

Settlement Name:	Aylsham (Blicking, Burgh & Tuttington and Oulton)
Settlement Hierarchy:	<p>Aylsham is classified as a Main Town in the Greater Norwich Local Plan. At the heart of the town is the Market Place that is well-known for its weekly Friday market, and regular Farmers' markets. Important streets, for historic buildings and for trade in Aylsham, include Hungate Street, Penfold Street, and Red Lion Street. The extensive conservation area in Aylsham stretches from the Manor House on Norwich Road to Millgate at the north; but, also to the north-west of the town, the Blicking conservation area extends southwards to the north-west edge of the town. As to landscape matters, the River Bure flows to the north and around to the south-east of the town. To the south and east of the town, the B1145 Cawston Road and A140 Cromer Road are also important in defining the built edges of Aylsham. In terms of current development, both the Woodgate Farm scheme at the west of the town and the Bure Meadows scheme near the High School are well-advanced.</p> <p>The Aylsham Neighbourhood Plan was 'made' in July 2019 and covers the period to 2038. The vision for the Aylsham Neighbourhood Plan states that 'the market town of Aylsham is renowned for its individuality and historical importance. It is vital that these are protected whilst promoting its unique character, excellent location and strong sense of community.' The Plan seeks to do this through a series of objectives and policies that shape development within the neighbourhood area. The plan contains policies based on themes around housing, environment, economy, recreation and infrastructure.</p> <p>At the base date of the plan there are no carried forward allocations but a total of 225 additional dwellings with planning permission.</p> <p>The Towards a Strategy document identifies Aylsham as a Town (together with Diss, Harleston, Long Stratton and Wymondham) and suggests that circa 900 – 1000+ additional homes should be provided between them over the lifetime of the plan. This site assessment booklet looks in detail at the sites promoted in Aylsham to determine which are the most suitable to contribute towards the overall allocation figure for the Main Towns.</p> <p>Blicking, Burgh & Tuttington, and Oulton are all clustered with Aylsham. They have very little in the way of services and so rely on Aylsham as the nearest place for such provision. No sites have been put forward for consideration in these settlements.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Aylsham			
North of Marriotts Way	GNLP0287	12.85	Approx. 250 dwellings and 2.35ha of public open space for recreation and leisure
South of Burgh Road	GNLP0311	8.60	Approx. 250 dwellings with associated infrastructure, open space and landscaping
Next to river Bure	GNLP0336	21.34	Approx. 300 dwellings, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside Country Park and new footpath links
South side of Burgh Road	GNLP0595	3.28	75-100 dwellings
Norwich Road	GNLP0596	11.95	Approx. 250 dwellings
B1145 Henry Page Road /Norwich Road	GNLP2059	1.32	15-20 dwellings
West of A140	GNLP2060	0.98	20 dwellings
Total area of land		60.32	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant Landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Aylsham														
GNLP0287	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
GNLP0311	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0336	Amber	Green	Amber	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP0595	Amber	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Amber
GNLP0596	Green	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber
GNLP2059	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Red	Green
GNLP2060	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Aylsham	
GNLP0287	<p>General comments One comment in support of site. See full report to view assessment with particular reference to access, accessibility to services and utilities capacity.</p> <p>Objections raised concerns regarding excessive traffic on unsuitable roads, lack of infrastructure, poor link to town, environmental impacts, flood risk, access and the site is on a greenfield site outside the settlement boundary. Suggestions that Anglian water has raised concerns. Better options are believed to be 0311 and 0595.</p> <p>Aylsham Town Council comments Aylsham Town Council do not feel able to comment on whether to support the sites or not until further detail is provided. However, any future development must conform to the requirements in the draft neighbourhood plan.</p>
GNLP0311	<p>General comments One comment in support of site. Site GNLP0311 should be allocated for residential development. As set out in the full Representation and supporting technical evidence (submitted via email), the site is suitable, available, achievable and viable and a significant quantum of residential development can be delivered here in the plan period. It represents a highly sustainable and logical location for growth, and technical evidence has been prepared to demonstrate that there are no constraints to delivery. See full report to view assessment with particular reference to access, accessibility to services and utilities capacity.</p> <p>This site appears to be the best option for Aylsham. The road has been widened, pavements provided, giving good access to these sites for developers' plant and building materials and subsequent easy exit from Aylsham for future residents.</p> <p>Objections raised concerns if this site is to be developed then it should be only in conjunction with GNLP0595. Whilst it would have better access than site GNLP0336, it would generate additional local vehicular traffic to the detriment of the town environment and to the town centre in particular.</p> <p>Aylsham Town Council comments Aylsham Town Council do not feel able to comment on whether to support the sites or not until further detail is provided. However, any future development must conform to the requirements in the draft neighbourhood plan.</p>

