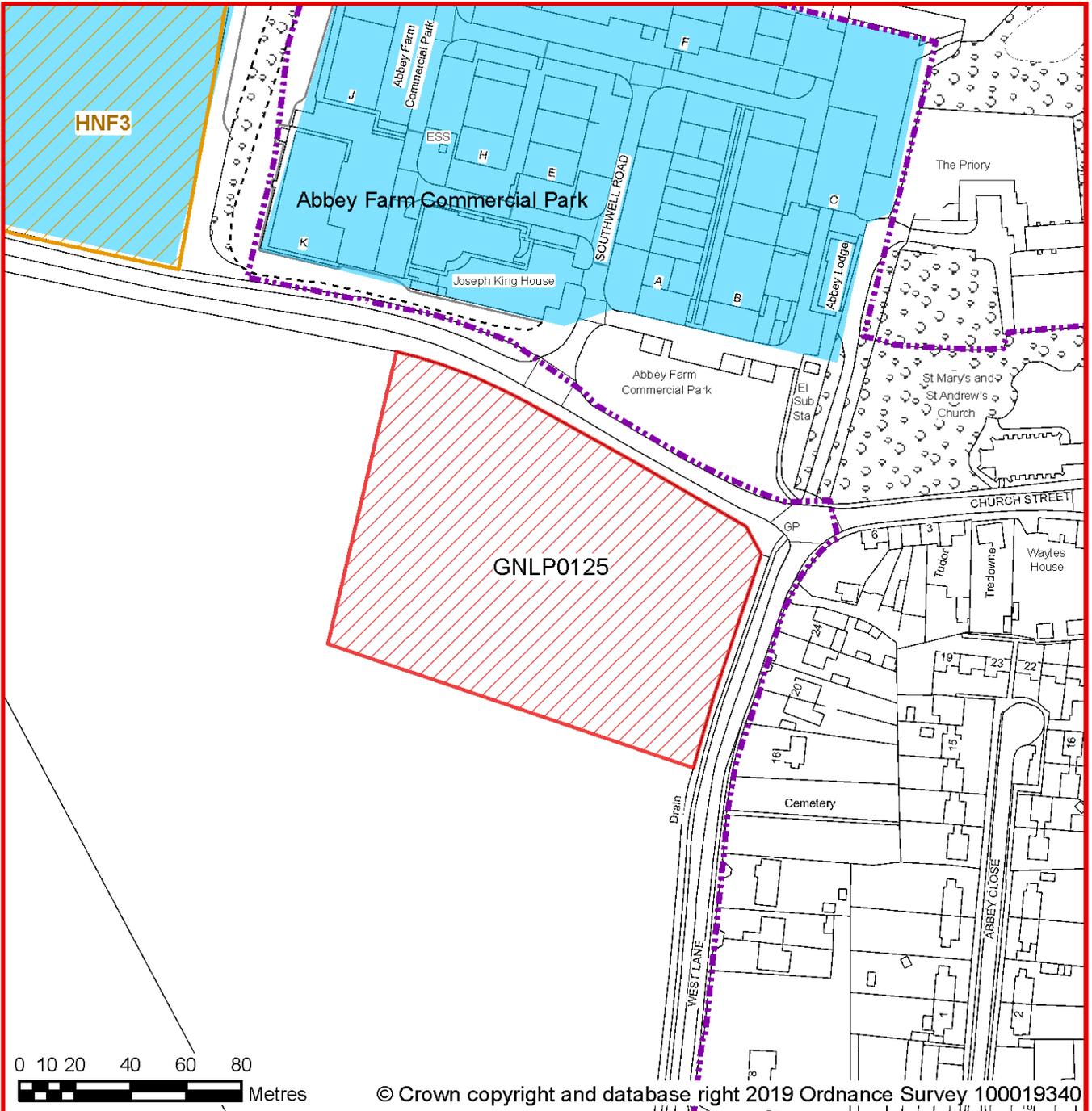
# HORSHAM AND NEWTON ST FAITH

Greater Norwich Local Plan  
Preferred Site

Site Reference: GNLP0125  
 Location: Land to the west of West Lane  
 Allocation: Residential Development (20-30 dwellings)  
 Area: 1.44 ha

N  
 1:2,000  
 @ A4

Date Created: 24/10/2019



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

## Existing allocation to be carried forward

**POLICY HNF1 Land east of Manor Road, Newton St Faith (approx. 2.5ha), is allocated for residential development. This will accommodate approximately 60 homes.**

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

- Further investigation in respect of contamination will be required.
- Access (vehicular and pedestrian) should be via Manor Road.
- Off-site improvements to the highway network may also be necessary which might include a footway link to the school, provision of a crossing point and upgrading/widening the existing path.
- Potential to include play space on-site.
- The site is in close proximity of a Major Aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.

