

Settlement Name:	Brundall (Postwick with Witton)
Settlement Hierarchy:	<p>Brundall is identified as a Key Service Centre in the Greater Norwich Local Plan. Services include a primary school, library, doctors surgery, a food store, and public transport. For the purposes of the plan Brundall is clustered with Postwick with Witton. Postwick with Witton is a small village with few facilities in its own right, although the southern quarter of the Broadland Business Park and the Park & Ride are within Postwick parish.</p> <p>The Brundall Neighbourhood Plan was ‘made’ in May 2016 and covers the period to 2026. The vision for the Brundall Neighbourhood Plan is for Brundall to remain a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community.</p> <p>At the base date of the plan there are no carried forward allocations in Brundall or Postwick with Witton but there are 175 dwellings with planning permission.</p> <p>The ‘Towards a Strategy’ document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres over the lifetime of the plan. The level of existing commitment in Brundall suggests very little additional growth in the settlement, although this site assessment booklet looks in detail at the sites promoted to determine if any are suitable for allocation.</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
Brundall			
Land at Yarmouth Rd	GNLP0254	6.62	Residential (unspecified number)
Land west of Maurecourt Drive	GNLP0295	12.23	Approx. 387 dwellings
Yarmouth Road and Berryfield	GNLP0325	8.86	Up to 192 dwellings and public open space. Retail supermarket and car park parking spaces.
Land north of Brecklands Road	GNLP0352	14.67	Residential (unspecified number) including self-build and affordable housing with parkland

			and enhanced public access to Run Dike
Land north of Postwick Lane/West of Holmesdale Road	GNLP0375	8.91	Approx. 200-250 dwellings, open space and possible community facilities
Land north of Links Avenue	GNLP0436	17.17	Up to 250 dwellings plus open space, recreation and leisure uses
Postwick with Witton			
Land west of Oaks Lane, Postwick (Site A1)	GNLP0369	1.47	32-48 dwellings, land for primary school and associated facilities
Land west of Oaks Lane, Postwick (Site A2)	GNLP0370	6.28	75-115 dwellings, land for primary school and associated facilities
Land north of the A47, North and East of Witton Hall and west of Dawlings Wood	GNLP0571	65.48	New village with access off A47 and links to Little Plumstead
East of Witton Lane	GNLP3009	0.77	Residential development, 4-5 dwellings
Total area of land		142.46	

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
Brundall			
38 Strumpshaw Road	GNLP2177	0.28	6 dwellings
Postwick with Witton			
East of Witton Road	GNLPSL3003	0.24	Single dwelling

(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
Brundall			
East of Brundall Memorial Hall	GNLP2069	8.67	Recreation and leisure
Postwick with Witton			
Land south of A1042 Yarmouth Road (Site B)	GNLP0371	3.08	Commercial development unspecified (possibly ranging from restaurant/café, public house, takeaway and/or non-residential institutions such as crèche or day nursery)
Land adj. Postwick Interchange	GNLP3029	3.12	Mixed use including leisure, roadside, retail
Land north of Yarmouth Road	GNLP3049	1.71	Employment

