

## UNREASONABLE ALTERNATIVES - RESIDENTIAL

### TOWNS

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>				
North of Marriotts Way	GNLP0287	12.85	Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure	This site is not considered to be suitable for allocation as it is located on the western edge of the town, less centrally placed than the preferred and reasonable alternative sites. The site appears to be significantly constrained if there is a requirement to cross the Marriotts Way which is a County Wildlife Site and green infrastructure asset.
B1145 Henry Page Road/ Norwich Road	GNLP2059	1.32	15-20 dwellings	This site is not considered to be suitable for allocation as it is located outside the clear built form of the town. Residential development here would appear as a separate enclave divorced from the town and less well related to form and character than the other sites promoted.
<b>Diss (including part of Roydon)</b>				
Land to the south of Prince William Way	GNLP0185	1.01	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is already identified as part of existing allocation DIS1 in the South Norfolk Local Plan and as such is within the existing settlement limit. There are concerns that the estate road does not seem to extend to the site boundary and as such highway access does not seem to be available.
Land at Sturgeons Farm, off Farm Close, Louies Lane, Shelfanger Road	GNLP0362	13.81	Residential use mixed led development of approx. 413 dwellings	Although this site is adjacent to the existing settlement limit for Diss with safe pedestrian routes to schools in both Roydon and Diss it is considered to be an unsuitable site for allocation because residential development in this location would extend Diss further into the open countryside with consequential landscape impacts.
Land off Walcott Road, Walcott Green, Diss	GNLP0599	3.29	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. Residential development in this location would require road realignment and

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				widening that does not appear achievable, along with provision of a footway at Walcot Road to the west. Development of this site would impact on the river valley and lead to an erosion of rural character.
Boundary Farm, Shelfanger Road, Heywood	GNLP0606	3.00	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is no safe walking route to schools in Diss and residential development in this location would extend the built-up area of Diss further into the open countryside with consequential landscape impacts. Nearly half the site is at risk of surface water flooding which would significantly affect the developable area.
The Grange, Walcot Green, Diss	GNLP1003	2.02	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is no safe walking route to local primary schools and no likelihood of being able to provide one. Residential development in this location would not be well related to the services and facilities in Diss and would extend the built-up area further into open countryside with consequential landscape impacts.
Land north of Brewer Green Lane, Roydon	GNLP1038	1.06	Residential development of approx. 8-12 dwellings	This site is not considered to be suitable for allocation as it is separated from the existing settlement limit by Diss Town Football Club. Roads in the vicinity of the site are narrow and there is no safe walking route to schools in either Roydon or Diss.
Land north of Frenze Hall Lane and west of Walcott Green, Diss	GNLP1044	10.95	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. Development would require Walcot Green to be widened to a minimum of 5.5 metres along with provision of a 2-metre wide footway between the access and Frenze Hall Road and this does not appear achievable due to land constraints at the southern end of the road. Residential development in this location would also extend the built-up area of Diss further into the

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West of Shelfanger Road (part in Roydon, part in Heywood)	GNLP2104	50.51	Residential development (unspecified number)	This site is not considered to be suitable for allocation because if it was developed in its entirety it would be too large for the scale of development needed in Diss. Consideration was given to whether a smaller section towards the southern end of the site may be more acceptable but there are concerns about achieving satisfactory vehicular and pedestrian access.
<b>Redenhall with Harleston</b>				
Land south of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings	This site is not preferred for allocation as it provides an attractive landscape approach to the town, with sensitive hedgerows and trees along the site boundary which form part of the roadside approach into Harleston.
West of Shortford Road, Harleston	GNLP2088	7.30	150 dwellings	This site is not considered to be suitable for allocation as in highway terms it appears to be impossible to achieve an acceptable visibility splay within the highway or land promoted within the site boundary. The centre of the site has a significant area of surface water flood risk and avoiding this area would mean development would be located away from the existing built form, contrary to form and character.
North of Green Lane, Harleston	GNLP2098	2.52	65 dwellings	Although there are safe pedestrian routes to Harleston Primary School from both Green Lane and Church View, the site is not considered to be appropriate for allocation as Jay's Green is not suitable for vehicular access. In addition, there is a band of surface water flood risk running across the site which would affect the developable area.
South of Redenhall Road, Harleston	GNLP2099	4.40	110 dwellings	This site is not considered suitable for allocation as there are concerns about the visual impact of developing an elevated site at the entrance to the town and the cost implications that this could have for the development. In highways terms