### Notes

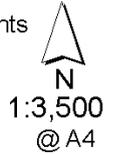
HNF1: This site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 60 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

# HORSHAM & NEWTON ST FAITH

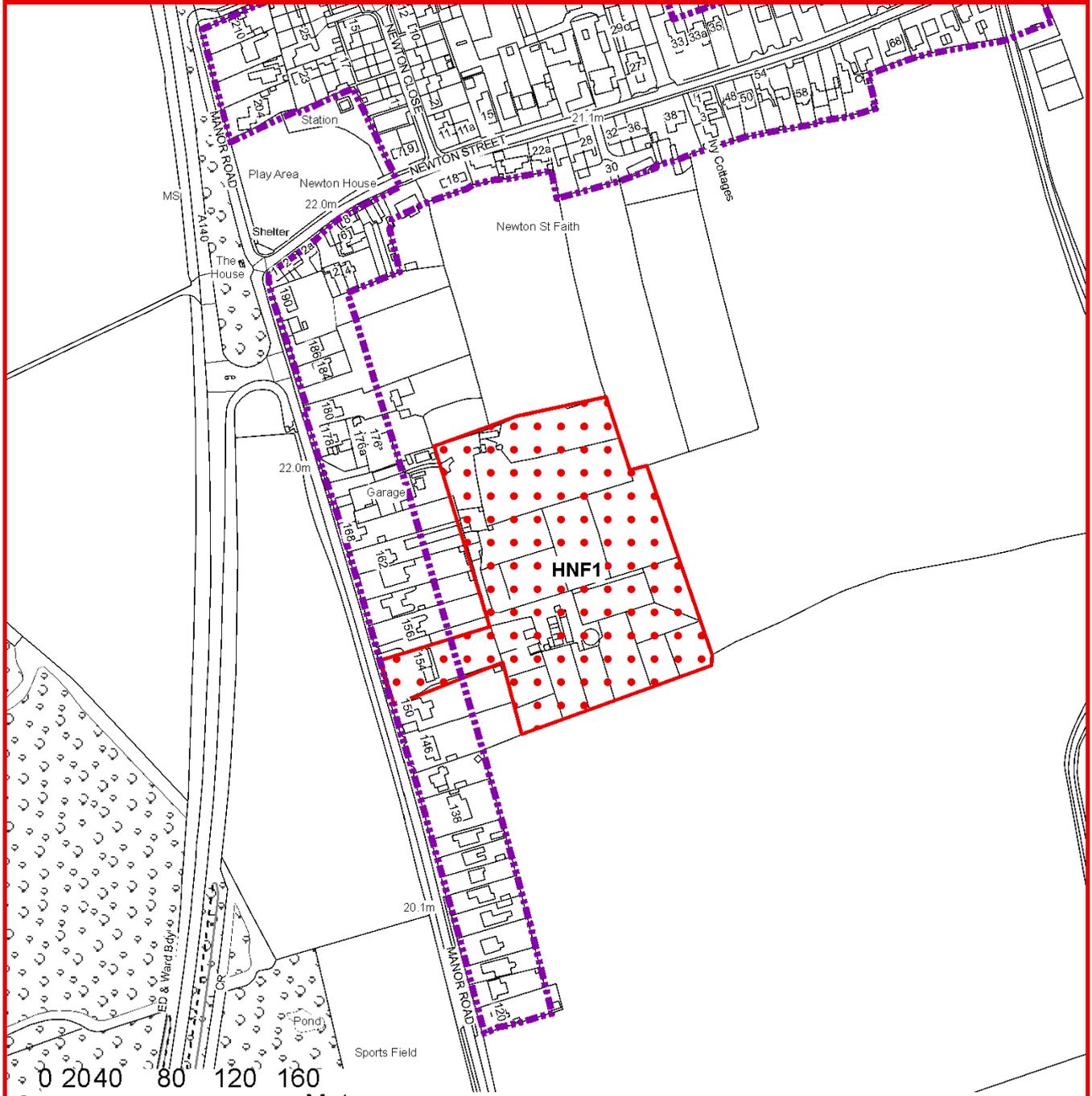
Greater Norwich Local Plan  
Carried Forward Allocation

Site Reference HNF1  
 Location Land east of Manor Road, Newton St Faith  
 Allocation Residential Development (Approx. 60 homes)  
 Area 2.5 ha

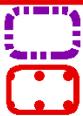
(Also shown as commitments  
on other maps)



Date: 30/10/2019



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Existing Settlement Boundary