GNLPO336	<p>General comments</p> <p>One comment in support of site. Demonstrated how all environmental and infrastructure constraints can be overcome on the site. The site represents the only opportunity of sufficient scale that can viably deliver both a significant contribution towards the housing needs of Aylsham and necessary key community infrastructure such as the proposed primary school. This site appears to be the best option for Aylsham. The road has been widened, pavements provided, giving good access to these sites for developers' plant and building materials and subsequent easy exit from Aylsham for future residents.</p> <p>The Armstrong Rigg Planning representation on behalf of Westmere Homes' proposal for the Land next to the River Bure site intends to include a 'community zone', something that the Aylsham Local Neighbourhood Plan would be supportive of. As part of the community facilities an area of land for a Scout Ground where a new HQ for the 1st Aylsham Scout Group could be built would be immensely beneficial for the Scout Group and the local community. The 1st Aylsham Scout Group is therefore supportive of the Westmere Homes proposal for the GNLPO336 site.</p> <p>Objections raised concerns regarding the current development north of Borough Road has one road access plus a small emergency route. It is unrealistic to expect an additional road onto the A140 or Borough Road so there will be too many houses served by one access.</p> <p>Aylsham Town Council comments</p> <p>Aylsham Town Council do not feel able to comment on whether to support the sites or not until further detail is provided. However, any future development must conform to the requirements in the draft neighbourhood plan.</p>
GNLPO595	<p>General comments</p> <p>One comment in support of site. It is noted that the published site suitability conclusions place an 'amber' assessment against: access, accessibility to services, utilities capacity and utilities infrastructure. The original representation indicated no number of dwellings; please note that we now propose 75-100 dwellings, plus potential community use. It is unclear what the 'amber' against 'townscapes' and 'compatibility with neighbouring uses' refers to.</p> <p>If Aylsham has to choose its next site for housing development, then this appears to be the best option in conjunction with GNLPO311. Access to Burgh Road from the A140 has been improved to cater for the Bure Meadows development and the opening of a petrol station and Starbucks cafe. The road has been widened and pavements provided, giving good access to these sites for developers' plant and building materials and subsequent easy exit from Aylsham for future residents.</p>

	<p>Objections raised concerns regarding being exposed to view from the A140, access, generation of local traffic and there would have to be improvements to the footpaths and cycle ways into town.</p> <p>Aylsham Town Council comments Aylsham Town Council do not feel able to comment on whether to support the sites or not until further detail is provided. However, any future development must conform to the requirements in the draft neighbourhood plan.</p>
GNLP0596	<p>General comments One comment in support of site. The site is available for development of some 300 - 350 dwellings, access, public open space, and land for community use/s. The published site suitability conclusions place an 'amber' assessment against: accessibility to services, utilities capacity and utilities infrastructure. However, Norfolk Homes has undertaken a full site and services survey which illustrates that there are no such constraints to development, and as such all should be identified as 'green'.</p> <p>This is the best site to develop for housing in Aylsham, having the least impact on the environment and with the best potential road access. There should be access links to the Buxton Road area (at the very least footpath / cycleway / emergency links) and there would need to be a substantial reservation for landscaping and noise attenuation measures along the A140 frontage.</p> <p>Objections raised concerns regarding access, traffic congestion, road safety and loss of agricultural land.</p> <p>Aylsham Town Council comments Aylsham Town Council do not feel able to comment on whether to support the sites or not until further detail is provided. However, any future development must conform to the requirements in the draft neighbourhood plan.</p>
GNLP2059	<p>Norfolk FA Norfolk FA are supportive of residential development in Aylsham, on the proviso S106 contributions are considered to support the development of an existing football facility situated in the Town, at Youngs Park. Aylsham Football Club has plans to develop its existing facility to create a 3G pitch onsite, of which this project is a strategic priority.</p> <p>Aylsham Town Council comments Outside the settlement boundary and dangerous access</p> <p>Burgh and Tuttington Parish Council comments Two further sites have been identified in the Aylsham area under Part B of the Regulation 18 plans. Both lie outside the existing Aylsham</p>