(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														
Brundall														
GNLP0254	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP0295	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP0325	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Amber	Amber
GNLP0352	Amber	Green	Amber	Green	Green	Red	Green	Amber	Amber	Green	Amber	Green	Amber	Amber
GNLP0375	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green
GNLP0436	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Amber	Amber
Postwick with Witton														
GNLP0369	Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Amber
GNLP0370	Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Amber
GNLP0571	Green	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP3009	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Brundall	
GNLP0254	<p>General comments Objections raised concerns regarding effect on recently built or committed developments across Blofield and Brundall. Other issues include infrastructure already struggling to cope, loss of agricultural land, local economy concerns, traffic congestion and concerns over Blofield and Brundall merging.</p> <p>Brundall Parish Council comments Brundall can't accommodate any further development up to 2036 based on existing dwellings and permissions already granted. Already had 150 (The Pastures) and 44 (Mallards) and 6 infill homes built during the current Local Plan which stated only 50 houses and the village has recently had a further 155 and 170 houses pending.</p>
GNLP0295	<p>General comments Two comments in support of site. Site is promoted as being available and deliverable for residential development of approximately 387 dwellings. Note: site plan GNLP0295 as shown on the GNLP map is incorrect. Lanpro agree with the conclusion of the HELAA in that the site is SUITABLE for allocation for residential use. The site remains available and deliverable for residential development within the early stages of the draft GNLP plan period.</p> <p>Objections raised concerns regarding scale of development, lack of infrastructure, loss of agricultural land, site does not improve for develop local economy, overstretched services and location bringing Brundall too close to Norwich.</p> <p>Brundall Parish Council comments Brundall can't accommodate any further development up to 2036 based on existing dwellings and permissions already granted. We already have had 150 (The Pastures) and 44 (Mallards) and 6 infill houses built during the current Local Plan which stated only 50 houses and the village has recently had approval for a further 155 houses (Brooms site). I.e. 355+ plus a pending application for 170 houses. We believe this is proportionate with what is the overall requirement within the GNLP.</p> <p>Postwick with Witton Parish Council comments We object to any development on this site.</p>
GNLP0325	<p>General comments Objections raised concerns regarding loss of agricultural land and lack of services and infrastructure to support such as site.</p>

	<p>The site has already been approved. 'What we now look to be having instead of recreational space voted for in the neighbourhood plan and allocated by Broadland in its land allocation is 155 houses, supermarket, gym and a full size artificial (with 3m high fence) football pitch that will be not only an eyesore but under used. It was apparent that objections from residents carried no weight whatsoever.'</p> <p>Brundall Parish Council comments Objection raised. Keep the status quo, i.e. as recreation as per our neighbourhood plan policies.</p>
GNLP0352	<p>General comments Comments submitted in support of site. The concept plan illustrates a high quality, landscape-led development that is sensitive to its setting, with no constraints that would prevent its delivery. In short, the scheme comprises sustainable development, with a range of community benefits including a country park and enhanced footpath links, as well as assisted living accommodation and bungalows to help meet the needs of an ageing population, which is wholly appropriate for allocation.</p> <p>As an area of land assuming it does not cause problem regarding dampness and drainage it is a good place to build, it will have less impact on the character of the village as it is set back from the street, traffic can exit via Blofield Road and make a choice as to where they will join the A47.</p> <p>Objections raised concerns regarding previously being told in 2013 the land would not be consulted on for further development.</p> <p>Objections raised concerns regarding removal of scenic land, area is already over-subscribed, lack of services as well as being able cope with the population density, removal of valuable agricultural land, destruction wildlife habitats and contravenes the Brundall Neighbourhood Plan.</p> <p>Brundall Parish Council comments Brundall can't accommodate any further development up to 2036 based on existing dwellings and permissions already granted. We already have had 150 (The Pastures) and 44 (Mallards) and 6 infill houses built during the current Local Plan which stated only 50 houses and the village has recently had approval for a further 155 houses (Brooms site). I.e. 355+ plus a pending application for 170 houses. We believe this is proportionate with what is the overall requirement within the GNLP. We would also like to add that the site if allocated for housing would conflict with our "Important Views" neighbourhood plan policy.</p>

