

**PORINGLAND, FRAMINGHAM EARL AND FRAMINGHAM PIGOT
(including well-related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)**

Poringland/Framingham Earl is identified as a key service centre in the GNLP. The village has a range of services including a post office, supermarket, other stores, pubs, restaurants/take-aways, two doctors' surgeries, a dentist, a primary school, a high school, two community halls, as well as recreation facilities at the High School and some local employment. The settlement is well connected to Norwich by bus.

A substantial amount of land continues to be promoted for development in Poringland/Framingham Earl (including land in adjacent parishes of Bixley, Caistor St Edmund, Framingham Pigot, Framingham Earl, and Stoke Holy Cross). Issues to take into account when assessing the potential for future development include the rural nature of large parts of the parishes, with the distinctive setting created by areas of heavily wooded former parkland. The 2012 South Norfolk Place Making Guide suggests that development should not further accentuate the linear settlement pattern. The settlement has a history of surface water and ground water drainage difficulties, and the most vulnerable sites were identified in an Urban Drainage Study. This issue will be a consideration for many sites in Poringland and Framingham Earl, and mitigation will be needed for any development on such sites. A Neighbourhood Plan is currently being prepared for Poringland parish and is at an advanced stage.

There are currently no new allocations proposed and no allocations to be carried forward in this key service centre. There are however 536 dwellings with planning permission on small sites.

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.

Poringland

-  Existing Settlement Boundaries
-  Carried Forward Employment Allocation



Caistor St Edmund & Bixley

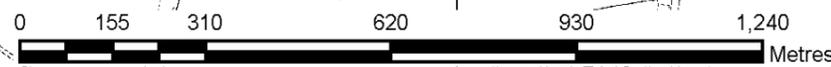
Framingham Pigot

POR 3

Framingham Earl

Stoke Holy Cross

Poringland



1:11,000
@ A3

No new allocations are proposed

Notes

High amounts of existing commitments limit the potential for additional housing.

Existing allocation to be carried forward

POLICY POR3 Ex MOD site, Pine Loke, Poringland (approx. 4.3 ha) is allocated for employment uses in Class B1.

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

- Use (B1) must be compatible with adjacent housing and equestrian uses, and not harm amenity for existing and future residents of the area.
- An appropriate landscape buffer to reduce noise impacts on neighbouring properties and land uses.
- Appropriate access to the site.
- There should be sensitive treatment of the boundaries facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design.
- A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

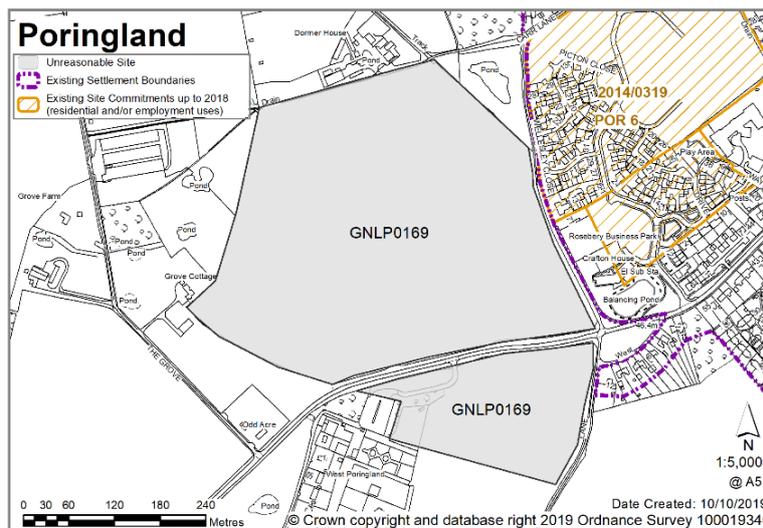
POR3: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site sits beneath two radio masts which dominate the site and require access for maintenance. The site is therefore considered to be unsuitable for housing (or many other uses) and for this reason remains outside the development boundary. However, the site is re-allocated for light industrial uses compatible with the nearby residential and equestrian land uses.