	<p>building boundary but one is of particular concern. Site GNLP2059 (for 15-20 houses) lies south of the A140 - B1145 junction between Aylsham and Marsham. Development here would set a precedent to continue in-fill development on the land between Aylsham and Marsham. This would generate a rural conurbation which would have negative consequences especially for Aylsham and its central role in regional tourism.</p>
GNLP2060	<p>Norfolk FA Norfolk FA are supportive of residential development in Aylsham, on the proviso S106 contributions are considered to support the development of an existing football facility situated in the Town, at Youngs Park. Aylsham Football Club has plans to develop its existing facility to create a 3G pitch onsite, of which this project is a strategic priority.</p> <p>Aylsham Town Council comments Aylsham Town Council has reviewed the new sites and wishes to make the following comments regarding GNLP 2060. The Town Council think that further direct access onto the A140 should be rejected. This is a fast road and adding extra exits can only add to safety issues on this road. Also the Town Council have NOT nominated the site to the east in the draft Neighbourhood Plan.</p> <p>Burgh and Tuttington Parish Council comments We believe there are three principal risks to the Aylsham area to over-development.</p> <ol style="list-style-type: none"> 1. The potential to alter the essential character of the historic market town of Aylsham itself. 2. The likely deleterious effects of excessive expansion on Aylsham as a focus for tourism in North Norfolk as a whole. 3. The consequences for undermining the special natural environment along the Bure valley, its associated communities and the high grade agricultural land in and around the valley. <p>Sites were outlined in Part A of the GNLP proposals for approximately 1000 new houses on the eastern edge of Aylsham. These sites lie outside of the existing Aylsham building boundary but remain to the west of the A140 corridor which could act as a boundary for further developmental creep towards the Bure valley to the east.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Aylsham is a historic market town, identified as a Main Town in the emerging Greater Norwich Local Plan. The historic core, marketplace and range of services make it an attractive, popular location. There are local employment opportunities, primary health care, a high school and good transport links.

Seven sites ranging from approximately 1 - 21 hectares are promoted in Aylsham totalling approximately 60 hectares. Against the HELAA criteria there are issues to do with access to services, flood risks affecting parts of sites, infrastructure capacity (including sewerage and education), compatibility with neighbouring uses and the local road network. However, none of the issues would appear to be insurmountable, though they may restrict development in certain parts of sites. All the sites are in Agricultural Land Classification Grade 2, apart from site GNLP0336 which is mainly in Grade 3. All sites, apart from GNLP2059, have a reasonable relationship to the existing built form. Site GNLP2059 is to the extreme south of the town, located outside the clear built-form of the town and the “hard-edge” which is demarcated by the B1145 Henry Page Road and adjacent landscaping belt, and the A140. Residential development here would appear as a separate enclave divorced from the town and would be less well related to form and character.

All sites are short-listed as reasonable alternatives for more detailed assessment, apart from site GNLP2059 for the reasons given above.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Aylsham			
North of Marriotts Way	GNL0287	12.85	Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure
South of Burgh Road	GNL0311	8.60	Residential development of approx. 250 homes with associated infrastructure, open space and landscaping
Next to river Bure	GNL0336	21.34	Residential development of approx. 300 dwellings, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside Country Park and new footpath links
South side of Burgh Road	GNL0595	3.28	75-100 dwellings
Norwich Road	GNL0596	11.95	Residential development for approx. 250 dwellings
West of A140	GNL2060	0.98	Residential development for 20 dwellings
Total area of land		59.00	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0287
Address:	North of Marriotts Way
Proposal:	Residential development of approx. 250 houses and 2.35 ha of public open space for recreation and leisure

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Arable Land (Agriculture)	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity
HELAA Conclusion This is a large site of 12 ha that would most likely link to the Cawston Road via the existing AYL1 allocation (Willow Park). Main constraints of the site are to do with vehicular access and utilities capacity. There are services and facilities within an accessible distance but it is noted that this site is 1 km from the Market Square. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to access via St Michael's Avenue and improvements to Marriotts Way. Preference 4 (Earlier comment – No- Access)
Development Management Access to the site appears significantly constrained if required to cross the Marriotts Way which is a CWS and GI asset. Likely to be better sites sequentially preferable in terms of distance to and access to town centre.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.
Lead Local Flood Authority No comments

Children's Services:

Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch Site Plan

Site Reference:	GNLP0311
Address:	South of Burgh Road
Proposal:	Residential development of approx. 250 homes with associated infrastructure, open space and landscaping