GNLP0375	<p>General comments Objections raised concerns regarding scale of development, struggling infrastructure, road safety, loss of agricultural land and traffic congestion.</p> <p>One comment in support of site. This parcel of land is ideal for development if suitable roads into and out of the site can be achieved and is within walking distance of shops, chemist etc situated to the west of Cucumber Lane. I would suggest efforts should be made to take the traffic onto Postwick Lane to alleviate traffic going to the Cucumber Lane roundabout.</p> <p>Brundall Parish Council comments Brundall can't accommodate any further development up to 2036 based on existing dwellings and permissions already granted. We already have had 150 (The Pastures) and 44 (Mallards) and 6 infill houses built during the current Local Plan which stated only 50 houses and the village has recently had approval for a further 155 houses (Brooms site). I.e. 355+ plus a pending application for 170 houses. We believe this is proportionate with what is the overall requirement within the GNLP.</p>
GNLP0436	<p>General comments Comments made in support of site. Some of the issues that have been highlighted in the settlement summary in respect of this site have also been raised in relation to the planning application, these matters have been and are being addressed. It is noted that the GNLP HELAA undertaken for this site indicates that the site is 'suitable' for the purposes of land availability assessment.</p> <p>Comment submitted in support of site. The proposal submitted gives Brundall much needed recreational space and in keeping with the neighbourhood plan, most of the residents who signed the petition against this development were against any form of new building, but it has been shown by the recent approval of the GNLP0325 site that the planning committee are powerless to stop approval. This site is better thought out and will have less impact on the traffic situation at the Cucumber Lane roundabout than that already approved north of Berryfields.</p> <p>Objections raised concerns regarding road safety, traffic congestion, overstretched services, loss of scenic & historic routes for walkers, site is adjacent to Witton Run (a significant geomorphological feature), loss of agricultural land and it should be kept for recreation as it is at the centre of the village.</p> <p>Brundall Parish Council comments We would like for the full site to be allocated for recreation only due to the chronic shortage of land for recreational purposes</p>

Postwick with Witton	
GNLP0369	<p>Postwick with Witton Parish Council comments 48 dwellings are inappropriate as there is already approval for 12 on the site. Oaks Lane would suffer from traffic issues due to 50% increase in housing.</p>
GNLP0370	<p>Broads Authority comments Discussions on the proximity to the Broads are welcomed. Dark skies. Potential significant visual impact.</p>
GNLP0571	<p>General comments If Brundall gets less development because of this new village then it is good. Designers should achieve a better way for the traffic to join the A47 and provide services etc.</p> <p>The land should remain as good quality agricultural land. If approved, Brundall, Blofield, Great and Little Plumstead would become a dormitory town.</p> <p>Cucumber Lane is already at full capacity and causing issues. There is no infrastructure to support links to Little Plumstead. The allocation does not comply with Policy 1 of Plumstead Neighbourhood Plan. Roundabout at Witton on A47 is already bad at peak times. Designers should achieve a better way for traffic to join the A47. There is wildlife in the area that would need protection. Services would need to be provided.</p> <p>Norfolk Wildlife Trust comments Witton Run is a key GI corridor linking to Broads National Park and it is essential that it is recognised if the GI strategy is to have any value.</p> <p>Postwick and Witton Parish Council comments We object to this proposal due to Cucumber Lane roundabout already at full capacity and causing traffic flow issues. There is already much concern about road safety. Also, there is considerable development in Blofield and Brundall as well as suggested sites in the same area.</p> <p>Great and Little Plumstead Parish Council comments The parish council objects to this site allocation. In particular the mention of "links" to Little Plumstead, where there is no infrastructure to support such a link to a major development. The road access to Little Plumstead is not suitable for a high volume of traffic. The allocation also does not comply with Policy 1 of our neighbourhood plan.</p>
GNLP3009	<p>No comments available as submitted as site submitted during stage B consultation.</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

Ten sites (six in Brundall and four in Postwick) have been promoted for residential development in Brundall and Postwick with Witton on sites 0.5ha or larger totalling 142.46 ha. The 'Towards a Strategy' document suggests little additional growth in Brundall given the existing commitment and recent level of house building but it is important to assess the sites put forward nonetheless to see if there may be any potential for allocation.

Brundall

All six sites promoted in Brundall are considered to be reasonable alternatives for further consideration at this stage:

GNLP0254 and 0325

At the north of the settlement and east of Cucumber Lane, GNLP0325 and GNLP0254 are overlapping and adjacent parcels of land north of Berryfields and south of the A47. Much of this land is within the boundary of a planning consent for 155 homes and a supermarket (ref: 20161483). The land outside the boundary of consent 20161483 is the eastern portion of GNLP0254. On the eastern side of GNLP0254 the constraints in terms of landscape are greater but nevertheless the land represents a reasonable alternative.