Reasonable Alternatives

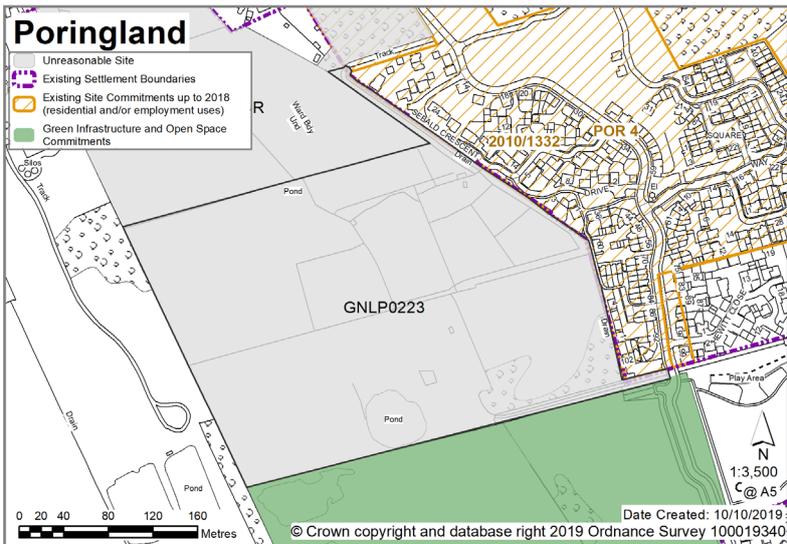
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Unreasonable Sites - Residential

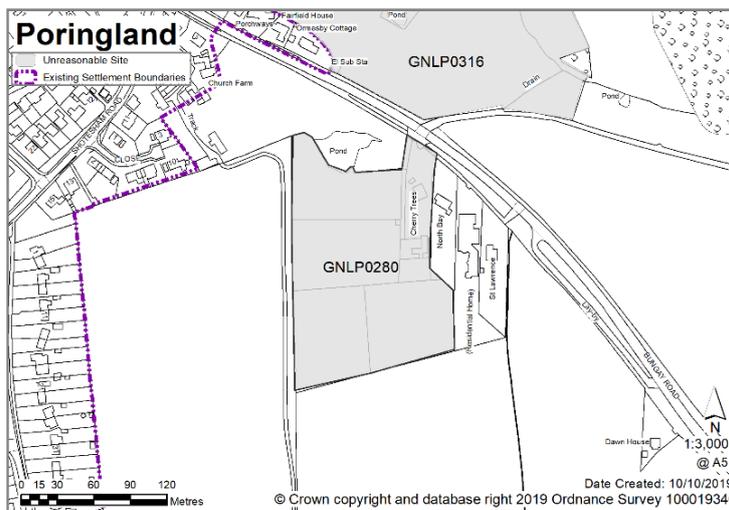
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
Land north and south of Shotesham Road, Poringland	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the west of the settlement. Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.



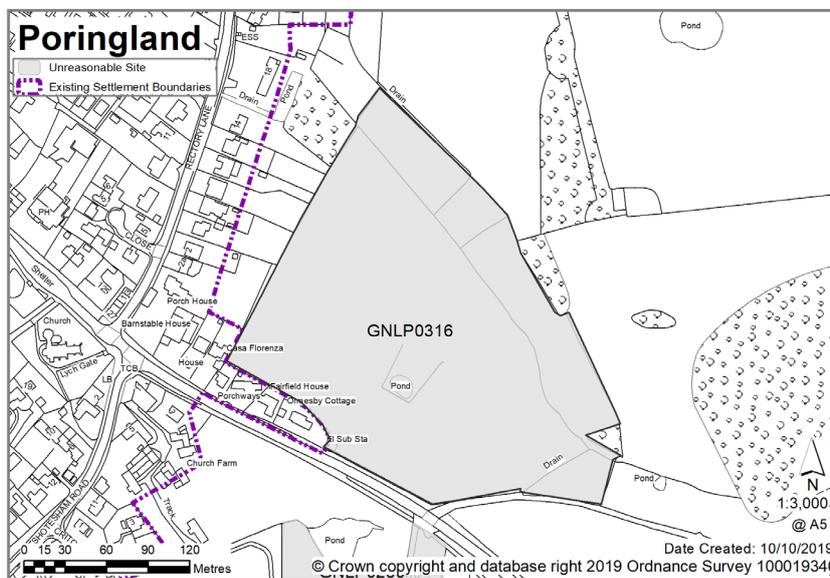
Land North of Heath Loke and the west of The	GNLP0223	9.25	Residential development (unspecified number)	This site is not considered to be suitable for allocation as vehicular access may be difficult without the development of adjacent sites or the
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Street, Poringland				availability of a suitable access from the new estate development immediately to the west. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Poringland.
				