Carried forward Housing Allocation

**POLICY HNF2/ GNLP0466R Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35ha) is allocated for employment uses. This will be to provide a full range of employment uses including for those benefitting from a location close to the airport.**

It is expected:

1. Uses to be within use classes B1, B2 and B8, with a maximum of 50% of total floorspace to be within any one use class.
2. Substantial tree belts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties.
3. Access to be provided directly from the A140/Northern Distributor Road interchange, with a possible second point of access from the northern part of the site to the A140.
4. A masterplan is to be produced for the site showing a coordinated approach to bringing forward the development, particularly in relation to access provision including coordination with the NDR any necessary off-site highway improvements, and the early provision of landscaping to mitigate visual impacts. Accordingly, development is to be in two phases: Phase 1 the south-western, north-western and north-eastern parts of the site; Phase 2 the south-eastern portion.

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

- In order to achieve a range of employment uses (B1 Business – offices, research and development, and light industry, B2 general industrial, B8 storage or distribution) and limit traffic generation it is envisaged that the amount of floorspace in one use class will not exceed 50% of the total floorspace within the overall development.
- Phase 1, the major part (approx. 29.6ha), will reflect the provision of access being from the west, and the need to provide treebelts and landscaping to the north and eastern boundaries in the early stages.
- Phase 2 (approx. 5.2ha) is expected to progress in the later stages of development as needed and related to the provision of infrastructure.
- Further public transport, pedestrian, cycling and highway infrastructure improvements will need to be agreed with the Highway Authority.
- Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.
- The appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area.
- Archaeological investigation must be undertaken prior to any development.

### Notes

HNF2: The site was allocated in 2016 as part of the local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development. The site has been promoted through the GNLP on a slightly larger boundary as site

0466R however it is not proposed to amend the existing allocation boundary at the current time. It is however proposed to amend the allocation policy to allow a full range of employment uses to come forward, including those benefitting from a location close to the airport.

# HORSHAM & NEWTON ST FAITH

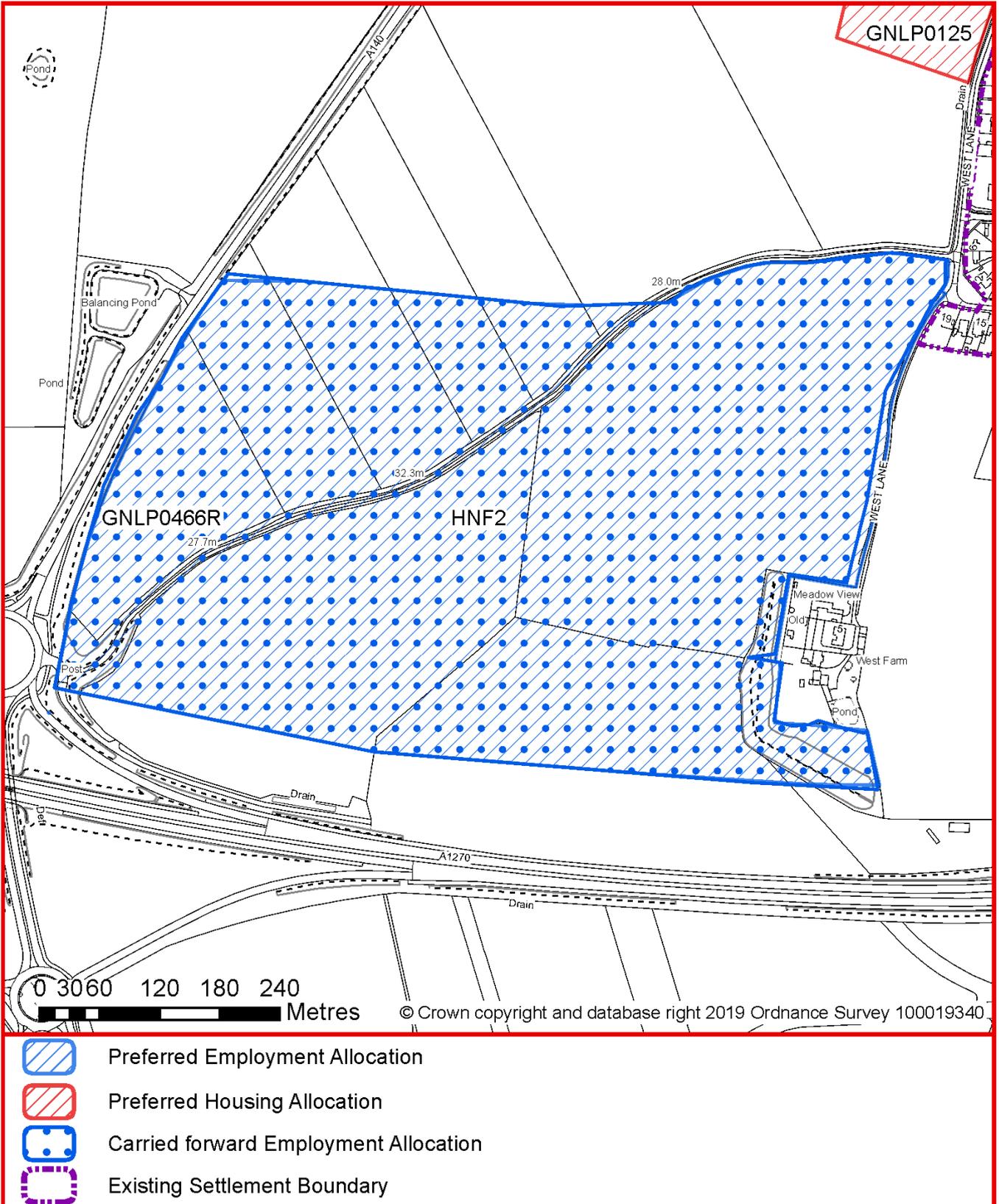
Greater Norwich Local Plan  
Carried Forward Allocation