GNLP0295

West of Cucumber Lane at the north of Brundall, GNLP0295 is a 12 ha site west of Maurecourt Drive. Access appears to rely upon the recently completed Persimmon Homes scheme (ref: 20121638) for 150 dwellings. Assuming access can be achieved to Cucumber Lane GNLP0295 is a reasonable alternative. Constraints are utilities capacity, surface water flood risk, landscape and townscape considerations, and to attenuate noise from the A47; but the constraints are deemed within the bounds of mitigation.

GNLP0352

At the south-east of Brundall, GNLP0352 is a 14 ha site proposed for residential development and open space. GNLP0352 is adjacent to the Witton Run, presenting landscape and townscape constraints. There are constraints as well to do with access, as well heritage matters to do with impact on the setting of the Grade I St Andrew & St Peter Church and Grade I St Michael and All Angels Church. The periphery of the site is at flood risk but the site remains a reasonable alternative.

GNLP0375

On the western edge of Brundall, GNLP0375 is an 8.91 ha site north of Postwick Lane and west of Holmesdale Road. Concerns exist over highways access, utilities capacity, surface water flood risk, landscape intrusion, and the suitability of the surrounding road network. It is noted too that Holmesdale Road is constrained in terms of being able to serve new development but it is conceivable that access could come from Postwick Lane. GNLP0375 is a reasonable alternative for further assessment.

GNLP0436 (and overlapping GNLP2069)

On the eastern edge of Brundall, GNLP0436 consists of a parcel of land east of the Memorial Hall. GNLP0436 is a 17 ha proposal for up to 250 dwellings, open space, recreation and leisure uses. On a different boundary extent GNLP2069 is promoted for recreation and leisure, considered in the non-residential booklet. At the time of writing a planning application for 170 dwellings, sports pavilion, country park, and outdoor recreation is awaiting determination (20171386). Constraints exist, most notably over access, landscape intrusion into the Witton Run, and the potential for recreational open space. These matters could be resolved via the planning application process but nevertheless 0436 is a reasonable alternative.

Postwick with Witton

None of the four sites promoted at Postwick with Witton are considered to be reasonable alternatives mainly because of the distance and lack of safe route to Brundall Primary School.

GNLP0369 & 0370

On the edge of Postwick village, GNLP0369 is a 1.47 ha site promoted for 32-48 dwellings west of Oaks Lane. Adjacent land promoted as GNLP0370 for 75-115 dwellings measures 6.28 ha. Both sites are constrained by landscape, townscape,

and heritage matters but are unreasonable alternatives due to the absence of a safe walking route to the nearest primary school. Brundall Primary School is over 4 km away.

GNLP0571

Towards the north of the parish, GNLP0571 is a 65 ha site north of the A47 (in the vicinity of Witton Hall) promoted as a new settlement. Constraints exist in respect to issues of access, impact on the road network landscape, townscape, ecological designations, and heritage assets. The submitted information gives no indication that the necessary infrastructure and mitigations can be overcome. On this basis the site is considered an unreasonable alternative. GNLP0571 is also out of step with the proposals in the *Towards a Strategy* document.

GNLP3009

GNLP3009 is located to the east of Witton Lane. The location is remote and detached from any existing settlement boundary and is therefore deemed to be unreasonable for allocation.