Cherry Trees, south of Bungay Road, Poringland	GNLP0280	2.17	Approx. 40 dwellings	This site is not considered suitable for allocation as development would be intrusive into open countryside to the south of the settlement. It is unclear whether vehicular access to the site would require demolition of a dwelling, and there are concerns about creating a suitable access. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Poringland.

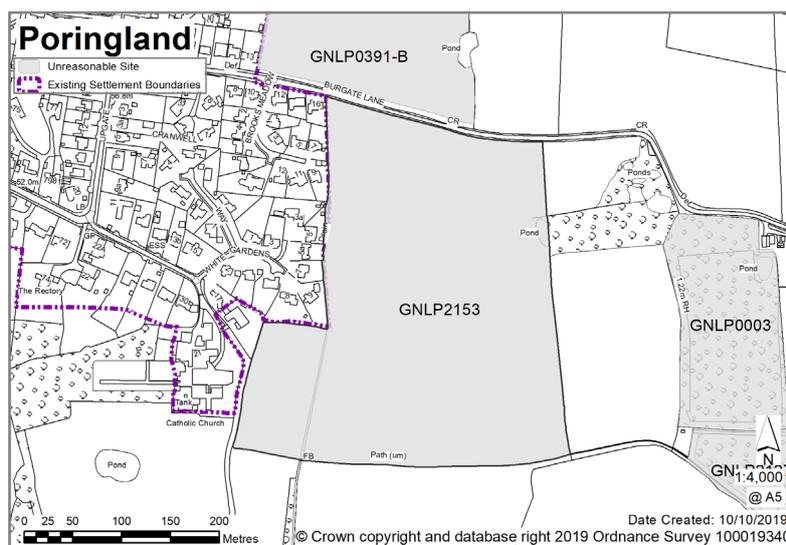
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land north of Bungay Road, Poringland	GNLP0316	4.92	Residential development (unspecified number)	<p>This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south of the settlement. It is unclear whether vehicular access to the site would require demolition of a dwelling, and there are concerns about creating a suitable access with an acceptable visibility splay onto the B1332. There is a significant band of surface water flood risk running through the site which could affect the developable area. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.</p>



Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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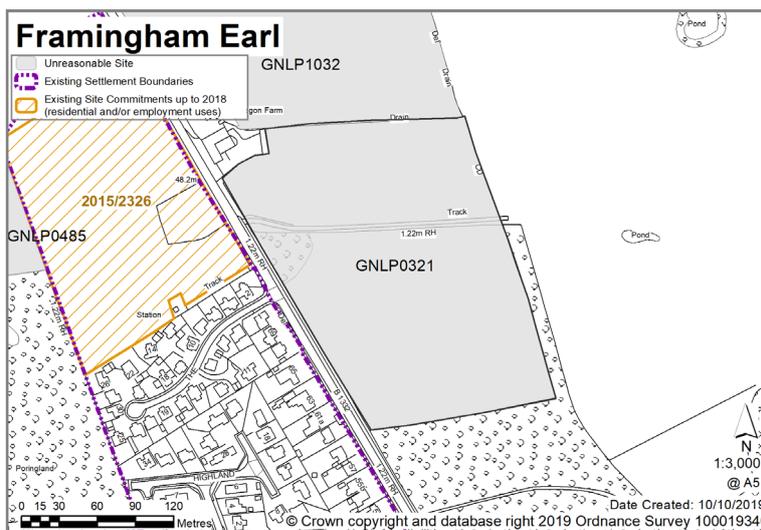
South of Burgate Lane, Poringland	GNLP2153	9.30	165 dwellings	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
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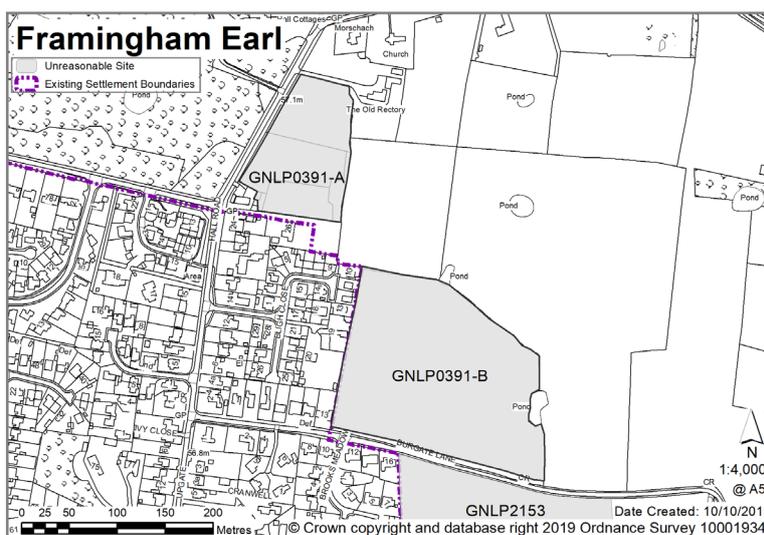
Land adjacent (West of) Bella Vista,	GNLP0003	2.25	Residential development (unspecified number)	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Burgate Lane, Framingham Earl				enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact and highway concerns. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland
Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road, Framingham Earl	GNLP0321	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. Development in this location would also impact on the setting of Octagon Barn. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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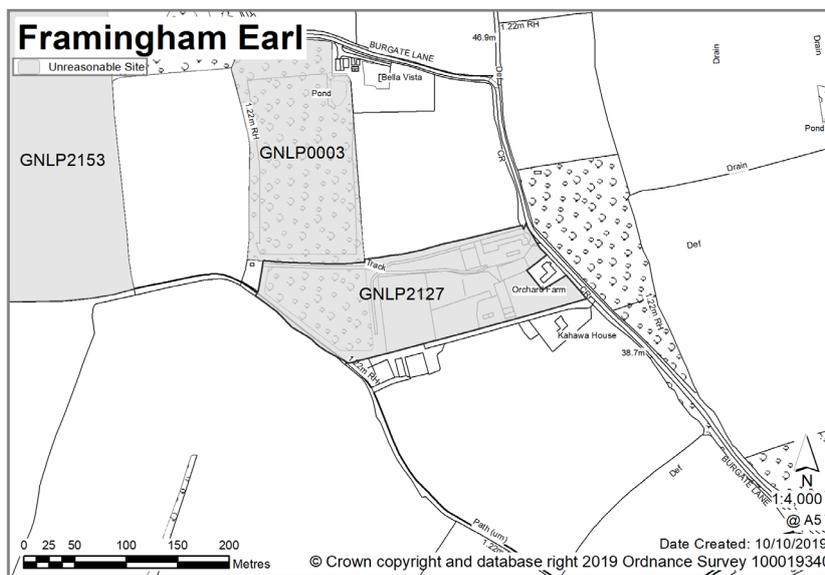
Land at Framingham Earl, Burgate Lane	GNLP0391 A & B	4.60	Approx. 140 dwellings	Neither of these sites are considered to be suitable for allocation. Roads serving both parts of GNLP0391 are narrow lanes considered unsuitable for serving additional development. Site B in particular would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Poringland.
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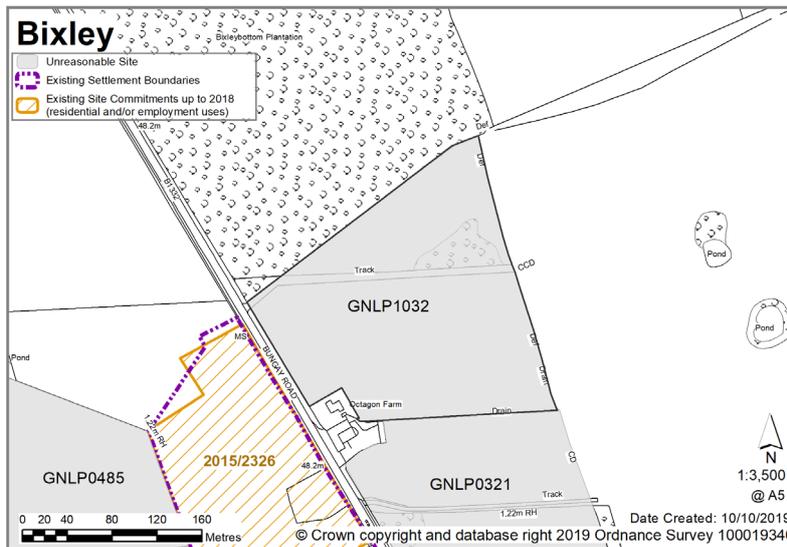
Land North and South of	GNLP0589 A & B	10.02	Residential development	Despite being reasonably well located to the existing built form
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Pigot Lane, Framingham Earl & Framingham Pigot			(unspecified number)	these sites are not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Orchard Farm, Framingham Earl	GNLP2127	2.40	Residential development (unspecified number)	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

