

Cluster Name:	Coltishall, Horstead with Stanninghall and Belaugh
Settlement Hierarchy:	<p>Coltishall, Horstead with Stanninghall and Belaugh form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Belaugh. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Coltishall and Horstead have a wide range of services and facilities including good public transport links. Belaugh has very few services.</p> <p>The current capacity at Coltishall Primary School is rated as green. While there is currently limited capacity at the school the site is not landlocked and could be expanded. The Coltishall, Horstead with Stanninghall and Belaugh cluster could therefore potentially accommodate development in the region of 50-60 dwellings dependent on the quality of the sites and the range of other services and facilities in the vicinity.</p> <p>Horstead has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging Neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).</p> <p>At the base date of the plan there are two carried forward residential allocations from the Broadland Local Plan for 55 homes (COL1, Land off Rectory Road and COL2, Land at Jordan’s Scrapyard) and a total of 15 additional dwellings with planning permission on small sites.</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
Coltishall			
Land south of Jordans Scrapyard, Coltishall	GMLP0265	2.51	25-30 dwellings
Land at St. John’s Close, Coltishall	GMLP0388	2.98	Approx. 35 dwellings
South of rail line, Coltishall	GMLP2019	1.43	20-25 dwellings
East of High Street, Coltishall	GMLP2072	1.12	15 dwellings
Horstead			

Land at Buxton Road, Horstead	GNLP1056	0.46	Up to 20 dwellings
Total area of land		8.50	

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
Site Reference														
Coltishall														
GNLP0265	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green	Green	Green
GNLP0388	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP2019	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP2072	Green	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
Horstead														
GNLP1056	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Amber

*GNLP1056 has been revised with scores for access, landscapes and road network altered to an amber scoring.

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Coltishall	
GNLP0265	<p>General comments Objections raised over concerns regarding traffic congestion, road safety, infrastructure, services, footpaths, loss of wildlife and habitats and planning permission has already been granted for 30 new dwellings on a site of Rectory Road.</p> <p>Norfolk Wildlife Trust There is a block of trees which provides a nesting for the common buzzard which should be protected in my view.</p> <p>Coltishall Parish Council comments Comments raised concerns regarding access, lack of evidence and wrong accessibility to services scores on HELAA and expresses concerns over losing the character of the village. The council goes into depth.</p>
GNLP0388	<p>General comments Objections raised concerns regarding infrastructure, services, road safety & congestion (St. John's close), visibility issues, damage to unique village character and heritage, negative impacts on the environment and wildlife.</p> <p>Coltishall Parish Council comments Comments raised regarding access location, pressure on services, planning decisions elsewhere, traffic concerns near schools, visibility on roads, questions HELAA and suitability assessments and expresses concerns over losing the character of the village. The council goes into depth.</p>
GNLP2019	<p>General comments Objections raised concerns regarding insufficient infrastructure, services already stretched, traffic congestion & road safety, access, scale of development, change the dynamic on the village, parking, ruin tourism attraction, vital wildlife corridor and the number of dwellings exceeds the Joint Core Strategy policy totals for a service village.</p> <p>Coltishall Parish Council comments Objections raised concerns regarding the site being outside the settlement limit, traffic congestions & road safety, bus routes and is unfair burden on elderly. The council goes into depth.</p>
GNLP2072	<p>General comments Comments raised regarding conserving the wildlife and natural environment, road safety issues, access, flooding, drainage and</p>

	<p>infrastructure. Concern that the form and character would be changed by development.</p> <p>Representation submitted with regard to access and road safety in Coltishall, GNLP2072 settlement, the categorisation of the site in terms of road safety needs to be revisited. Horstead with Stanninghall Parish Council are not in favour of any of the sites in Coltishall but it does support a development at GNLP1056 in Horstead.</p> <p>Comments raised in support of site due to position in village, access to main road, public transport and infrastructure.</p> <p>Broads Authority comments Comments raised that the site is some distance from Broads and screened from Broads area by existing development and tree line to rear of Church Close. Unlikely to impact adversely on Broads in terms of heritage.</p>
Horstead	
GNLP1056	<p>General comments Comments submitted in support of sites to be taken into account during the detailed site assessment process which will result in the identification of suitable sites to be allocated in the adopted Local Plan. The site has a wide road, good visibility and there is less impact on the roads, doctors and there is a school choice of Spixworth, Buxton and Coltishall. The site is more suitable than the proposed developments on Rectory Road and the road is safe and straight. It is close to services, shops, the Church, pub/restaurant and garages. The site has not been farmed regularly for several years.</p> <p>Objections raised concerns regarding village services are a far distance away from site, too far to walk causing more vehicle use, traffic and road safety concerns.</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

Five sites have been put forward for consideration in the cluster. Since four of the sites, all in Coltishall, (GNLP0265, 0388, 2019 and 2072) are accessible to the primary school via existing footpaths on Norwich and Rectory Road, and do not have any overriding constraints, they are shortlisted as reasonable alternatives for further consideration to provide around 50-60 dwellings in the cluster.

