

<b>Settlement Name:</b>	<b>Easton and Honingham</b>
<b>Settlement Hierarchy:</b>	<p>Easton is identified as an urban fringe settlement in the emerging Greater Norwich Local Plan. There is a major growth allocation, with outline planning permission for development of 893 homes on land to the east, south and west of the village. Proposals include an extended primary school, a new village hall, a small retail store and areas of public open space. Around Easton, defining features are the Royal Norfolk Showground to the east of the village (within Costessey parish), the A47 Southern Bypass that runs to the north of the main built up area, and Easton College to the south. The high-quality sports facilities at the college are conveniently accessible for Easton residents, as are the employment opportunities, retail and leisure facilities at Longwater.</p> <p>Easton Neighbourhood Plan was made in December 2017 and covers the period to 2042. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.</p> <p>Honingham is a small village immediately south of the A47 Southern Bypass in Broadland district. The River Tud flows through the village and consequently some areas are at fluvial and surface water flood risk. The majority of Honingham parish is rural, but the designation of a Food Enterprise Zone (FEZ) for businesses focused upon food processing and production should be noted. Currently 19 hectares of the FEZ, with a net developable area of approximately 16.5 hectares, benefits from Local Development Order (LDO) status promoting commercial development land on this site in units of varying scale.</p> <p>Easton is located in the south-west sector of the urban fringe along with Costessey, Cringleford, Hethersett and Little Melton in the 'Towards a Strategy' document. Towards a Strategy gives an indicative new allocation figure of 600 dwellings across all these settlements, particularly identifying scope for uplift within the existing allocation. The potential of a new settlement at Honingham is also mentioned. This site assessment booklet looks in detail at the sites promoted in Easton to determine which are the most suitable to contribute towards the overall allocation figure for the south west urban fringe sector. Any sites preferred for allocation in Honingham will be counted towards the total for Broadland village clusters.</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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Easton</b>			
Land off A47	GNLP0456	9.12	Approx. 25 dwellings
<b>Honingham</b>			
Land at Fellows Road	GNLP0411	0.72	Approx. 13 dwellings
Honingham Thorpe	GNLP0415R - D	85.53	Residential (Unspecified Number)
Honingham Thorpe	GNLP0415R - G	10.65	Residential (Unspecified Number)
Honingham Thorpe	GNLP0415 – A - G	360.96	Strategic mixed use development consisting of:  GNLP0415-A – residential development 113.12ha;  GNLP0415-B – employment 14.37ha;  GNLP0415-C – employment 53.87ha; GNLP0415-;  GNLP0415-E – country park 81.56ha; and  GNLP0415-F – nature reserve 3.5 ha
North of Dereham Road	GNLP2176	3.74	55 dwellings
<b>Total area of land</b>		<b>470.72</b>	

**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
<b>Bawburgh, Costessey and Easton</b>			
Norfolk Showground (Partly in Costessey, Easton and Bawburgh parishes)	GNLP2074	76.66	Food ,farming, leisure, tourism, recreation, arts, exhibition

(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														
Easton														
GNLP0456	Amber	Red	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Green	Green	Amber	Amber
Honingham														
GNLP0411	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green
GNLP0415 - A	Green	Amber	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Green
GNLP0415R - D	Amber	Amber	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Green
GNLP0415R - G	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green
GNLP2176	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green