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
Brundall			
Land at Yarmouth Rd	GNLP0254	6.62	Residential (unspecified number)
Land west of Maurecourt Drive	GNLP0295	12.23	Approx. 387 dwellings
Yarmouth Road and Berryfield	GNLP0325	8.86	Up to 192 dwellings and public open space. Retail supermarket and car parking spaces.
Land north of Brecklands Road	GNLP0352	14.67	Residential (unspecified number) including self-build and affordable housing with parkland and enhanced public access to Run Dike
Land north of Postwick Lane/West of Holmesdale Road	GNLP0375	8.91	Approx. 200-250 dwellings, open space and possible community facilities
Land north of Links Avenue	GNLP0436	17.17	Up to 250 dwellings plus open space, recreation and leisure uses
Total area of land		68.46	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0254
Address:	Land at Yarmouth Road
Proposal:	Residential development for an undetermined number of homes.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This is a large greenfield site to the north of Brundall off Yarmouth Road therefore, well-related to services and character of the village as adjacent to open space allocation. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also, that it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include sections to the south within low to med risk of surface flooding, associated with the Witton Run/ Run Dike nearby, noise, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, impact on listed buildings and landscape. There are a number of constraints affecting this site but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes, subject to frontage development along with access at Yarmouth Road and carriageway narrowing/provision of cycle way/footway at frontage. Emergency vehicular access at Berryfields. Provision of footway at Berryfields frontage to tie in with existing facility and pedestrian/cycle route through development.</p> <p>Development Management Western part of site is a commitment - the proposed eastern part has some landscape issues but not insurmountable through good design. Would need to be planned with existing commitment.</p>

Minerals & Waste

No safeguarded mineral resources.

Lead Local Flood Authority

Mitigation required for heavy constraints. Significant information required at a planning stage. RoFSW mapping indicates that there is a flow path through the site just north of the southern boundary in the 1% and 0.1% events. It is recommended that the site boundary is amended to be north of this flow path, as the remainder of the site is free from mapped surface water risk. If the boundary is not amended, any planning application should be supported by robust information to demonstrate that flood risk downstream will not be increased. The site is with 100m of a watercourse but there are no mapped connections to it from the site. The location adjacent to an existing urban area suggests that sewerage connections may also be available.

Children's Services

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

PLANNING HISTORY:**20161483/20180935**

No history - see adjacent site with pp under outline 20161483 for 155 dwellings, varied by 20180935 with RM submitted under 20190604.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0295
Address:	Land west of Maurecourt Drive
Proposal:	Residential development of approx. 387 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, Flood Risk, Significant Landscapes, Townscapes, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This is large greenfield site adjacent to Yarmouth Road, A47 and the settlement therefore, sympathetic to character of the village, and well-related to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are some small sections affected by risk surface water flooding. Other impacts include proximity to the Broads National Park, landscape character, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Access not feasible (387 dwellings)</p> <p>Development Management Site is poorly related to the school and has townscape/landscape issues. Access arrangements are also unclear. The site is not preferred relative to others in the parish.</p> <p>Minerals & Waste No safeguarded mineral resources.</p> <p>Lead Local Flood Authority Few or no constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is at low risk of surface water flooding, with only small isolated areas of ponding occurring in the 1% and 0.1% events. The site is not near a watercourse. The location adjacent to an existing residential area</p>

suggests that sewerage connections may be available, if not surface water discharge will be reliant on the results of infiltration testing.

Children's Services

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

PLANNING HISTORY:

No known history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site Plan

Site Reference:	GNLP0325
Address:	Yarmouth Road Postwick with Witton & Yarmouth Road
Proposal:	Residential of up to 192 dwellings and 2.01 ha public open space to the south of Yarmouth Road. Retail supermarket of 2339m ² and 150 car parking spaces north of Yarmouth Road.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Mainly arable agricultural with horse grazing and vacant/unused land.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscape, Townscapes, Open Space & GI, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is greenfield land off Berryfields and Yarmouth Road well-related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, landscape character, potential loss of recreational open space likely to require a replacement locally, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes, subject to frontage development along with two points of access at Yarmouth Road and carriageway narrowing/provision of cycle way/footway at frontage. Emergency vehicular access at Berryfields. Provision of footway at Berryfields frontage to tie in with existing facility and pedestrian/cycle route through development. (192 dwellings)</p> <p>Development Management 0325 is a commitment for 155 dwellings.</p> <p>Minerals & Waste No safeguarded mineral resources.</p>

Lead Local Flood Authority

Few or no constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is generally at low risk of surface water flooding, however a surface water flow path passes through the very south eastern corner of the site in the 1% and 0.1% event. It is recommended that the site boundary is amended to remove this area of risk. If the boundary is not amended then any planning application should be supported by robust information to demonstrate that flood risk downstream will not be increased. The site is within 200m of a watercourse but there are no mapped connections to it from the site. The location adjacent to an existing urban area suggests that sewerage connections may also be available. The LLFA have been consulted on a previous planning application on this site. Our initial concerns were overcome and we were able to recommend conditions.