Of these, both GNLP0388 and GNLP0265 are medium scale sites on the edge of the built up area of Coltishall, with good access to services and limited constraints, though the location of the latter next to the former scrapyard (allocation COL2) and the possibility of filled ground on site may require further investigation and mitigation measures.

GNLP2019 is adjacent to a permitted site, to the north of the village with good access to services. Constraints include site access, ecological, townscape and landscape impacts.

GNLP2072 is centrally sited, with good access to services. Constraints include TPO trees, townscape, landscape and ecological impacts.

Site GNLP1056, in Horstead, is not shortlisted as a reasonable alternative as it at some distance from the primary school and other services in the villages and there are site access and landscape issues.

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
Coltishall			
Land south of Jordans Scrapyard, Coltishall	GNLP0265	2.51	25-30 dwellings
Land at St. John's Close, Coltishall	GNLP0388	2.98	Approx. 35 dwellings
South of rail line, Coltishall	GNLP2019	1.43	20-25 dwellings
East of High Street, Coltishall	GNLP2072	1.12	15 dwellings
Total area of land		8.04	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0265
Address:	Land south of Jordans Scrapyard, Coltishall
Proposal:	25-30 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Single residential dwelling with outbuildings and bare land.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Contamination and Ground Stability, Townscapes and Historic Environment.
HELAA Conclusion The site is off Rectory Road adjacent south of Jordans Scrapyard and existing allocation, there is a possibly filled ground/lime pit which may require further investigation. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. As it is partly within the Conservation Area any potential impact to historic buildings will require mitigation measures. Mature trees present on site therefore, ecological surveys may be required. Sewerage infrastructure upgrades required to serve proposed growth. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Rectory Road 22m frontage. Might be challenging to provide adequate visibility. B1150 Station Rd – No frontage footway, narrow footway at west side of road. Site between two bends, not good forward vis. Unsuitable location for stopping & turning, nor pedestrian crossing. Site appears to be substantially higher than road.
Development Management Site not suitable due to heritage and landscape issues.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 100m of the site, but no mapped connection to it. Given the location of the site there may be sewerage connections available. If not surface water drainage will be reliant on the results of infiltration testing.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0388
Address:	Approx. 35 dwellings
Proposal:	Land at St. John's Close, Coltishall

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Biodiversity & Geodiversity and Transport & Roads.
HELAA Conclusion The site is a greenfield site, off St Johns Close and well related to services. Initial highway evidence has indicated that an acceptable vehicular access is likely from St John's Close. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Conservation Area located to the south any potential impacts should be mitigated. The River Bure is located to the south, suitable water pollution mitigation measures will be required. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. not acceptable – 35 Dwellings. Existing school parking and therefore concern with availability of access evident at St John's Close, could only be acceptable with second vehicular access. Not control over sufficient frontage to provide a safe access (visibility) south of Rectory Close. <i>The Highway network at Coltishall is generally troublesome, particularly within the established settlement and all of the offered sits present engineering challenges. The site has two potential points of access to Rectory Road – south of Rectory Close ad via St John's Close. The location south of Rectory Close is narrow and to the south the footway is narrow with hedging and trees to the rear, it would not be feasible to achieve an acceptable visibility splay. Coltishall Primary School is located at St John's Close which is a cul-de-sac. The road has school keep clear zig-zag for the full extent of its north side and private residential accesses at the south side of the road are highlighted with white bar markings. There clearly is an existing parking issue at the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in safety concerns. Email from Highways, 26/7/19</i>
Development Management

Site is well related to services and settlement with no significant heritage or landscape issues. Access to be considered further.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is at low risk from surface water flooding with small areas of ponding forming in the 0.1% event. There is a no watercourse near the site. Given the site location within a residential area there may be sewerage connections available. If not surface water drainage may be reliant on the results of infiltration testing.