### **STAGE 3 – SUMMARY OF CONSULTATION COMMENTS**

<b>Site Reference</b>	<b>Comments</b>
<b>Easton</b>	
GNLP0456	<p><b>Norfolk Geodiversity Partnership comments</b></p> <p>We conditionally object to this site proposal. We note that it includes a gravel pit of geological interest, listed in the Norfolk Geodiversity Audit as site SNF37. It is a notable exposure of the 'cannon-shot' gravels composing the Westlodge Hills and other parts of the Ringland Hills outwash plain system, dating from the Anglian glaciation (Straw, 1973). If development were granted on this site we request that plans be made conditional upon providing adequate geological exposures of the 'cannon-shot' gravels, as part of a nature conservation area for green infrastructure, to conserve the site's geological as well as wildlife interest.</p>
<b>Honingham</b>	
GNLP0411	<p><b>General comments</b></p> <p>Impacts on the CWS can be avoided by becoming green space in a larger development and plans would need to include a buffer zone. 0415 should not be allocated. 0411 is a haven for wildlife and the development would spoil the character and views of the village.</p> <p>The site is in a flood plain of the River Tud valley and Mill Lane frequently floods and is bounded by a water meadow. There is natural drainage here into the Tud and this process will be adversely affected. Habitat loss will not be replaced.</p> <p>The access road is very narrow and unsuitable for this site. Mill Lane is single track and widening it would mean taking gardens away from seven properties. Increased traffic would become a risk. Access from Fellowes Road would create further problems as most residents park on the road. Improving permeability is not an important point.</p> <p>The proposal will change the character of the village and remove the charm, wildlife and peace of the village. Wildlife will be detrimentally affected as there are many birds that live in the area. The development will negatively impact historical beauty and community spirit.</p> <p>There are no shops, schools or facilities so a development of this size would not be appropriate. Access is inappropriate and there are also flooding issues.</p>
GNLP0415R - D	<b>General comments</b>

	<p>one comment in support of site submitted a flood risk &amp; drainage feasibility study, Preliminary Ecological Appraisal Report, Archaeological Desk-Based Assessment, initial design market square analysis and phase 1 – transport strategy.</p> <p>Objections raised concerns regarding boundary changes make no difference to the proposed development. Additional housing of the magnitude proposed would add significantly to pressure on our roads, drainage, utilities, medical and education services. No shop, post office or doctors surgery and infrequent and unreliable bus service causing many car movements, existing surface water flooding which would worsen with more housing</p> <p>Inappropriate development on agricultural land that will transform a rural area. When added to the continuing development of Easton it turns the entire area into a suburb of Norwich, one continuous ribbon development along the A47.</p> <p><b>Breckland District Council comments</b> It is difficult at this stage to appreciate the potential impact of any one site put forward in this subsequent consultation, without a firm understanding of the GNDP overall strategy for growth. A new settlement bordering Breckland District could have a substantial impact. Breckland seek to work with the GNDP on potential growth options.</p> <p><b>Marlingford and Colton Parish Council comments</b> The Parish Council is gravely concerned at the prospect of such a large development so close to Marlingford &amp; Colton. In addition to the loss of higher-grade agricultural land, such a large development in addition to the huge Food Enterprise industrial estate and massive growth of Easton would completely transform a rural area into a suburban one with a serious negative impact upon Marlingford and Colton, as well as adding to the practically continuous ribbon development along the A47 corridor west of Norwich.</p> <p><b>Honingham Parish Council comments</b> Honingham Parish Council object to this site and do not believe it is the right location for such a large new settlement. It will have a detrimental effect on the current village, threatening its character. There are considerable threats to the local environment and there are not sufficient services to support such a large-scale development.</p>
GNLP0415R - G	<b>General comments</b>