Site Reference HNF2/GNLP0466R  
 Location East of the A140 / north of Norwich International Airport  
 Allocation Employment  
 Area 35 ha

(Also shown as commitments  
on other maps)

1:5,066  
@ A4

Date: 29/11/2019



**POLICY HNF3 Land at Abbey Farm Commercial, Horsham St Faith (approx. 2.9ha) is allocated for employment uses (Use Classes B1, B2, B8).**

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

- Vehicular access off Church Street either via the existing access or a new access.
- Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.
- The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology.

Notes

HNF3: The site was allocated in 2016 as part of the local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development.

# HORSHAM & NEWTON ST FAITH

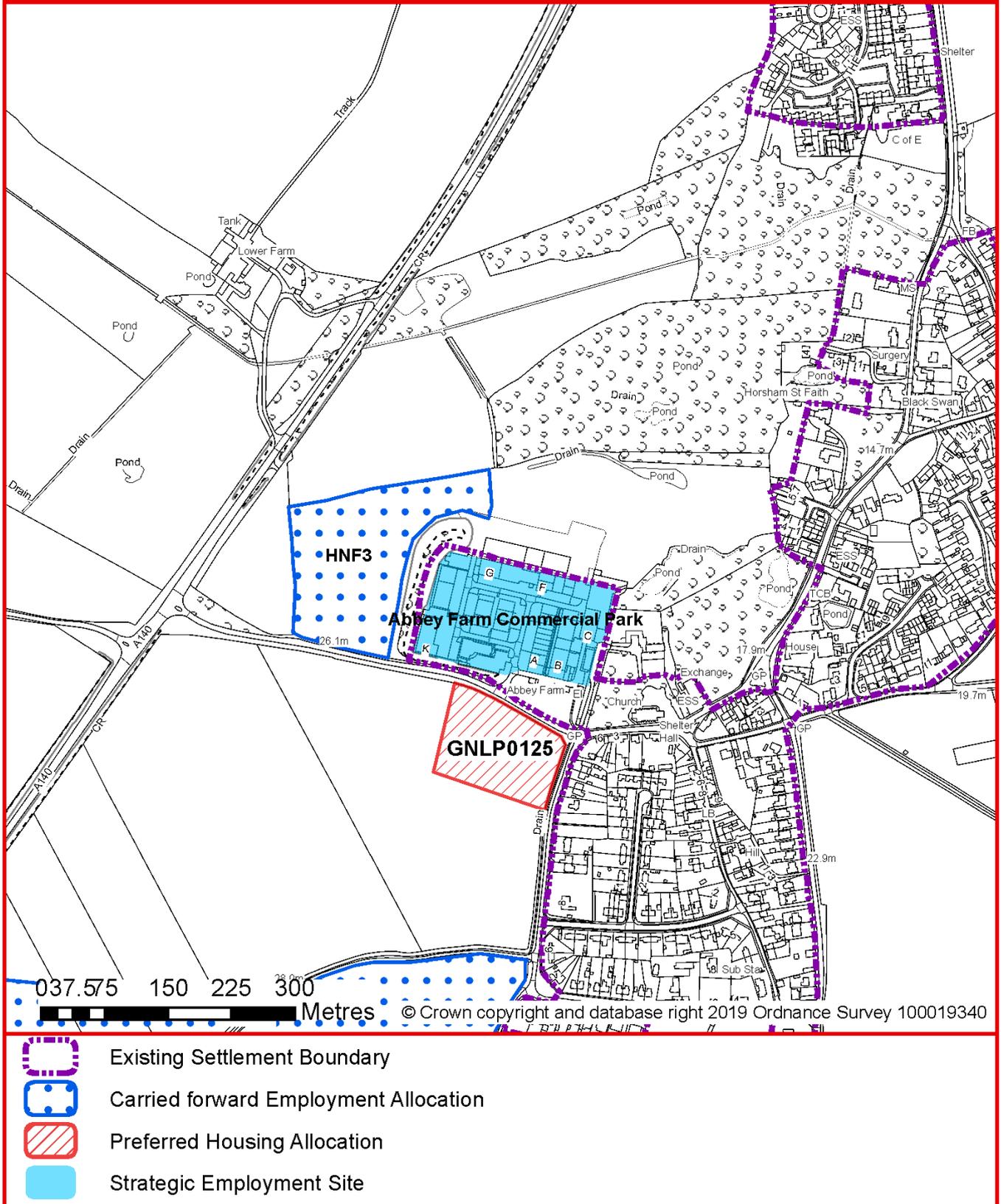
Greater Norwich Local Plan  
Carried Forward Allocation

