

<b>Settlement Name:</b>	<b>Great and Little Plumstead</b>
<b>Settlement Hierarchy:</b>	<p>Great and Little Plumstead form a village cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Services and facilities in Great and Little Plumstead include a primary school, village hall and public transport.</p> <p>The current capacity of Little Plumstead Primary School is rated 'green'. Even with the remaining development commitment at the former hospital to build out, the school has capacity. Consequently, it is considered that Great and Little Plumstead could potentially accommodate development of up to 50- 60 more dwellings subject to the quality of the sites put forward.</p> <p>Great and Little Plumstead has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2015 and covers the period to 2034. 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>At the base date of the plan there are no carried forward allocations and 129 dwellings with planning permission on a number of sites. Existing allocations relate to the redevelopment of the former Little Plumstead Hospital. In addition, 11 dwellings were given permission along Church Road (ref: 20161151).</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>Great &amp; Little Plumstead</b>			
Land east of Salhouse Road	GNLP0328	5.18	Approx. 110-165 dwellings
Land west of Salhouse Road	GNLP0330	4.90	108-162 dwellings
Land at Hare Road	GNLP0420R	0.57	10-15 dwellings
Land at Middle Road	GNLP0441R	1.97	30 dwellings

Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment.
South of Broad Lane	GNLP2040	7.60	Residential (unspecified number)
East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings
Home Farm, Water Lane	GNLP3014	14.26	300 dwellings
<b>Total area of land</b>		<b>47.65</b>	

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Great &amp; Little Plumstead</b>			
Witton Lane Gospel Hall	GNLP0357	0.26	5 detached dwellings or 3 detached dwellings if retaining the existing Gospel Hall
Plumstead Road, Thorpe End	GNLPSL3006	0.10	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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Great &amp; Little Plumstead</b>			
Octagon Business Park	GNLP2107	1.62	office, agricultural storage, car park
East of Brook Farm, Thorpe End	GNLP3034	36.84	Employment B1, B2, B8

(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

	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														
Great & Little Plumstead														
GNLP0328	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP0330	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP0420R	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0441R	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP0483	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Green	Amber	Green
GNLP2040	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber
GNLP3007	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP3014	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green

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

<b>Site Reference</b>	<b>Comments</b>
<b>Great &amp; Little Plumstead</b>	
GNLP0328	<p><b>General comments</b> Objections raised concerns regarding loss of ‘good’ grade agricultural land and the site is outside the development boundary.</p> <p>There is no longer a post office, no services except the school which is full. The bus service does not run early or late enough for work. No shops so you have to travel for essentials and high schools and GPs are full.</p> <p><b>Great &amp; Little Plumstead comments</b> The Parish Council objects to this site allocation. The Village does not have the infrastructure to support such a large application, which also is contrary to our service village designation.</p>
GNLP0330	<p><b>General comments</b> Objections raised regarding the site being outside of the development boundary and is productive agricultural land which cannot be replaced.</p> <p><b>Great &amp; Little Plumstead comments</b> The Parish Council objects to this site allocation. The Village cannot support such a large development with next to no infrastructure in place. There is currently no shop or doctors and the school is already at capacity with no plans for a new one to build.</p>
GNLP0420R	<p><b>General comments</b> Objections raised concerning arable land, lack of services and infrastructure.</p> <p>One site submitted in support of site. ‘Suitable, available, achievable and viable therefore deliverables and developable, in line with NPPF’.</p> <p><b>Great &amp; Little Plumstead Parish council comments</b> The parish council objects due to the service village designation, the land is Grade 1 Agricultural land, has poor infrastructure and public transport, surface water flooding, capacity, flood risk, outside settlement boundary.</p>
GNLP0441R	<p><b>General comments</b> Objections raised concerning arable land, lack of services and infrastructure</p>

	<p>One site submitted in support of site. 'Suitable, available, achievable and viable therefore deliverables and developable, in line with NPPF'.</p> <p><b>Great &amp; Little Plumstead Parish council comments</b> The parish council objects due to the service village designation, the land is Grade 1 Agricultural land, has poor infrastructure and public transport, surface water flooding, capacity, flood risk, outside settlement boundary.</p>
GNLP0483	<p><b>General comments</b> Objections raised concerns regarding facilities, it has been suggested they need shops, post offices and an expansion of the school with better bus services if such development can happen. The site is also outside the development boundary.</p> <p>One comment in support of site 0483. 'Allocation of the site would bring forward a significant public benefit with the delivery of a roundabout at the Brick Kiln junction. This highway improvement is identified within the Neighbourhood Plan. The site has now been subject to a number of technical assessments which informed the planning application and demonstrates that there are no fundamental constraints to the development of the site for residential and it is therefore considered suitable for development'.</p> <p><b>Great &amp; Little Plumstead comments</b> The Parish Council objects to this site. Any exit for cars are onto two busy roads, accidents would become frequent. The community was against this site.</p>
GNLP2040	<p><b>General comments</b> Objections raised concerning many sites already allocated with GNDP and growth triangle. Lack of service provision and infrastructure.</p> <p>One site submitted in support of site. 'Suitable, available, achievable and viable therefore deliverables and developable, in line with NPPF'.</p> <p><b>Great &amp; Little Plumstead Parish council comments</b> The parish council objects due to the service village designation, the land is Grade 1 Agricultural land, has poor infrastructure and public transport, surface water flooding, capacity, flood risk, outside settlement boundary.</p> <p><b>Salhouse Parish council comments</b> Development of these sites would conflict with Policy 2 of the JCS and Broadland Policy EN 2 as it would fail to maintain the strategic gap between the communities of Sprowston and Rackheath and Salhouse and Rackheath respectively, and would damage the landscape setting. It also conflicts with Policy GT 2 Green</p>