	<p>one comment in support of site submitted a flood risk &amp; drainage feasibility study, Preliminary Ecological Appraisal Report, Archaeological Desk-Based Assessment, Initial design market square analysis and phase 1 – transport strategy.</p> <p>Objections raised concerns regarding creation of an urban sprawl, environment issue, drainage and scale of development. Boundary change does not make a difference. Comments still stand from original stage A site submitted.</p> <p><b>Honingham Parish Council comments</b>  Honingham Parish Council object to this site and do not believe it is the right location for such a large new settlement. It will have a detrimental effect on the current village, threatening its character. There are considerable threats to the local environment and there are not sufficient services to support such a large scale development.</p>
GNLP0415 A-G	<p><b>General comments</b>  This site will continue the ribbon development along the A47 and is below NCC's guidelines for settlement sustainability as there is no rail station. The site will put pressure on for a Wensum valley link road which will destroy the landscape. This proposal does not take into account the dualling of the A47. The dualling only improves access on and off the road. A11 corridor is more suitable for development. The village would become a rat run for the cars avoiding the A47. Prevent urban sprawl of Norwich. The A47 should be the boundary of development. Carbon emissions will significantly increase from this development. Infrastructural problems on the time expired roundabout at Longwater also raising emissions. Traffic will make walking in Marlingford very dangerous as there are no paths. For the people unable to drive and disabled, walking in the quiet countryside is very important.</p> <p>There is a very strong appreciation of wildlife and the local environment and the site would cause a loss of visual amenity, increased traffic, noise, and light pollution. Traffic will spoil wildlife habitats and will remove equestrian and dog route. Water run-off will go into the river valley where there are already problems. The Barford flood defence system would be jeopardised and would increase flooding of the highway/residential areas. Grange Wood is a Conservation Area. Impacts on CWS and river valley can be avoided by becoming green space; however, it would be best if this site was not allocated.</p> <p>These sites would create a new settlement and it is not clear how the proposal would work together with the food hub.</p>

	<p>The roads cannot cope with the traffic already, so more traffic would be detrimental. The Food Hub should be the only development.</p> <p>The vision is based on a holistic approach by delivering a sustainable community predicated on employment, residential and leisure elements. The proposal includes 72 hectares of employment space, 198 hectares of residential development, 81 hectares of Country Park and 3.5 hectares of nature reserve.</p> <p><b>Historic England comments</b> The effect on locally designated heritage assets should be considered. The impact on undiscovered archaeological interest should be considered. There should be recognition of the need to identify constraints and opportunities.</p>
GNLP2176	<p><b>General comments</b> Two comments in support of site. Suggestions made the site is suitable, available, achievable and viable, and is deliverable within the first five years of the Greater Norwich Local Plan period. Documents submitted: Flood Risk and Drainage Feasibility Study, Preliminary Ecological Appraisal Report, Archaeological Desk-Based Assessment, Initial design market square analysis and Phase 1 – Transport Strategy.</p> <p>One comment in support of site suggests the site will bring more people in to use local businesses and suggests they would need a bus service and a maybe a new shop and post office. The only thing is the drawings show no area allowance for existing overflow village hall car park arrangements up to the newly erected fence, as agreed with the landowner.</p> <p>Objections raised concerns regarding preservation of rural Norfolk, flood risk, facilities being able to cope, loss of agricultural land, scale of development, lack of public transport, traffic congestion, road safety and loss of habitats for animals. It is suggested the site would be detrimental to the character and appearance of the village. The village has no shop, post office, school, doctors and certainly no bus service.</p> <p><b>Honingham Parish Council comments</b> Honingham Parish Council object to this site as being wholly unsuitable and inappropriate for a village of this size. This is not a suitable location for such a large number of houses. The services indicated in the report as making this site</p>



	suitable are inaccurate. It will have a detrimental effect on the current village, threatening its character. The impact on the village of Honingham would be significant and the parish council object to this proposal.
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## **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.**

### **Sites considered to be reasonable alternatives:**

#### **GNL0415**

This is a proposed new settlement and is considered to be a reasonable alternative due to its identification as an alternative/contingency site in the 'Towards a Strategy' document.

Comments received relate to lack of services and facilities in the area, continued urbanisation of the area (as Easton is set to grow) and therefore changing the character of the area. Further comments raise links with the Food Hub and raise concern about access onto the A47 and the area being used as a rat run for those wishing not to use the A47. These are noted and will form part of the detailed site assessment.

It would be of a scale to provide facilities on site including a primary school. As such this is shortlisted for further assessment. The following provides some information about each segment of 0415. Note some particular considerations in the list below of

grade 2 agricultural land, small patches of surface water flood risk and some listed buildings nearby.