PLANNING HISTORY:

N/A

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2019
Address:	20-25 residential dwellings
Proposal:	South of rail line, Coltishall

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Paddock Land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Significant Landscapes, Townscapes, Biodiversity & Geodiversity and Historic Environment.
HELAA Conclusion This is a 1.4 ha site promoted for 20-25 dwellings, accessed from Rectory Road, via a site in the same ownership with outline permission (ref: 20170075). Initial Highway Authority advice has raised concern about forming an acceptable site access and the suitability of the road network. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 700 metres to the south-east. In townscape terms, the Coltishall conservation area is 300 metres to the east. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Whilst access could be gained via COL1, the site is accessed at a section of road that is one-way due to insurmountable constraints. There are concerns relating to the ability of the adjacent highway network to accommodate additional traffic. <i>The highway network at Coltishall is generally troublesome, particularly within the established settlement and all of the offered sites present engineering challenges. We could perhaps consider 2019 subject to vehicular and pedestrian access via COL1. Developers will need to undertake a Transport Assessment to assess and identify the traffic implications of the development. Additional pedestrian access may be required to the school via the playing field and to the Bure Valley Walk. Off-site improvements to the highway may be required including footway/cycle links, speed restriction at Rectory Road (along with any other required Traffic Regulation Orders) and Public Transport services. Email from Highways, 26/7/19</i>
Development Management

Site too small to accommodate scale of development envisaged. Possible conflict with suitability of local highway network to accommodate development in this location. No significant landscape or heritage issues unlike 0265 and 2072.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority: Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

20170075

granted outline consent for COL1 from which the application site would be accessed. No RM submitted.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2072
Address:	East of High Street, Coltishall
Proposal:	15 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Storage buildings and undeveloped land	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Significant Landscapes, Townscapes, Biodiversity & Geodiversity and Historic Environment.</p>
<p>HELAA Conclusion This is a 1.12 ha site promoted for 15 dwellings, accessed from Church Street. Initial Highways Authority advice has indicated the site's potential acceptability. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Some development potential could though be curtailed by the trees on site that are protected by TPO (Tree Preservation Order). In townscape terms, the site falls partially within the Coltishall Conservation Area and there are listed buildings nearby, notable the Grade II* Old House. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 100 metres to the south. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No, 14m frontage. Visibility from access could be challenging, would probably require removal of wall. Site adjacent to 20mph limit and bend restricting forward visibility, concern re stopping & turning vehicles, carriageway constrained immediately to west.</p> <p>Development Management Site significantly constrained by heritage and TPO issues such that it should not be taken forward for further assessment.</p> <p>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority</p>

Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

Not known

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).

Four reasonable alternative sites have been identified in the Coltishall, Horstead with Stanninghall and Belaugh cluster at stage five. 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 allocation. 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 section six above. Following further discussion two of the sites (GNLP0265 and 2072) were dismissed on heritage and landscape grounds. Site 0388 was dismissed on highway grounds due to the safety concerns between the proposed development and school traffic/parking issues. Site GNLP2019 is favoured for allocation for 20-25 dwellings subject to access via adjacent COL1 allocation and a transport assessment to identify and assess the traffic implications of the development. This allocation will not meet the whole needs of the cluster so further development is not ruled out.

In conclusion one site is identified as a preferred option, providing for between 20-25 new homes in the cluster. There are two carried forward residential allocations for 55 homes and a total of 15 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 88-93 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Coltishall, Horstead with Stanninghall and Belaugh				
South of Rail Line	GNLP2019	1.43	20 - 25 dwellings	After careful consideration this is the only site considered suitable for allocation in Coltishall. Vehicular access will need to be taken through adjacent existing Broadland Local Plan COL1 allocation and a Transport Assessment will be needed.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Coltishall, Horstead with Stanninghall and Belaugh				
NO REASONABLE ALTERNATIVE SITES				