Children's Services

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

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site Masterplan

Site Reference:	GNLP0352
Address:	Land North of Brecklands Road
Proposal:	Residential development for an undetermined number of dwellings but including self-build plots and affordable housing with parkland and enhanced public access to Run Dike and the wider public right of way network.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Townscapes, Historic Environment, Transport & Roads and Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA Flood Risk</p>
<p>HELAA Conclusion The site is greenfield land to the west of the Witton Run, therefore there are some areas at flood risk to the periphery of the site, which may result a reduction of the developable area. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation, landscape character, impact on grade I listed building, proximity to sewage works, odour. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes. Access via Brecklands Road and The Coigncroft and provision of pedestrian links to footpath at eastern boundary of site</p> <p>Development Management Potentially significant landscape impact so potentially consider smaller part of site (south-west corner).</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>

Lead Local Flood Authority

Few or no constraints. Standard information required at a planning stage. RoSWF mapping indicates that the majority of this site is not at risk of surface water flooding. The site is bounded on the north and east by a watercourse, and mapping shows some limited flooding associated with this feature. This mirrors flood zones 2 and 3.

Children's Services

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

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Concept Plan

Site Reference:	GNLP0375
Address:	Land north of Postwick Lane/West of Holmesdale Road
Proposal:	Residential development for approx. 200-250 dwellings, associated open space and possible community facilities.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes and Transport & Roads.
HELAA Conclusion The is a greenfield site off Postwick Lane. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation landscape character, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, some small sections within risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes, subject to frontage footway and linking with existing facilities. Emergency exit with pedestrian & cycle link to Holmesdale Road. (200-250 dwellings)
Development Management Site raises landscape and townscape concerns and further advice from highway authority is suggested to confirm access and footpath arrangements are deliverable and acceptable.
Minerals & Waste No safeguarded mineral resources.
Lead Local Flood Authority Mitigation required for heavy constraints. Significant information required at a planning stage. RoFSW mapping indicates that the majority of the site is not at risk of surface water flooding. There are two small areas of isolated ponding on the eastern side of the site which develop in the 3.3% event and increase in size in subsequent events. A surface water flow path develops in the south western

corner in the 0.1% event and the LLFA holds reports of flooding in the nearby community. Any planning application should be supported by robust information to demonstrate that flood risk downstream will not be increased. The site is not near a watercourse. The proximity to an existing urban area suggests that sewerage connections may be available, if not surface water discharge will be reliant on the results of infiltration testing.

Children's Services

Brundall 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.

Site Reference:	GNLP0436
Address:	Land north of Golf Links Avenue
Proposal:	Residential development of up to 250 homes, plus open space and recreation and leisure uses.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Open Space and GI, Transport & Roads and Compatibility with Neighbouring uses.</p>
<p>HELAA Conclusion This site is greenfield land partly off Golf Links Road which is a narrow lane that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation, landscape character, potential loss of recreational open space and green infrastructure, likely to require a replacement locally, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, impact on Grade I listed building. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Would result in too many dwellings served from an existing access (approx. 300 existing). There is also doubt that this can connect to the highway (250 dwellings)</p>
<p>Development Management Site is likely to go to committee in due course with a recommendation for approval, the outcome of which may make this a commitment.</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</p>

successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

Mitigation required for heavy constraints. Significant information required at a planning stage. RoFSW mapping indicates that the majority of the site is not at risk of surface water flooding. The site is bounded to the north by a watercourse and a watercourse passes through the site just south of this watercourse. Mapping shows surface water flooding associated with these two watercourses and a flow path to them from the west of the site. Ideally the site boundary would be amended to include only the land not at risk of fluvial flooding (as shown in the 0.1% event).