- GNLP0415 – A - Central bands are affected by surface water flood risk. Away from a settlement boundary. Grade 3 agricultural land. Some listed buildings nearby. Northern part over the road from CWS.
- GNLP0415 – B - Band of surface water flood risk through eastern part of site. Away from a settlement boundary. Grade 3 agricultural land.
- GNLP0415 – C - Small patches of surface water flood risk. Eastern part adjacent to a settlement boundary. Grade 3 agricultural land. There are overhead cables across the site and a historic landfill within it, with the potential for contamination or land instability.
- GNLP0415R – D - Small patches of surface water flood risk. Away from a settlement boundary. Grade 2 agricultural land. Partially within Marlingford & Colton parish
- GNLP0415R – G - Does not seem to be affected by surface water flood risk. Away from a settlement boundary. Grade 3 agricultural land.

#### GNLP2176

This site is located in Honingham village. It is noted that if the 0415 sites come forward as a new settlement then a new school would be closer to this site, but there is no footway for the entire route along Norwich Road and it does not seem feasible and viable for one to be provided through development. However, although the site is nearly 4km from the primary school in Easton with no safe route to school it is considered to be a reasonable alternative at this stage as it may be possible to re-route the school bus.

#### **Sites not considered to be reasonable alternatives:**

##### GNLP0411

This site is located in Honingham village. It is not considered to be a reasonable alternative as it does not appear feasible to create an access and the site is nearly 4km from the primary school in Easton with no safe route to school. It is noted that if the 0415 sites come forward as a new settlement then a new school would be closer to this site, but there is no footway for the entire route along Norwich Road and it does not seem feasible and viable for one to be provided through development. Although it may be possible to re-route the school bus, the problems achieving a suitable site access make the site unreasonable.

##### GNLP0456

This site is not considered to be a reasonable alternative due to its location on the opposite side of the A47 to the main part of Easton village. The HELAA assessment indicated that there is no possibility of creating a suitable access and there is no safe route to the primary school in Easton. Small patches of the site are at surface water flood risk, it borders a County Wildlife Site and the site includes a gravel pit of geological interest, listed in the Norfolk Geodiversity Audit as site SNF37. Norfolk

Geodiversity Partnership request that if development were granted on this site plans should be made conditional upon providing adequate geological exposures.

### **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
<b>Honingham</b>			
Honingham Thorpe	GNLP0415R - D	85.53	Residential (Unspecified Number)
Honingham Thorpe	GNLP0415R - G	10.65	Residential (Unspecified Number)
Honingham Thorpe	GNLP0415 – A-C & E-F	266.12	Strategic mixed use development consisting of:  GNLP0415-A – residential development 113.12ha;  GNLP0415-B – employment 14.37ha;  GNLP0415-C – employment 53.87ha;  GNLP0415-E – country park 81.56ha; and  GNLP0415-F – nature reserve 3.5 ha
North of Dereham Road, Honingham	GNLP2176	3.74	55 Dwellings
<b>Total area of land</b>		<b>362.30</b>	

## **STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0415R – D
<b>Address:</b>	Honingham Thorpe
<b>Proposal:</b>	Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural interspersed with woodland areas	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity &amp; Geodiversity, Historic Environment and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site lies to the south of the A and C sites, is partially within Marlingford &amp; Colton parish and is proposed for housing. A small part of the site boundary has been revised in the north-west and south-east corners. The site contains several areas at risk of surface water flooding, which could be avoided, and is in agricultural land class 2. Initial highway evidence has indicated that, as a strategic site, a suitable access could be achieved and any impact on local roads could be mitigated. There is limited access to existing services, but the site is proposed as part of a strategic development which would address this. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure. The site would not affect a designated landscape or townscape, or public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for housing use for the land availability assessment, although as the land has already been counted towards the figure in the original HELAA document it must not be double-counted for the purposes of this HELAA addendum and has therefore been marked as unsuitable.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No comments</p> <p><b>Development Management</b> No comments</p>