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Transport and Roads
HELAA Conclusion This is a large site of 8 ha, adjacent to the built edge of the Town, on the south side of Burgh Road. There are no absolute constraints but to be developed to its full extent of circa 250 homes would require mitigations. The main issues relate to access and utilities capacity. Access mitigations are likely to include new junction connections associated to Burgh Road and the A140, as well as possible non-vehicular access via Forester Way and Station Road. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to being progressed with GNLP0595 (325-350 dwellings total). Requires 2 accesses from Burgh Road. May require carriageway realignment to achieve required visibility. Will require carriageway widening to achieve a minimum width of 5.5m over the full frontage. A 2.0m footway should also be provided to connect with the existing facility to west. Combined site, Aylsham preference 1
Development Management No significant issues foreseen but view of highway authority should be sought regarding access to Burgh Road
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments
Children's Services Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

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PLANNING HISTORY:
No recent history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Drainage Impact Assessment• Preliminary Ecological Appraisal• Concept Masterplan• Archaeological Assessment• Desk Study Summary Investigation• Flood Risk Screening• Desktop Utility Search• Transport Note

Site Reference:	GNLP0336
Address:	Next to River Bure
Proposal:	Residential development of approx. 300 dwellings, a neighbourhood centre to include commercial and retail uses, a primary school, public open spaces, play areas, a Riverside Country Park and new footpath links

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Low grade agricultural land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Utilities Infrastructure, Flood Risk, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion This is a large site of 21 ha to the north of an existing allocation AYL2 (Bure Meadows) on the east of the Town. There are no absolute constraints but to be developed to its full extent of circa 300 homes would require mitigations. The main issues relate to access and management of surface water flood risk to part of the site. Access mitigations are likely to include new junctions connections associated to Burgh Road and A140, as well as connections to the Town Centre. Whilst generally in Flood Zone 1, the site encroaches on the river floodplain on its northern and north-eastern edges reducing the net developable area. The site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes. Subject to satisfactory access strategy via AYL2. Preference 3</p> <p>Development Management Unclear how access would be achieved, large part of the site in flood zones 2 and 3, impact on Bure Valley landscape and heritage issues and scale of development seems excessive for the less constrained part of site. Other sites are considered more favourable.</p> <p>Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. The site is within the consultation area of a safeguarded waste management site and a safeguarded water recycling centre. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy</p>

Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

No comments

Children's Services

Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Transport Feasibility Appraisal
- Proposed Site Plan
- Foul Drainage Assessment

Site Reference:	GNLP0595
Address:	South side of Burgh Road
Proposal:	75-100 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Residential and scrubland	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Accessibility to Services, Utilities Capacity, Utilities Infrastructure, Townscapes, Transport and Roads, Compatibility with Neighbouring Uses

HELAA Conclusion

This is a large site of 3 ha, beyond the built edge of the Town, on the south side of Burgh Road. There are no absolute constraints but to be developed several mitigations need to be overcome that relate mainly to access, utilities capacity, townscape impacts, and compatibility with neighbouring uses. Access mitigations are likely to include new junction connections associated to Burgh Road and the A140, as well as footway improvements on Burgh Road. Whilst the site is 700 metres from the High School, and inside the A140 bypass of the Town, the site is separate from the existing edge of the Town. The site's proximity to the A140, and to the sewage works some 300 metres to the north-east, may affect how the site could be developed. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS

Highways

Yes. Subject to being progressed with GNLP0311 (325-350 dwellings total). Requires 2 accesses from Burgh Road. May require carriageway realignment to achieve required visibility. Will require carriageway widening to achieve a minimum width of 5.5m over the full frontage. A 2.0m footway should also be provided to connect with the existing facility to west. Combined site, Aylsham preference 1

Development Management

Site poorly related in townscape terms. Access on to bend and assurances that highways are satisfied and level of highway improvements required are deliverable should be sought.

Minerals & Waste

The site is within the consultation area of a safeguarded water recycling centre. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any

successor policy) in relation to consultation with the Mineral and Waste Planning Authority.