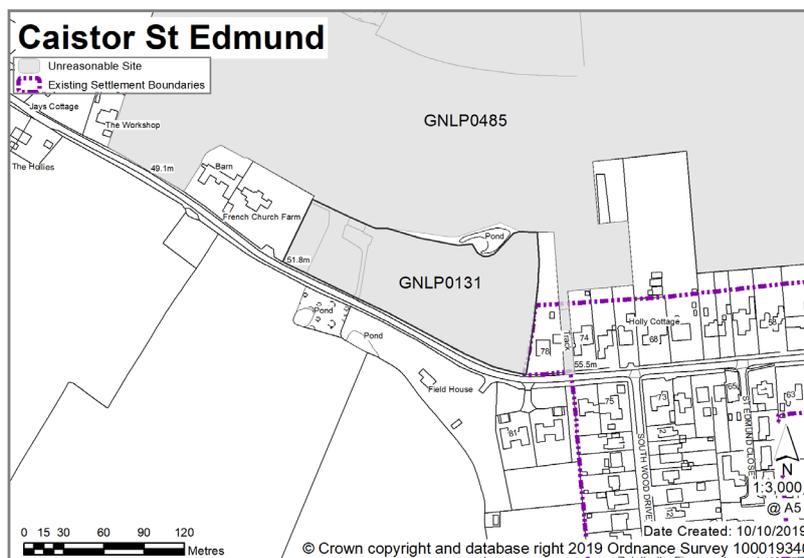
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land adjacent to and to the north of Octagon Farm, Bixley	GNLP1032	4.20	Mixed use with commercial business use and approx. 100 dwellings, landscaping and infrastructure	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. In addition, development would impact on the setting of Octagon Barn. There was some discussion over the site's potential if allocated with GNLP0321, but the majority of the site is affected by surface water flood risk which would significantly constrain the developable area. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.