	Infrastructure of the Broadland North East Growth Triangle AAP which seeks to protect an area either side of the NDR from inappropriate development.
GNLP3007	No comments as site submitted through Stage B Consultation
GNLP3014	No comments as site submitted through Stage B Consultation

## **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

8 residential sites are promoted across the Great and Little Plumstead cluster of 0.5ha or larger.

For sites in Great Plumstead **GNLP0420R** measures 10.9 ha and **GNLP0441R** measures 4 ha. Both these sites are within walking distance of the primary school and are considered suitable to shortlist as reasonable alternatives for further consideration. Even nearer to the school is **GNLP3014** and this site too benefits from a safe walk to the school along Water Lane. However, given the requirement of 50-60 homes, only the frontage part of **GNLP3014** would likely to be required for development but nonetheless the site is shortlisted as a reasonable alternative for further consideration. Of themselves, sites around Great Plumstead total 30 ha and could meet the requirement for 50-60 dwellings.

To the north of the parish, around Little Plumstead four sites are promoted. All four are preferred as reasonable alternatives for further assessment. **GNLP0330** and

**GNLP0328** benefit from being slightly closer to the school but the land is Grade 1 agricultural standard. Conversely, **GNLP0483** and **GNLP3007** are slightly more remote from the school but the land is classified grade 2 agricultural. The four sites around Little Plumstead (not including near the former hospital site) total 23 ha and could easily fulfil the requirement for 50-60 dwellings.

Site **GNLP2040** is better related to Rackheath. This site is not considered to be a reasonable alternative for allocation at the current time as there is no safe pedestrian route to Little Plumstead Primary School over 3km away, which is the catchment school. There is a school closer in Rackheath but this site would be better delivered after site GT19 has been developed which is likely to provide improved footway links. The frontage of the site is affected by surface water flood risk.

### **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.**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Great &amp; Little Plumstead</b>			
Land east of Salhouse Road	GNLP0328	5.18	Approx. 110-165 dwellings
Land west of Salhouse Road	GNLP0330	4.90	108-162 dwellings
Land at Hare Road	GNLP0420R	0.57	10-15 dwellings
Land at Middle Road	GNLP0441R	1.97	30 dwellings
Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment.
East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings
Home Farm, Water Lane	GNLP3014	14.26	300 dwellings
<b>Total area of land</b>		<b>40.05</b>	

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

<b>Site Reference:</b>	GNLP0328
<b>Address:</b>	Land East of Salhouse Road
<b>Proposal:</b>	Approx. 110-165 dwellings

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

**CONSTRAINTS IDENTIFIED IN THE HELAA**

**Amber Constraints in HELAA**

Access, Accessibility to Services, Significant Landscapes, Transport and Roads

**HELAA Conclusion**

This is a greenfield site bounded by Salhouse Road and Blofield Corner, It is not particularly well related to services, though it is adjacent to Little Plumstead village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include some sections within low to medium risk of surface water flooding, potential loss of high quality agricultural land grade 1& 2, and location within airport safeguarding zone. No concerns over impact on heritage assets or ecology. 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. Frontage development only.

**Development Management**

Main issue is landscape on approach from south and loss of highway avenue of trees. Will improvements to Brick Kilns junction be required?

**Minerals & Waste**

No safeguarded mineral resources.

**Lead Local Flood Authority**

Few or no Constraints. Standard information required at a planning stage. A flow path, as identified on the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps, flows through the northern section of the site. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).

<b>PLANNING HISTORY:</b>
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None
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP0330
<b>Address:</b>	Land North of Salhouse Road
<b>Proposal:</b>	108 – 162 dwellings

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

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Significant Landscapes, Transport and Roads
<b>HELAA Conclusion</b> The site is adjacent to Salhouse Road. It is not particularly well related to services, though it is adjacent to Little Plumstead village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include, proximity to designated species point, potential loss of high quality agricultural land grade 1& 2, and location within airport safeguarding zone. No concerns over impact on heritage assets. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes. Frontage development only.
<b>Development Management</b> Similar landscape issues to 0328 but located adjacent to PROW and footpath to west of Salhouse Road therefore slightly better connected than 0328. Upgrades to Brick Kilns junction required?
<b>Minerals &amp; Waste</b> No safeguarded mineral resources.
<b>Lead Local Flood Authority</b> Few or no Constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is not at risk of surface water flooding. The site is not near a mapped watercourse. The location adjacent to an existing urban area suggests that sewerage connections may be available. IF not surface water disposal will be reliant on the results of infiltration testing.