Lead Local Flood Authority

No comments

Children's Services

Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No relevant history. Site used for car boot sales

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch Layout Plan

Site Reference:	GNLP0596
Address:	Norwich Road
Proposal:	Residential development for approx. 250 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture - arable	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Utilities Infrastructure, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion This is a large site of 12 ha that would most likely access onto Norwich Road, with possible secondary accesses onto Buxton Road / The Triangle. The site is adjacent to the built edge of the Town and constraints are likely to be within the bounds of mitigation. Constraints include forming a new access, utilities capacity in the Town, and on the site's southern boundary mitigations associated to noise from the A140. The site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes. Subject to a maximum of 100 dwellings with access from Norwich Road, 2m footway required across full site frontage, extending northwards to link with existing facility. 250 dwellings would need 2nd point of access – not feasible at Copeman Rd and not appropriate at Buxton Rd (constrained highway corridor at north western end). Pedestrian & cycle only accesses acceptable at Buxton Road and Copeman Road. Preference 2</p>
<p>Development Management Site has limited constraints and would appear suitable for further consideration.</p>
<p>Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services</p>

Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

20121111

Outline for 250 dwellings. Refused as outside settlement limit, not allocated and cumulative scale of development.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2060
Address:	West of A140
Proposal:	Residential development for 20 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Compatibility with Neighbouring Uses</p> <p>Red Constraints in HELAA Transport and Roads</p>
<p>HELAA Conclusion This is a 0.98 ha site promoted for approximately 20 dwellings, accessed directly from the A140, to the east of Aylsham. Initial Highways Authority advice has raised concern about forming an acceptable site access and the suitability of the road network. There being implications for the road network in having another access point along the A140. Alternatively, this site could be accessed via neighbouring land promoted for development, but it is not apparent from the submitted information that such negotiation is taking place. The site is beyond the existing built edge of Aylsham, but services including schools, bus stops, employment and retail in the Town are within an accessible distance. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Landscaping and acoustic mitigations could be required next to the A140, and other general considerations may include utility and infrastructure upgrades, as well as management of surface water flood risk. In conclusion, the site is considered suitable for the land availability assessment, but with the site access arrangements being a subject for which more information is needed.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Access and connectivity appear fundamental issue that may not be possible to overcome.</p> <p>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority No comments</p>

Children's Services: Aylsham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Six reasonable alternative sites have been identified in Aylsham at Stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Aylsham is a Main Town and the ‘Towards a Strategy’ document identifies a requirement for 900-1000+ new dwellings across this sector of the hierarchy. Through further discussion, a combination of three sites (GNLP0311, GNLP0595, GNLP2060) are preferred for allocation for 300 dwellings and a site for a new primary school. This decision is partly based on the sites’ ability to provide a school site, and partly to allow two points of access onto the highway.

In addition, GNLP0336 and GNLP0596 are considered to be reasonable alternatives if more growth is needed in the towns. However, these sites would need to satisfy highway concerns regarding access, footpaths and would need to prove that a school could be delivered on one of the sites.

Sites GNLP0287 and GNLP2059 have been dismissed on highway grounds and as sites less well related to the existing built form of the town.

In conclusion, there is one site (a combination of the three sites mentioned above) identified as a preferred option in Aylsham providing for 300 new homes. There are no carried forward allocations but a total of 225 additional dwellings with planning permission. This gives a total deliverable housing commitment for Aylsham of 525 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
Land to the South of Burgh Road	GNLP0311, 0595 and 2060 (combined)	12.86	300 dwellings, including a site for a new primary school	There are a number of similarly performing sites put forward in Aylsham, but this combination of sites is preferred for allocation as it is favoured in highway terms as long as two points of access are provided. The site allocation will need to include a requirement for a new primary school in Aylsham required to meet growth needs.