**Minerals & Waste**

No comments

**Lead Local Flood Authority**

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Flood Risk and Drainage Feasibility Study
- Preliminary Ecological Appraisal Report
- Archaeological Desk-Based Assessment
- Initial Design Market Square Analysis
- Phase 1 Transport Strategy
- Utilities Plans

<b>Site Reference:</b>	GNLP0415R - G
<b>Address:</b>	Honingham Thorpe
<b>Proposal:</b>	Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Utilities Capacity, Market Attractiveness, Historic Environment and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site lies to the west of the A site along Mattishall Road and is proposed for housing. The southern boundary of the site has been revised. The site contains a narrow tree belt, so an ecological survey would be required. The site's lack of access to existing services (other than local employment and bus) would need to be addressed by their provision on this or adjacent sites. Initial highway evidence has indicated that, as a strategic site, a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or land instability, and the site is not at risk of flooding. There are listed buildings nearby, but no sensitive landscapes or townscapes would be affected, and there would be no loss of public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment, although as the land has already been counted towards the figure in the original HELAA document it must not be double counted for the purposes of this HELAA addendum and has therefore been marked as unsuitable.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No comments</p> <p><b>Development Management</b> No comments</p> <p><b>Minerals &amp; Waste</b></p>

No comments

**Lead Local Flood Authority**

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Flood Risk and Drainage Feasibility Study
- Preliminary Ecological Appraisal Report
- Archaeological Desk-Based Assessment
- Initial Design Market Square Analysis
- Phase 1 Transport Strategy
- Utilities Plans

<b>Site Reference:</b>	GNLP0415A
<b>Address:</b>	Honingham Thorpe - Site A
<b>Proposal:</b>	Strategic mixed use development (AG)consisting of residential development, employment, country park , nature reserve

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural interspersed with woodland	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity &amp; Geodiversity, Historic Environment and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b>  This very large site is not connected to the village but runs south of Mattishall Road and the A47, and is proposed for residential use as part of a proposed new settlement. The site's lack of access to existing services would need to be addressed by their provision on this or adjacent sites. The site contains some pockets of woodland, so an ecological survey would be required. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure, but there is a historic landfill within the site, with the potential for contamination or land instability. There are some areas at risk of flooding, but these could be avoided. Approximately 15% of the site is on grade 2 agricultural land and there are listed buildings nearby, but no sensitive landscapes or townscapes would be affected. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  No Highways comments</p> <p><b>Development Management</b>  No comments</p> <p><b>Minerals &amp; Waste</b>  No comments</p> <p><b>Lead Local Flood Authority</b></p>



Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Vision Statement
- Concepts
- Red Line Plan

<b>Site Reference:</b>	GNLP0415B
<b>Address:</b>	Honingham Thorpe - Site B
<b>Proposal:</b>	Strategic mixed use development (AG)consisting of residential development, employment, country park , nature reserve

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural intersperse with woodland	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Historic Environment and Transport &amp; Roads.</p> <p><b>Red Constraints in HELAA</b> Accessibility to Services</p>
<p><b>HELAA Conclusion</b> This site lies to the south of the A site and is proposed for employment serving a potential workforce living on the A site. There are currently no services nearby but this could be addressed by provision on the adjacent site. There are some areas within the site at risk of surface water flooding, but these could be avoided. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure but there is a historic landfill within the site, with the potential for contamination or land instability. The site contains some pockets of woodland, but would not affect a designated landscape or townscape, or public open space. A number of constraints are identified, particularly the lack of accessibility to services but as this could be mitigated through the provision of services on adjacent land the site is considered suitable for employment use for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No Highways comments</p> <p><b>Development Management</b> No comments</p> <p><b>Minerals &amp; Waste</b> No comments</p> <p><b>Lead Local Flood Authority</b></p>

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Vision Statement
- Concepts
- Red Line Plan