Site Reference HNF3  
 Location Land at Abbey Farm Commercial Employment  
 Allocation uses in Class B1, B3 & B8  
 Area 2.9 ha

(Also shown as commitments  
on other maps)

  
N  
1:6,000  
@ A4

Date: 30/10/2019

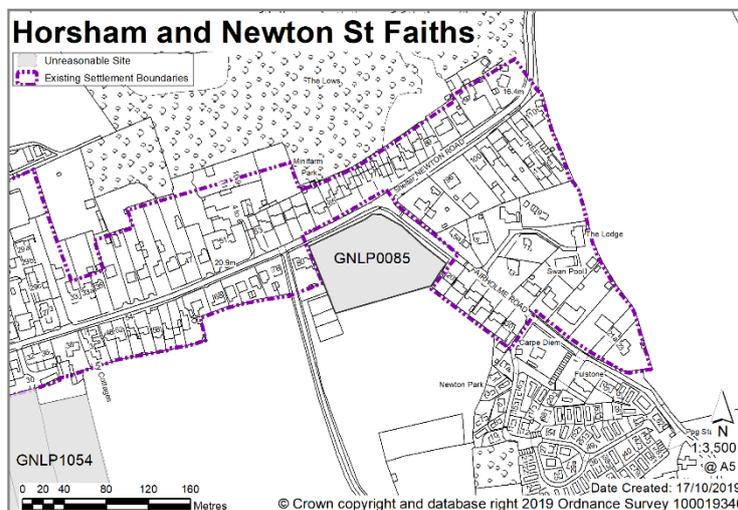


## Reasonable Alternatives

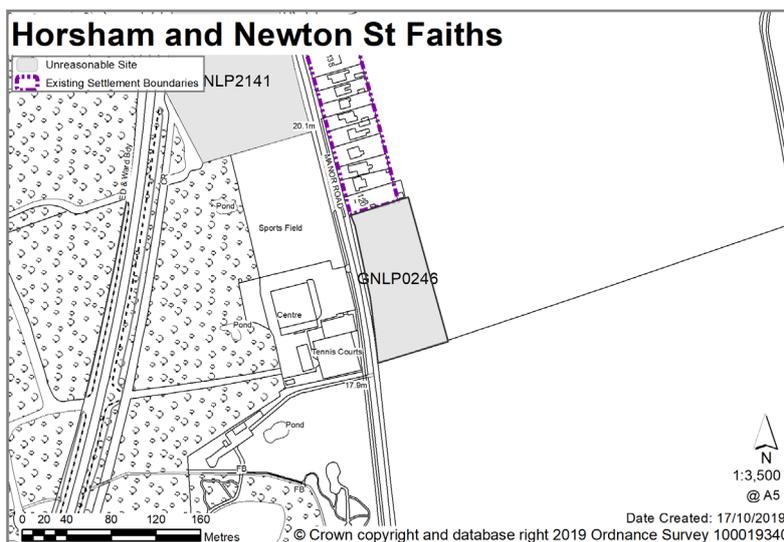
Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Horsham &amp; Newton St Faith</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Horsham &amp; Newton St Faith</b>				
Poor piece, 80 Newton Street	GNLP0085	0.75	Approx. 4 dwellings	Although this site is well related to the form and character of the village adjacent to the existing settlement limit it is not considered to be reasonable for allocation as it unlikely to meet the minimum 12-15 dwelling allocation requirement as frontage development would be preferred. There are mature trees to the roadside, which add to the street scene and should be retained, which may also impact on the developable area. Part of the site already has planning permission for 4 dwellings.