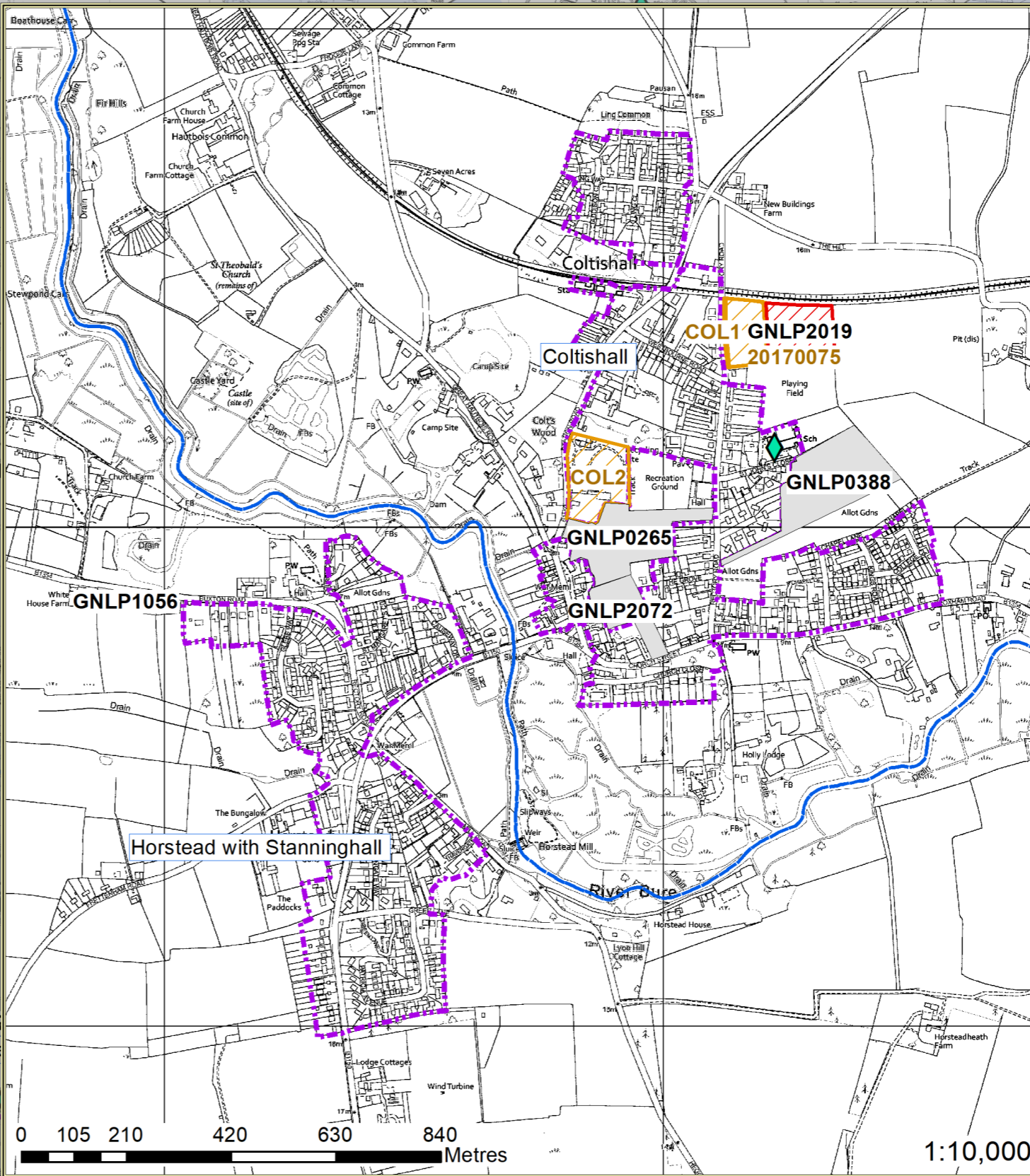
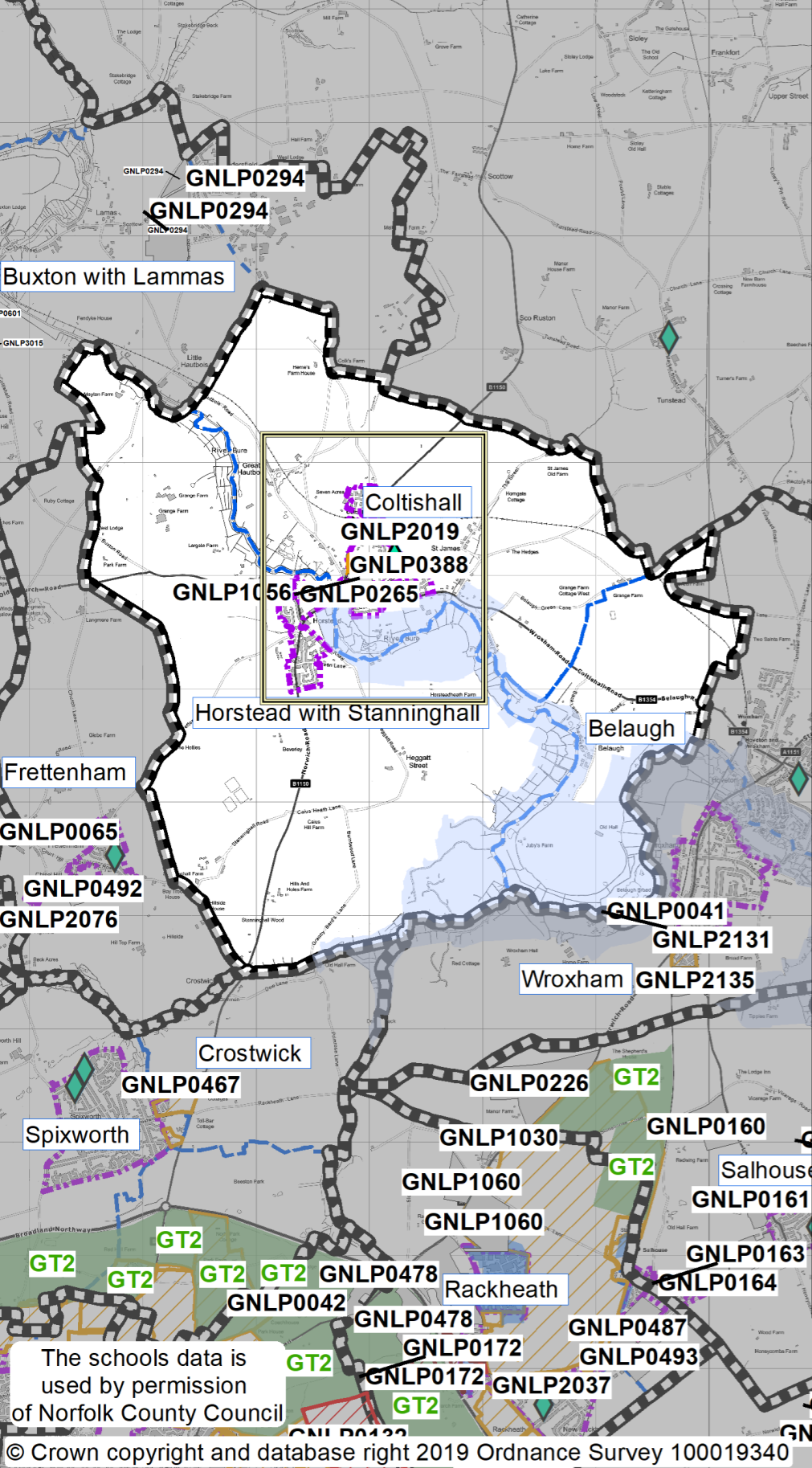
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Coltishall, Horstead with Stanninghall and Belaugh				
Land south of Jordans Scrapyard, Coltishall	GMLP0265	2.51	25-30 dwellings	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and landscape issues. This site is adjacent to the conservation area and its current landscaping is important to the setting. This land is on a higher level behind the street frontage with a sharp embankment and mature landscaping. Significant tree cover on the site would reduce the number of dwellings which could be achieved. The site's location between two bends would make achieving adequate visibility challenging. It is an unsuitable location for increased stopping and turning movements and pedestrians crossing.
Land at St John's Close, Coltishall	GMLP0388	2.98	Approx. 35 dwellings	This site is well located near to Coltishall Primary School but is considered to be unreasonable for allocation on highway grounds. The site has two potential points of access (south of Rectory Close and via St John's Close). South of Rectory Close is narrow and it would not be feasible to achieve an acceptable visibility splay. St Johns Close is a cul-de-sac