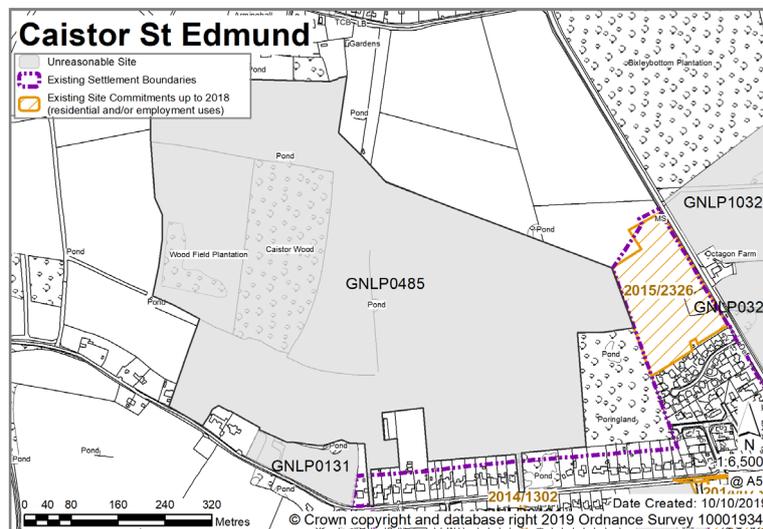
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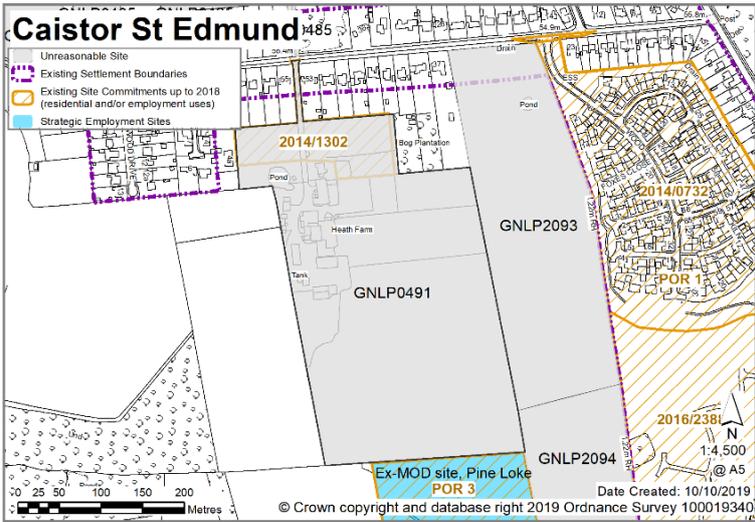
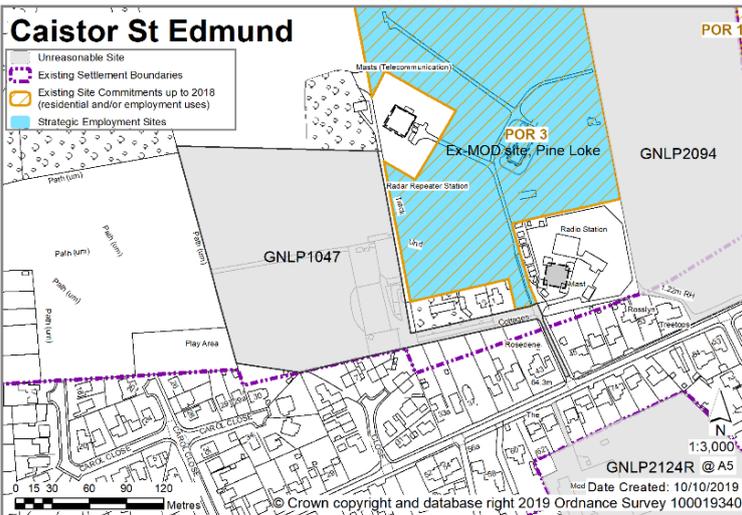
Land East of French Church Farm, Caistor Lane, Caistor St Edmund	GNLP0131	1.23	Residential (Unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. The narrowness of the carriageway and the lack of a continuous footpath is compounded by the poor forward visibility for vehicles travelling around the adjacent bend on Caistor Lane. Another constraint is an area of surface water flood risk through the centre of the site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
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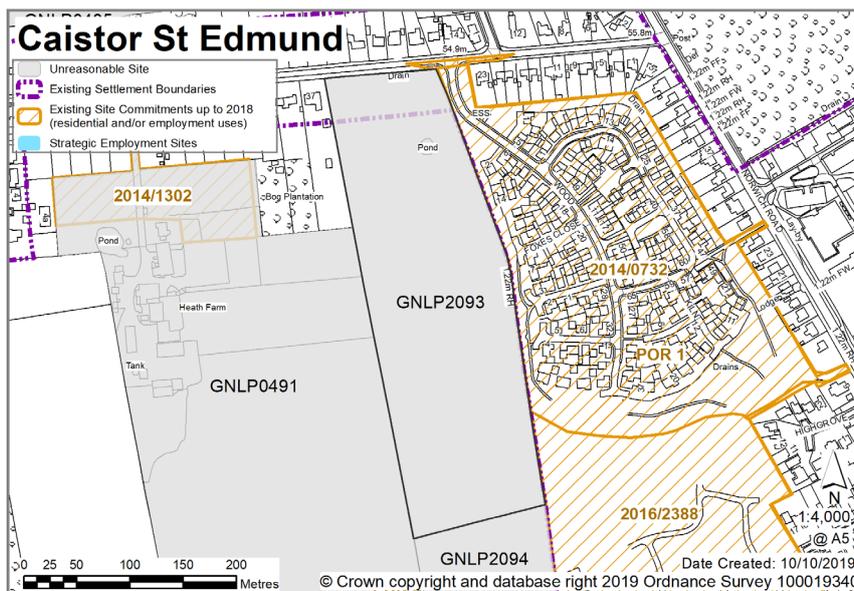
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land North of Caistor Lane, Caistor St Edmund	GMLP0485	36.33	Approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'	This site is not considered to be suitable for allocation due to highways constraints. Access from the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. It is not clear what access arrangements exist to the east, via the development under construction (ref: 20120405). In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.