<b>Site Reference:</b>	GNLP0415C
<b>Address:</b>	Honingham Thorpe - Site C
<b>Proposal:</b>	Strategic mixed use development (AG)consisting of residential development, employment, country park, nature reserve

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Access, Accessibility to Services, Utilities Capacity, Utilities Infrastructure, Contamination &amp; Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity &amp; Geodiversity, Historic Environment, Open Space &amp; GI and Compatibility with Neighbouring Uses.</p> <p><b>HELAA Conclusion</b>  This site lies to the east of the A site, alongside the A47 adjoining the recent allocation at Easton, and is proposed for employment to serve the proposed new settlement. The site contains the local development order for a food hub, so food-related employment uses are already directed. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. The site is currently within walking distance of a primary school and housing, and would be accessible to the housing proposed at site A. It is likely that the water supply and sewerage network would need to be upgraded. There are overhead cables across the site and a historic landfill within it, with the potential for contamination or land instability. There are a several areas at risk of flooding, which could be avoided. The south-western third of the site is within agricultural land class 2 and the eastern part would impact on the setting of Easton church. The site would not affect a designated landscape or townscape, or public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for food-related employment use for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  No comments</p> <p><b>Development Management</b>  No comments</p> <p><b>Minerals &amp; Waste</b>  No comments</p> <p><b>Lead Local Flood Authority</b></p>

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Vision Statement
- Concepts
- Red Line Plan

<b>Site Reference:</b>	GNLP0415 E
<b>Address:</b>	Honingham Thorpe - Site E
<b>Proposal:</b>	Country Park

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural interspersed with woodland	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA:</b> None
<b>HELAA Conclusion:</b> None

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No comments</p> <p><b>Development Management</b> No comments</p> <p><b>Minerals &amp; Waste</b> No comments</p> <p><b>Lead Local Flood Authority</b> Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p>

<b>PLANNING HISTORY:</b>
Not known

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
<ul style="list-style-type: none"> <li>• Vision Statement</li> <li>• Concepts</li> <li>• Red Line Plan</li> </ul>

<b>Site Reference:</b>	GNLP0415 F
<b>Address:</b>	Honingham Thorpe - Site F
<b>Proposal:</b>	Nature Reserve Proposed

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Mainly woodland with agricultural land	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> None
<b>HELAA Conclusion</b> None

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No Highways comments</p> <p><b>Development Management</b> No comments</p> <p><b>Minerals &amp; Waste</b> No comments</p> <p><b>Lead Local Flood Authority</b> Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p>

<b>PLANNING HISTORY:</b>
Not known

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
<ul style="list-style-type: none"> <li>• Vision Statement</li> <li>• Concepts</li> <li>• Red Line Plan</li> </ul>

<b>Site Reference:</b>	GMLP2176
<b>Address:</b>	North of Dereham Road, Honingham
<b>Proposal:</b>	Residential development of 55 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Vacant land	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Access to Services, Utilities Capacity, Market Attractiveness, Historic Environment and Transport &amp; Roads.</p> <p><b>Red Constraints in HELAA</b> None</p>
<p><b>HELAA Conclusion</b> This site lies to the south of Dereham Road, well-related to the existing village of Honingham. Initial highway evidence has indicated that a suitable access could be achieved, but there is no access to a school. There is a bus service within 800m and local retail, but few other services, although there is a proposal for a significant development nearby which may provide services. There are listed buildings nearby, the settings of which may be affected, but there are no sensitive townscapes or landscapes and there would be no loss of public open space. A number of constraints are identified, but subject to being able to overcome these the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
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<p><b>Highways</b> No – bus route doesn't pass through Honingham village, a safe walking route to meet it doesn't appear feasible. Could the school bus routes be adjusted to pass through Honingham village?</p> <p>If the site were allocated, it would require 2.0m wide footway and possible widening to a minimum of 5.5m, both for the full extent of the frontage. Improvements to forward visibility would also be required at the frontage. Active frontage required, would serve to strengthen existing 30mph speed limit.</p> <p><b>Development Management</b> Frontage development would make a natural infill. 10-12 dwellings preferred.</p> <p><b>Minerals &amp; Waste</b> No comments</p>
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**Lead Local Flood Authority**