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>where Coltishall Primary School is located. There is an existing parking issue on the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in a safety concern.</p>
East of High Street, Coltishall	GNLP2072	1.12	15 dwellings	<p>Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and Tree Preservation Order issues. Highway visibility could be challenging and would probably require removal of a wall. The site is located on a bend which restricts forward visibility and there is a safety concern regarding increased stopping and turning movements as the carriageway is constrained immediately to the west.</p>
Land at Buxton Road, Horstead	GNLP1056	0.46	Up to 20 dwellings	<p>This site is considered to be unreasonable for allocation as it is some distance from the primary school and other services and facilities in Coltishall and there are site access and landscape issues. Development of this site would not be well related to the form and character of the settlement.</p>

Coltishall, Horstead with Stanninghall and Belaugh

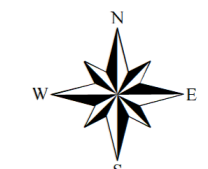
0 500 1,000 2,000 3,000 4,000 Metres



Greater Norwich
Local Plan

Promoted Sites
by
School
Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Preferred Mixed Use Allocation
- Reasonable Alternative Site
- 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



Date: 17/12/2019
1:50,000
@ A3

The schools data is used by permission of Norfolk County Council

© Crown copyright and database right 2019 Ordnance Survey 100019340