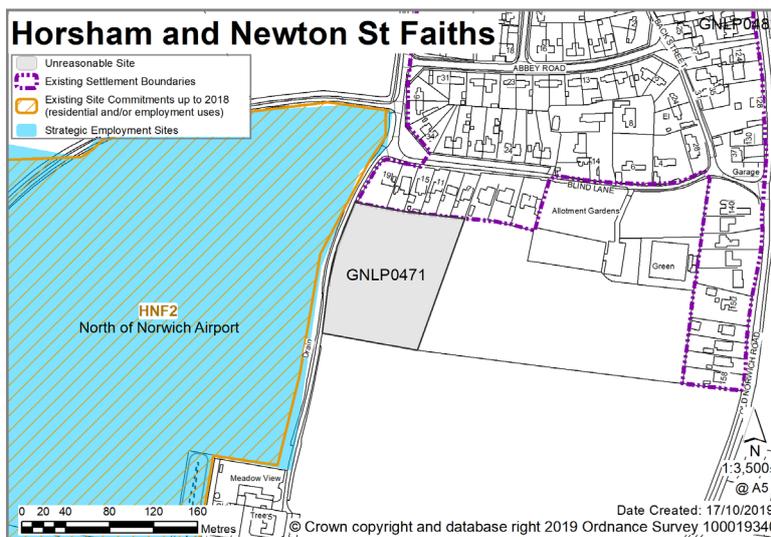


Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Manor Road	GNLP0246	0.78	Residential (unspecified number)	This site is well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal other constraints. It is not considered to be reasonable for allocation as it is unlikely to meet the minimum allocation threshold of 12-15 dwellings if developed at a similar density to reflect existing built form.



Land off West Lane	GNLP0471	1.21	Approx. 15 dwellings	This site is considered to be unreasonable for flood risk and highway reasons. There is an area of surface water flood risk which will affect the overall developable area and make it unlikely that the minimum 12-15 dwelling allocation requirement could be met. Access would be via West Lane which is a narrow unadopted road that is unlikely to be suitable for development traffic.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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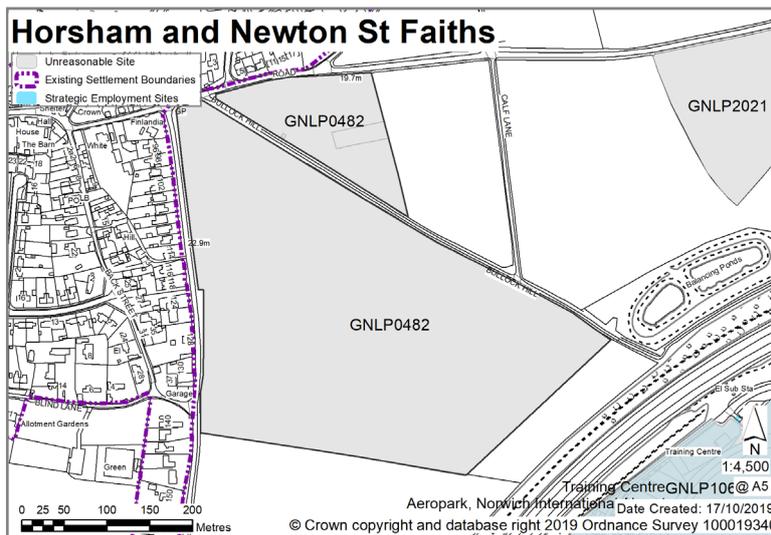
Land east of Old Norwich Road

GNLP0482

17.38

Approx. 70 dwellings as well as 8.95ha of green space

This is a sizeable site which if developed in its entirety would be too large for the identified capacity of the cluster. The site is considered to be unreasonable for allocation as development in this location would be particularly prominent in the landscape.