Few or no constraints. Standard information required at planning stage. The site has superficial deposits of Diamicton potentially limiting surface water infiltration drainage. The site does not benefit from nearby watercourses or surface water sewers. The site is south of the A47, a major highway. A drainage strategy for the site must incorporate this into the design to ensure there is no impact on current infrastructure. The site is part of a Source Protection Zone 3 and should be taken into consideration when developing a drainage strategy.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- No documents

## **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 Easton/Honingham cluster at Stage 5 of this booklet (the collection of sites in Easton/Honingham and one in Easton/Costessey). 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.

Easton is classed as an Urban Fringe parish in the south west sector. The 'Towards a Strategy' document indicates that approx. 600 dwellings are to be allocated in this sector. It is considered that the existing allocation at EAS1 could achieve an uplift of a further 90 dwellings to contribute towards this number.

In addition, site GNLP0415 A-G has been identified for a new settlement as a reasonable alternative site if additional growth is needed.

GNLP2176 has been identified (on a reduced site boundary) for frontage development of 12 dwellings in the village of Honingham. This number will be counted towards the total for Broadland village clusters

Other sites in the cluster (GNLP0456, and GNLP0411) have been dismissed largely due to lack of a safe route to school.

In conclusion there is one carried forward allocation at Easton totalling 1,044 homes. In addition, there is one site identified as a preferred option in Honingham providing for 12 new homes and one additional dwelling with planning permission. This gives a total deliverable housing commitment for **Easton and Honingham** together of 1,057 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Easton and Honingham</b> (See Village clusters table for preferred site in Honingham)				
NO PREFERRED SITES			Uplift in numbers on existing allocation EAS 1 – 90 dwellings	No additional sites are preferred for allocation In Easton. However, it has become apparent via the planning application process that the existing large-scale allocation EAS 1 for approximately 900 dwellings could be uplifted by a further 90 dwellings. Subject to acceptable mitigation measures, an uplift of EAS 1 is the preferred approach.
<b>Honingham (Part of Easton cluster)</b>				
North of Dereham Road, Honingham (Easton cluster)	GNLP2176 (part).	0.76	12 dwellings	This site is preferred for allocation based on the additional work done on school bus routes. The site as promoted is too large, so it is proposed to allocate a smaller area for frontage development only which would make a nature infill development. The local highway authority support subject to provision of an adequate carriageway and footway for the full extent of the frontage.

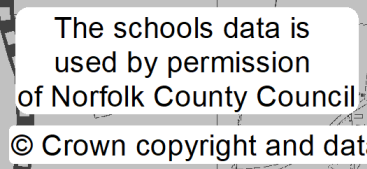
### Reasonable Alternative Sites:


Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Easton and Honingham</b>				
Honingham Thorpe	GNLP0415 A-G	457.14	Strategic mixed-use development consisting of residential development, employment, country park and nature reserve	This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.

### Unreasonable Sites:

<b>Easton and Honingham</b>				
Land off A47, Easton	GNLP0456	9.12	Approx. 25 dwellings	This site is not considered to be appropriate for allocation as it is located on the opposite side of the A47 to the main part of Easton village with no safe route to the primary school. The site also includes a gravel pit of geological interest.
Land at Fellowes Road, Honingham	GNLP0411	0.72	Approx. 13 dwellings	This site is over 4km to primary school in Easton with no safe walking route therefore it is not considered to be suitable for allocation. This site was re-examined through work looking at County Council bus routes to school but was dismissed as it was considered that vehicular access would be difficult as the proposed access point at Fellowes Road is extremely narrow and Mill Lane is also sub-standard.

0 170 340 680 1,020 1,360 Metres



 Parish Boundary