Land South of Caistor Lane, Caistor St Edmund	GMLP0491	9.71	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land GMLP2093 or GMLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
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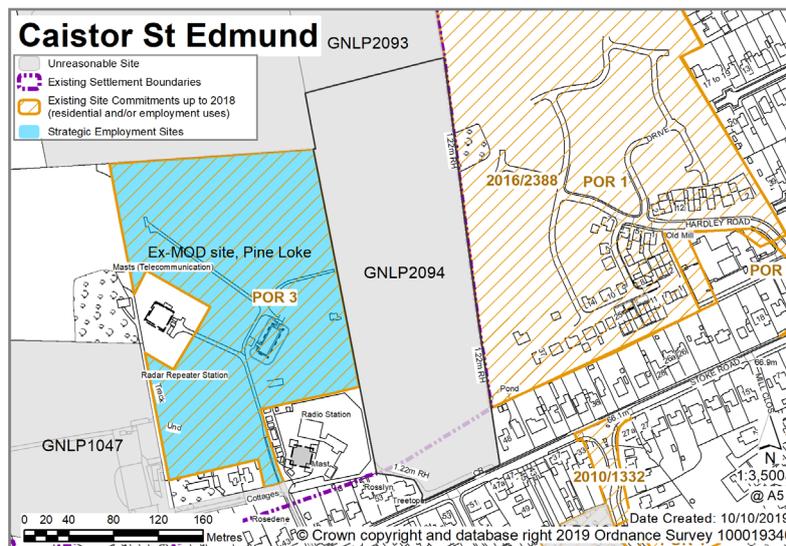
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable	
	Pine Lodge School of Classical Equitation, Pine Loke, Caistor St Edmund	GNLP1047	2.81	Mixed use (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land to the east (existing allocation POR3), GNLP2093 or GNLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
	South of Caistor Lane, Caistor St Edmund	GNLP2093	5.50	150 dwellings	This site is not considered suitable for allocation due to highways constraints. The junction at Caistor Lane with the B1332 is not of a suitable standard to accept traffic

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				from development of that scale. Only infill frontage development might be acceptable. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