Land off Manor Road

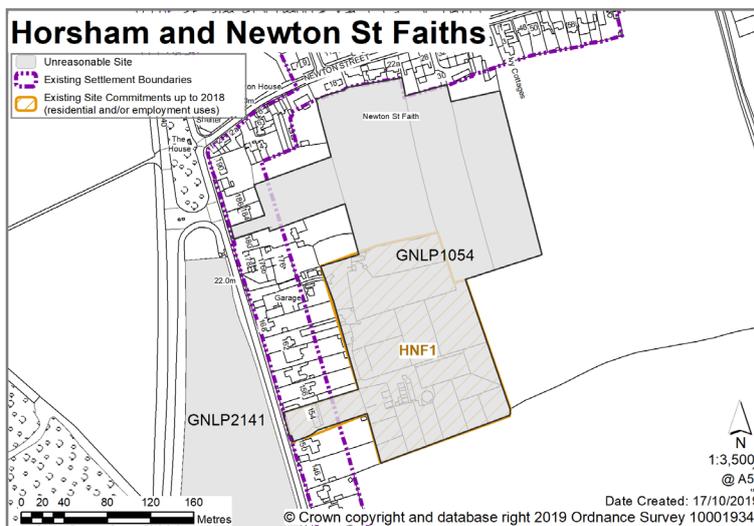
GNLP1054

5.50

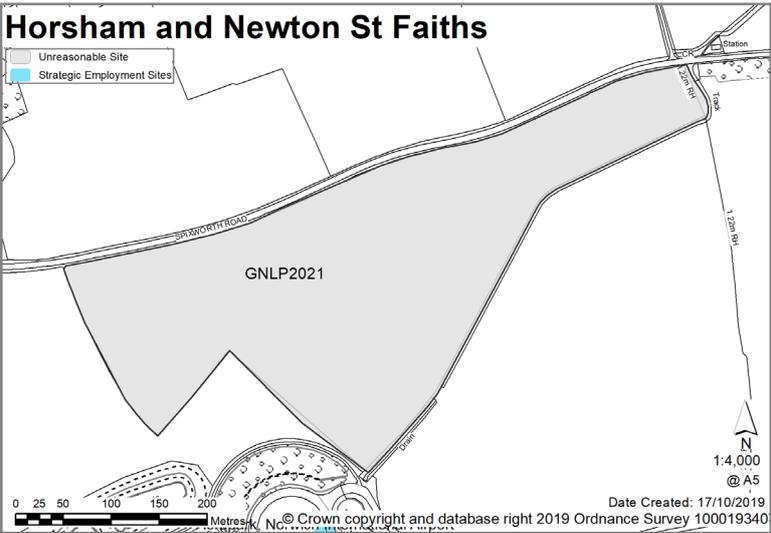
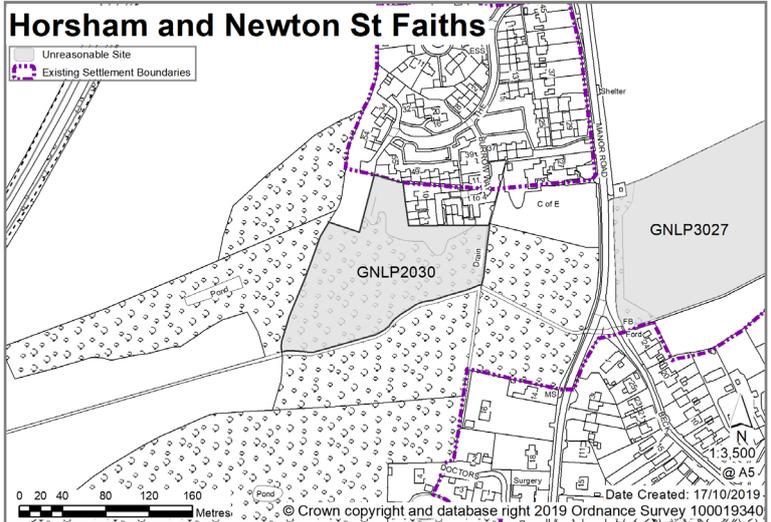
Residential development extending the neighbouring allocation HNF1

This site is reasonably well related to the existing built form and character of the village, adjacent to the existing HNF1 allocation, with a safe pedestrian

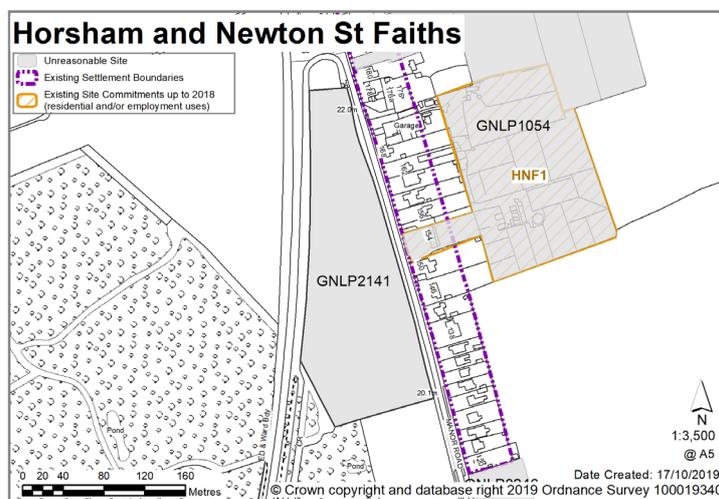
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				route to St Faiths Primary School. There is a section of surface water flood risk. The site is not considered to be reasonable for allocation due to landscape character and neighbour amenity issues. Current outline planning application 20181525 is under appeal against non-determination.