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				development would probably require the realignment of Redenhall Road.
Mendham Lane, Harleston	GNLP2105	1.00	20 dwellings	This site is not considered to be suitable for allocation as residential development here would be disconnected from the rest of the town and out of keeping with form and character being a predominantly commercial area. The stretch of road between the A143 and start of the existing footpath on Mendham Lane is likely to be heavily used by commercial vehicles and so would not be a desirable route to be used by children to get to school. The site would be more acceptable if developed alongside site GNLP2136.
North of Needham Road, Needham (considered with Harleston as well related to built-up area)	GNLP2115	6.00	175 dwellings	This site is not preferred for allocation as it is wholly within the river valley and on grade 2 agricultural land. There is poor connectivity into Harleston and concern about possible coalescence of Needham and Harleston. If developed highway improvements would be required including two satisfactory access points.
South of Needham Road, Harleston (considered with Harleston as well related to built-up area)	GNLP2116	7.00	160 dwellings	This site is not preferred for allocation as although there is a pedestrian footway the site is some distance to Harleston Primary School. Development in this location would further extend the built-up area between Needham and Harleston.
Land @ Church Lane, Redenhall	GNLP3048	0.59	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is currently no settlement limit in this location and no justification to provide one as Redenhall has limited services and facilities. Although there is a footpath for much of the route into Harleston the site is some distance from the primary school and would involve pedestrians navigating the roundabout junction with the A143.
<b>Long Stratton (including part of Tharston)</b>				

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Land west of Chequers Road, Tharston and Hapton	GNLP0142	1.74	Residential (unspecified number)	This site is relatively accessible to services and facilities but is less well related to the built form of Long Stratton and affords less opportunity to deliver a safe walking route to school than other sites put forward. The site is not considered to be suitable for allocation as it extends some distance into open countryside, out of scale with the form of the settlement and residential development in this location would not be particularly compatible with adjoining existing and proposed commercial uses. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land next to Tharston Industrial Estate, west of Chequers Lane, Tharston and Hapton	GNLP0201	3.90	Mixed use (residential and industrial)	This site is not considered to be suitable for allocation due to highway concerns over network capacity. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land to the west of Chequers Road, Tharston and Hapton	GNLP0458	0.96	Approx. 20 dwellings with open space	This site is not considered to be suitable for allocation as it would require significant road infrastructure, junction and highways improvements and as well as new footways to deliver a safe walking route to school. The site is also subject to a high risk of surface water flooding across a large part of the site which may be difficult to mitigate. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land south of St Mary's Road, Long Stratton	GNLP0509	3.60	60-100 dwellings with associated open space	This site is not considered to be suitable for allocation as a planning refusal for 52 homes and open space was recently upheld at appeal. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Blyth Green Park, Stratton Road,	GNLP0576	1.45	Residential (unspecified number)	This site is relatively accessible to services and facilities but less well related to the built form of Long

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Tharston and Hapton				Stratton and affords less opportunity to deliver a safe walking route to school than other sites put forward. Residential development would not be particularly compatible with adjoining existing and proposed commercial uses and therefore the site is not considered to be suitable for allocation. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land at Ciudad Rodrigo Farm, Forncett Road, Tharston and Hapton	GNLP1050	7.50	Housing with associated access and open space, ranging from 35-100 homes	This site is not considered to be suitable for allocation as residential development in this location would be a major intrusion into the rural gap with landscape and ecological impacts. The site would require significant road infrastructure, junction and highways improvements as well as new footways to deliver a safe walking route to school. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
South of Swan Lane, Tharston and Hapton	GNLP3033	5.28	80 dwellings plus 40 bed care homes	Despite being highly accessible to schools, the council offices and a range of other services and facilities this site is not considered to be suitable for allocation due to highway issues as there are concerns over the network capacity of the A140 and Swan Lane junction. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
<b>Wymondham</b>				
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and

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Silfield Pitch and Putt, The Street	GNLP0200	5.97	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings	This site is not considered to be suitable for allocation as it lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form contiguous development.
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
Land to the north east of Silfield Road and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land to the south west of Silfield Road and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space	When considered on its own this site is not preferred for allocation as it is remote from Wymondham, separated from services and facilities by the A11. However, this site also forms part of the Silfield Garden Village proposal with site GNLP0515 and GNLP2168. It is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time, but this could be considered through a future review of the plan.
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential	This site is considered to be unreasonable to allocate for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.

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Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings	This site is not considered to be suitable for allocation as it is remote from Wymondham, poorly related to services and facilities.
East of Field House	GNLP2090	1.70	50 dwelling	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Within WYM3 and WYM13 allocation	GNLP2169	1.36	32 dwellings	This site is within the WYM 3 allocation from the Wymondham Area Action Plan where the principle of housing has already been accepted. Development should come forward as part of a comprehensive scheme in accordance with the existing allocation rather than being planned separately.