Children’s Services

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

PLANNING HISTORY:

20171386

Site subject to current application 20171386 for 170 dwellings and associated recreational space and GI.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Vision Document

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 Brundall 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.

Brundall is a key service centre and the ‘Towards a Strategy’ document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. For the purposes of this process, Brundall has been clustered with Postwick-with-Witton.

After further consideration, there are no sites preferred for allocation in the Brundall cluster. There remain high levels of existing commitments which are as yet undeveloped, and it has not been possible to find ways to overcome infrastructure constraints, including access to the A47. These constraints are considered to limit the potential for additional housing at this stage, meaning there are no reasonable alternative sites either.

There are currently no new or carried forward allocations proposed in Brundall but there are 175 dwellings with planning permission. This gives a total deliverable housing commitment for Brundall of 175 homes between 2018 – 2038.

There are no sites identified as preferred options in Postwick with Witton, no carried forward allocations and 16 dwellings with planning permission on smaller sites.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Brundall and Postwick with Witton				
NO PREFERRED SITES - HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Brundall and Postwick with Witton				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

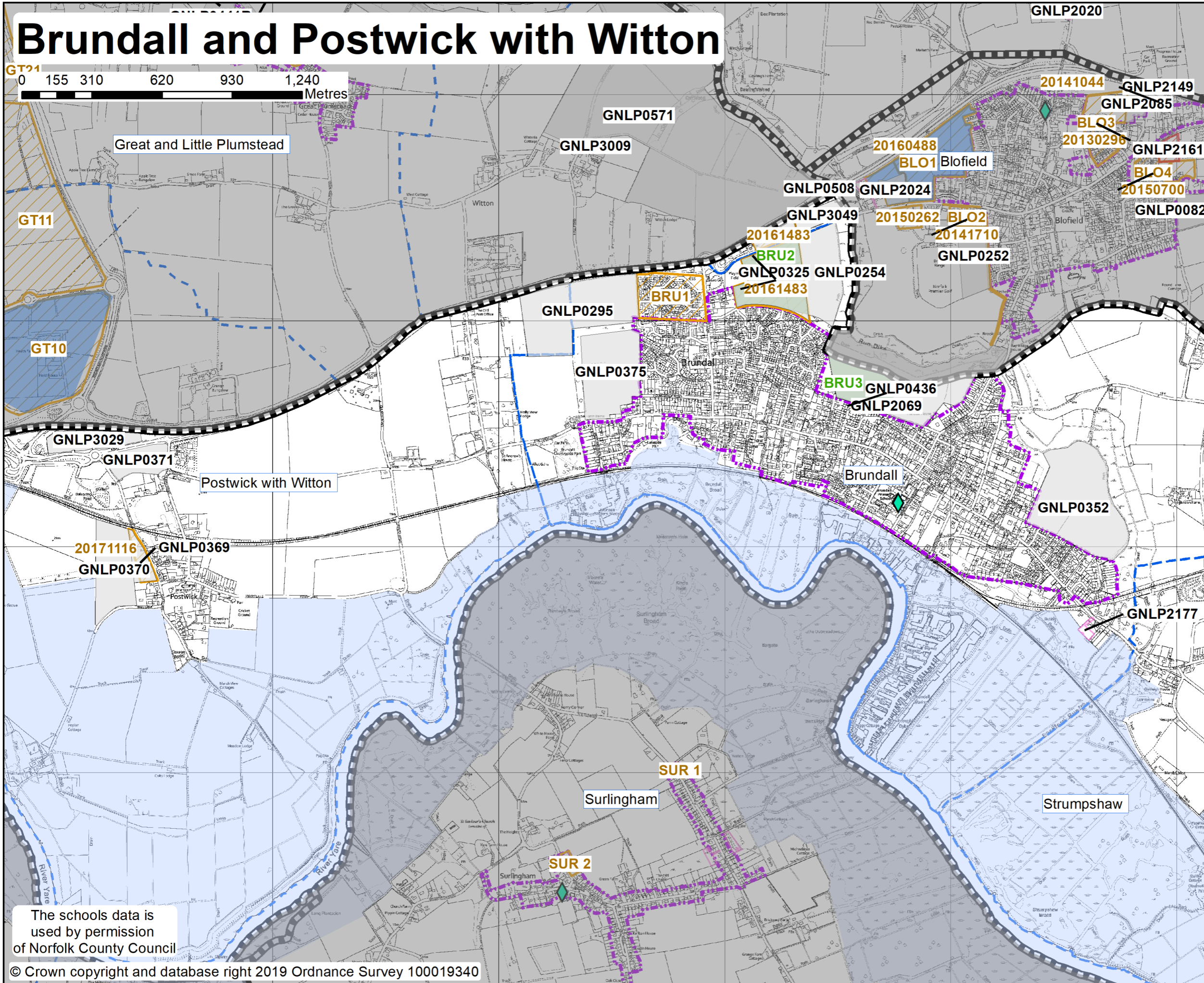
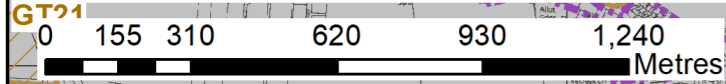
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Brundall and Postwick with Witton				
Land at Yarmouth Road	GNLP0254	6.62	Residential (unspecified number)	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land west of Maurecourt Drive	GNLP0295	12.23	Approx. 387 dwellings	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site is poorly related to the school and has townscape/landscape issues. Access arrangements are also unclear.
Yarmouth Road and Berryfield	GNLP0325	8.86	Up to 192 dwellings and public open space. Retail supermarket and car parking spaces	This site is not considered to be suitable for allocation as the site is already committed with an outline planning permission for retail and residential (reference 20161483). A subsequent reserved matters application has been submitted for the residential element (reference 20190604). Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of Brecklands Road	GNLP0352	14.67	Residential (unspecified number) including self-build and affordable housing with parkland and enhanced public access to Run Dike	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. Development on this site would have potentially significant landscape impacts.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land west of Oaks Lane, Postwick (Site A1)	GNLP0369	1.47	32-48 dwellings, land for primary school and associated facilities	This site is not considered to be suitable for allocation as it is constrained by landscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School over 4km away.
Land west of Oaks Lane, Postwick (Site A2)	GNLP0370	6.28	75-115 dwellings, land for primary school and associated facilities	This site is not considered to be suitable for allocation as it is constrained by landscape, townscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School which is over 4km away.
Land north of Postwick Lane/ West of Holmesdale Road	GNLP0375	8.91	Approx. 200-250 dwellings, open space and possible community facilities	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. The development of this site would raise landscape and townscape concerns.
Land north of Links Avenue	GNLP0436	17.17	Up to 250 dwellings plus open space, recreation and leisure uses	This site is not considered to be suitable for allocation. The site is subject to a current planning application (reference 20171386) for 170 dwellings and associated recreational space and green infrastructure. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of the A47, North and East of Witton Hall and west of Dawlings	GNLP0571	65.48	New village with access off A47 and links to Little Plumstead	Constraints exist in respect to issues of access, impact on the road network, landscape, townscape, ecological designations, and heritage assets. The submitted information gives no indication

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Wood, Postwick				that the necessary infrastructure and mitigations can be overcome. On this basis the site is not considered to be suitable for allocation. GNLP0571 is also out of step with the strategic proposals in the plan.
East of Witton Lane, Postwick	GNLP3009	0.77	Residential development, 4-5 dwellings	This site is not considered to be suitable for allocation as it is remote with no safe walking route to the local primary school in Brundall.

Brundall and Postwick with Witton



Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Parish Boundary
- Broads Authority

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