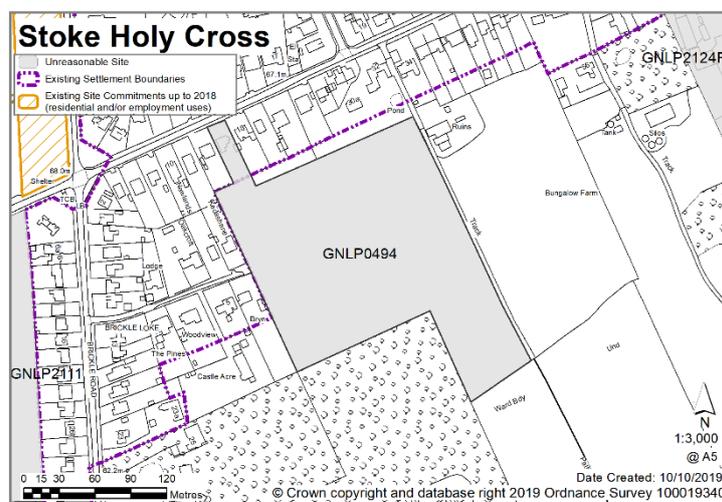


North of Stoke Road, Caistor St Edmund	GNLP2094	4.37	110 dwellings	This site has some potential for allocation subject to acceptable access, footway provision, carriageway widening and pedestrian connectivity with POR1 and POR3. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland so therefore the site is not considered suitable for allocation.
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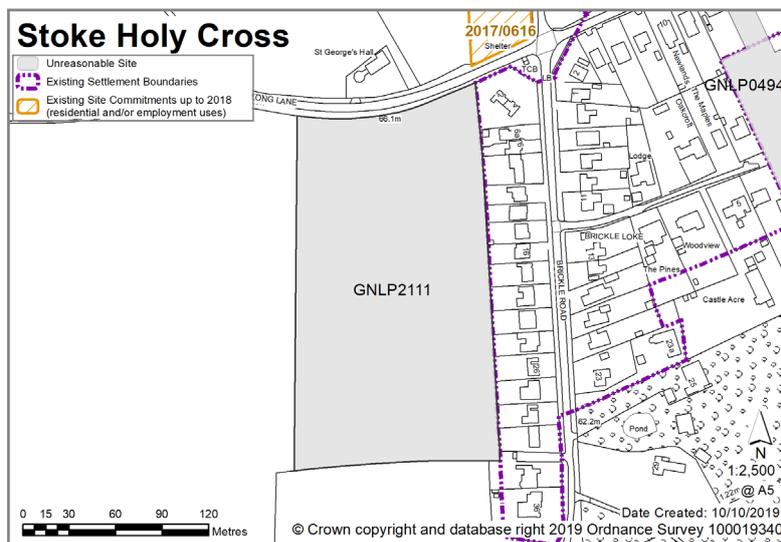


Land south of Poringland Road, Stoke Holy Cross	GNLP0494	3.38	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats	This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Poringland.
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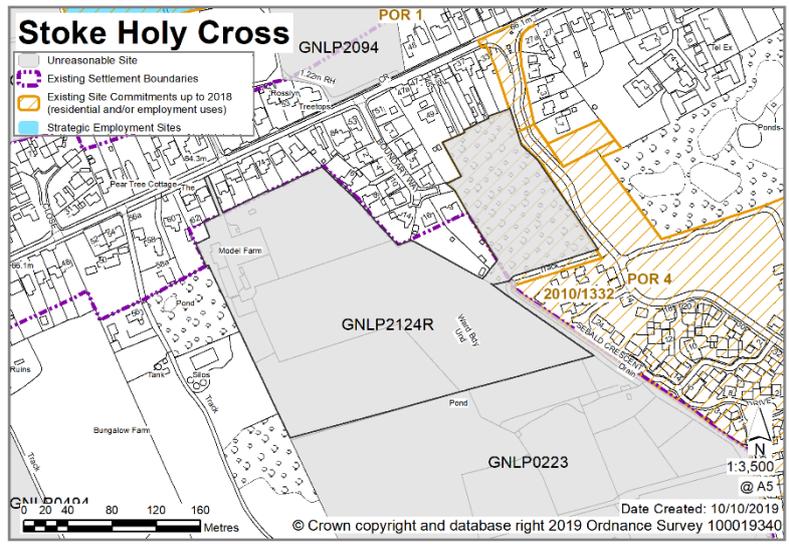
South of Long Lane,	GNLP2111	2.89	50-60 dwellings	This site is not considered to be suitable for allocation due to highways constraints. Concerns exist
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Stoke Holy Cross				over the access and achieving an acceptable visibility splay due to the alignment of Long Lane. The site is also displaced from the settlement with sporadic footway connections which may require pedestrians to cross at a sub-optimal location. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.



Model Farm, Stoke Holy Cross	GNLP2124R	4.56	80 dwellings	This site is not considered to be suitable for allocation due to highways constraints. It is not clear how the site could be accessed. Options could be via existing allocation POR4 but would probably require a private agreement. An alternative could be via the Ridings, depending on whether the site boundary is adjacent to the highway. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Poringland (including Bixley)				
Park Farm, Bungay Road, Bixley	GNLP0323	9.83	Employment & Commercial use	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. Constraints on development include highways access, surface water flood risk on part of the site, and heritage issues to the setting of the Church of St Wandregelius (Grade II* listed).