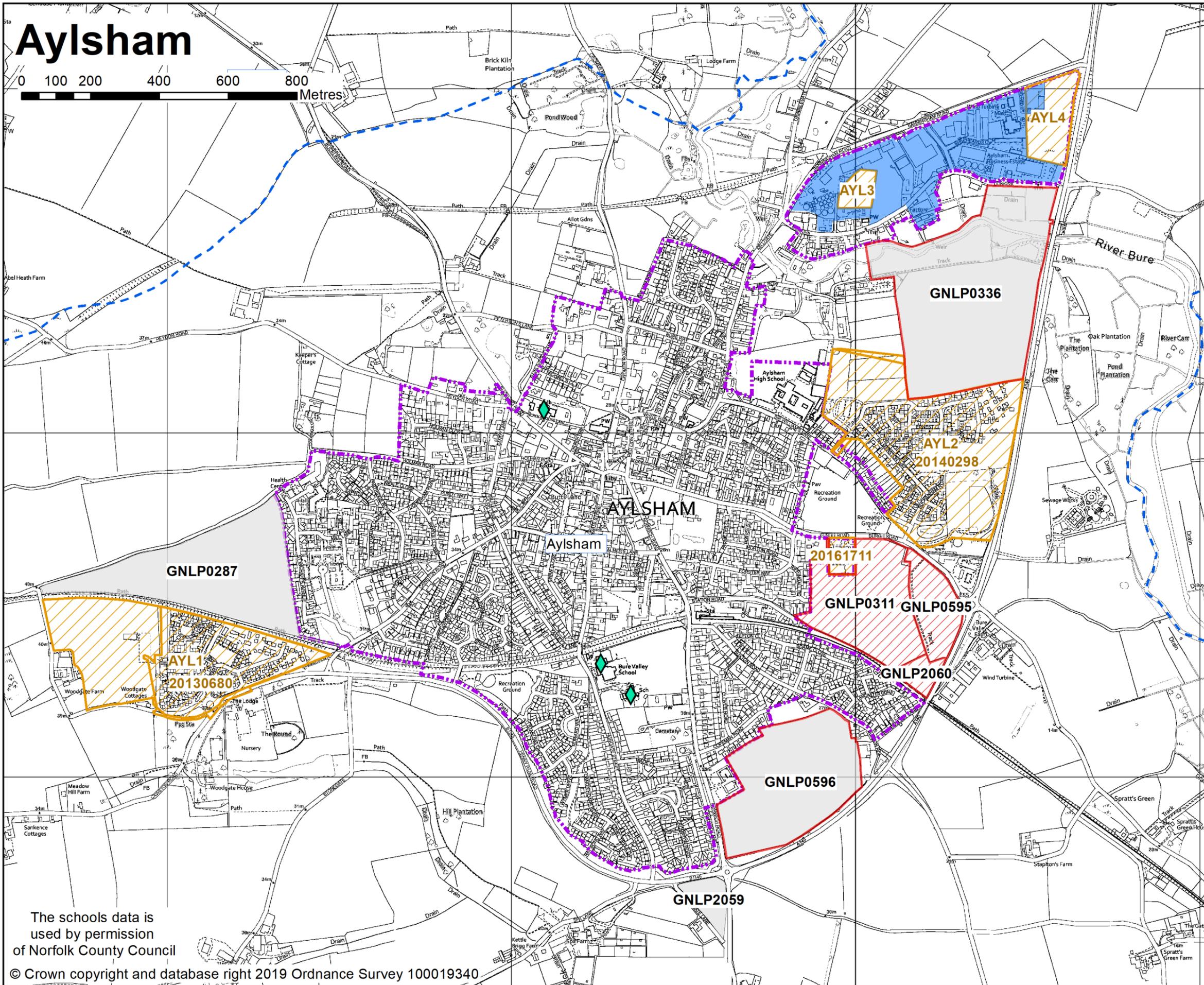
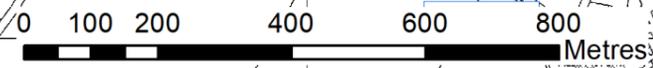
Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
Next to River Bure	GNL0336	21.34	Residential development of approx. 300 dwellings, a neighbourhood centre to include community and retail uses, a primary school, public open space, play areas, a Riverside County Park and new footpath links	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to a satisfactory access strategy via existing allocation AYL2. A new school site is needed in Aylsham which is promoted as part of this scheme, however more evidence is needed regarding delivery. The potential to deliver a school on this site needs to be balanced against the fact that there are considered to be other more preferable sites for allocation in the town on highways grounds. This site is therefore of secondary preference for allocation in the town. The site does have some constraints including a large area in flood zones 2 and 3, impact on the Bure Valley landscape and heritage issues.
Norwich Road	GNL0596	11.95	Residential development for approx. 250 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to mitigation measures. For highways reasons, requirements would include a maximum of 100 dwellings with access from Norwich Road and a 2 metre wide footpath across the site frontage. 250 dwellings would require two points of access, but this would require further investigation as it would not be possible from either Copeman Road or Buxton Road. This site is therefore of secondary preference for allocation in the town.

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
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.

Aylsham



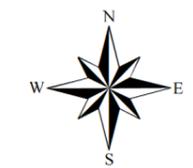
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Reasonable Alternative Site
- Unreasonable Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Existing Settlement Boundary
- Parish Boundary

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