Oak Tree Farm	GNLP2021	10.83	Residential (unspecified number)	This site is considered to be unreasonable for allocation as it is separated from the existing form and character of the village with resulting townscape and landscape implications. There is no safe walking route to St Faiths Primary School.
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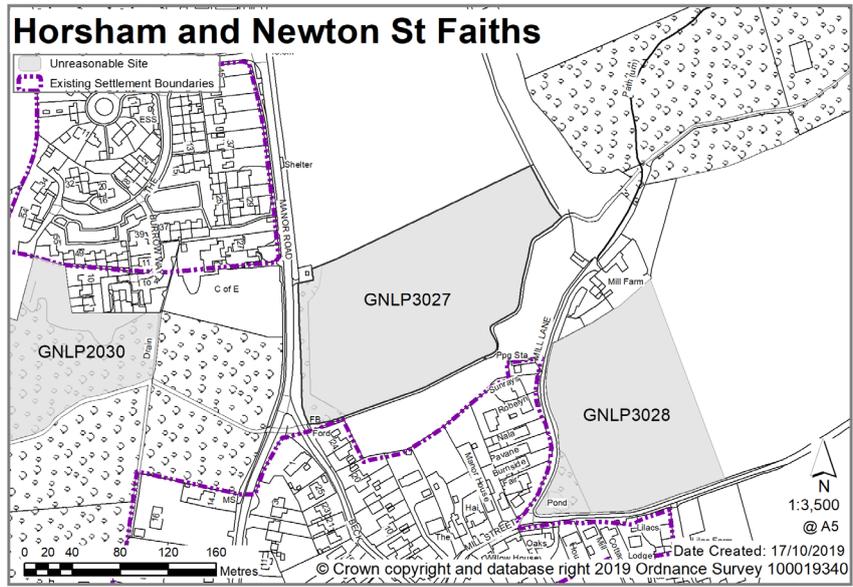
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<p style="text-align: center;"><b>Horsham and Newton St Faiths</b></p>  <p>The map shows site GNL2021, a large irregularly shaped area shaded in light grey. It is bounded by 'SPAXFORTH ROAD' to the north and 'DRAIN' to the south. A legend in the top left corner identifies 'Unreasonable Site' (light grey) and 'Strategic Employment Sites' (light blue). A scale bar at the bottom left shows 0, 25, 50, 100, 150, and 200 metres. A north arrow and scale of 1:4,000 @ A5 are in the bottom right. Text at the bottom right reads 'Date Created: 17/10/2019' and '© Crown copyright and database right 2019 Ordnance Survey 100019340'.</p>				
The Warren	GNLP2030	1.65	Residential (unspecified number)	This site is considered to be unreasonable for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area. The site also appears to be covered by a large number of mature trees.
<p style="text-align: center;"><b>Horsham and Newton St Faiths</b></p>  <p>The map shows sites GNL2030 and GNL3027. GNL2030 is a large area shaded in light grey, partially covered by a purple dashed line representing 'Existing Settlement Boundaries'. GNL3027 is a smaller area to the right, also shaded in light grey. A legend in the top left corner identifies 'Unreasonable Site' (light grey) and 'Existing Settlement Boundaries' (purple dashed line). A scale bar at the bottom left shows 0, 20, 40, 80, 120, and 160 metres. A north arrow and scale of 1:3,500 @ A5 are in the bottom right. Text at the bottom right reads 'Date Created: 17/10/2019' and '© Crown copyright and database right 2019 Ordnance Survey 100019340'.</p>				
Manor Road/ A140 Cromer Road	GNLP2141	2.63	20-40 dwellings	This site has a safe pedestrian route to St Faiths Primary School. However, the site is not considered to be reasonable for allocation as it would be very prominent

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>when viewed from the A140 and traffic noise would be an issue. Development in this location would extend residential development west of Manor Road contrary to the existing settlement pattern and would be out of keeping with the form and character of the village.</p>



East of Manor Road	GNLP3027	2.63	25-50 dwellings	<p>This site is considered to be unreasonable for allocation for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area.</p>
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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North of Meadow Farm Lane	GNL3028	1.95	25-50 dwellings	This site is considered to be unreasonable for allocation as vehicular access would be from narrow roads and there is no safe walking route to St Faiths Primary School.
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