<b>PLANNING HISTORY:</b>
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N/A
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP0420R
<b>Address:</b>	Land at Hare Road
<b>Proposal:</b>	10-15 dwellings

<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, Transport and Roads</p>
<p><b>HELAA Conclusion</b> The site has been significantly reduced in size and scale. A linear (ribbon) development fronting onto Hare Road would broadly repeat the existing pattern of development on the opposite side of the road. Conservation colleagues have raised concerns about landscape impacts. Submission does not propose extending development along the road beyond the limits of the existing built form opposite. Extending meaningfully beyond edge of built form would have larger impacts. Landscape impacts are likely to be localised and do not impact significantly on Landscape Character sensitivities. Landscape and townscape impacts have been revised to Green. Highway Authority has objections because of access and network concerns. At this stage it is has not been deemed these are unresolvable, although Hare Road is narrow at only 5.5m wide. Availability of utilities remains unclear but no reason to consider these insurmountable. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity to the HELAA addendum, without double counting, and has therefore been marked as unsuitable.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. No footway, poor visibility from Hare Road at Church Road</p> <p><b>Development Management</b> Site too small to deliver scale of development envisaged. Likely landscape harm and access issues.</p> <p><b>Minerals &amp; Waste</b> No safeguarded mineral resources.</p> <p><b>Lead Local Flood Authority</b> Few or no Constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is not at risk of surface water flooding. The site is</p>

within 50m of a mapped watercourse but there is no mapped connection to it. The location adjacent to an existing residential area suggests that sewerage connections may also be available.

**PLANNING HISTORY:**

None

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

- Access Appraisal

<b>Site Reference:</b>	GNLP0441R
<b>Address:</b>	Land at Middle Road
<b>Proposal:</b>	30 dwellings

<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, Significant Landscapes, Transport and Roads</p>
<p><b>HELAA Conclusion</b> Site has been reduced by half. Nonetheless, a modest estate scale block of residential development to the west of Gt Plumstead will impact on the existing agricultural landscape setting to the Gt Plumstead, and create a potentially harsher urban edge. This could be mitigated to some extent through good quality landscaping. Whilst not consistent with the built form of Gt Plumstead on its western side, the site is not adjacent townscape that is considered to be of particular sensitivity. Highway Authority has raised objections because of access and network concerns. At this stage it is has not been deemed these are unresolvable. Availability of utilities remains unclear but no reason to consider these insurmountable. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity to the HELAA addendum, without double counting, and has therefore been marked as unsuitable.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. No footway.</p> <p><b>Development Management</b> Similar issues to 0420R</p> <p><b>Minerals &amp; Waste</b> No safeguarded mineral resources.</p> <p><b>Lead Local Flood Authority</b> Few or no Constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is not at risk of surface water flooding. The site is within 50m of a mapped watercourse but there is no mapped connection to it. The location on the edge of an existing residential area suggests that sewerage</p>

connections may not be available. If not surface water drainage will be reliant on the results of infiltration testing.

**PLANNING HISTORY:**

None

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

- Access Appraisal

<b>Site Reference:</b>	GNLP0483
<b>Address:</b>	Land East of Salhouse Road
<b>Proposal:</b>	86 dwellings plus 5.83 ha of Green Infrastructure and new play equipment

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

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Contamination and Ground Stability, Significant Landscapes, Townscapes, Transport and Roads</p>
<p><b>HELAA Conclusion</b> This is a greenfield site bounded by Norwich Road, Salhouse Road, Crowes Loke and Sandhole Lane. It is not particularly well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include potential loss of high quality agricultural land (Grade 2), mature trees on site, ecology, and location within airport safeguarding zone. 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>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> Yes. Subject to provision of roundabout junction safety scheme at Norwich Rd / Salhouse Rd 'Brick kilns' junction. Access from Salhouse Road.</p>
<p><b>Development Management</b> Similar issues to 0328 and 0330. Improvements to Brick Kilns junction likely to be required?</p>
<p><b>Minerals &amp; Waste</b> 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. Our records indicate that we have been consulted on a planning application for 84 dwellings at this location. We currently have an outstanding objection based on a lack of information. RoSWF mapping shows that the site is at low risk of surface water flooding. Mapping shows a minor isolated area of ponding occurring in the 3.33% event, which extends northwards and deepens in areas to 0.6m in the 1% event. Mapping indicates that in the 0.1% this ponding will further extend northwards and southwards.

**PLANNING HISTORY:****20172209**

For 84 dwellings dismissed at appeal due to scale of development relative to access to services and impact on character and appearance.

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

- Proposals Plan
- Preliminary Ecological Overview
- GI Strategy
- Site Access

<b>Site Reference:</b>	GNLP3007
<b>Address:</b>	East of Salhouse Road, South of Belt Road
<b>Proposal:</b>	8-10 dwellings

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

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Transport and Roads
<b>HELAA Conclusion</b> This is a 2 ha greenfield site between Salhouse Road and Belt Road. The Village has a primary school, but it is within the newer development at the former Hospital, and is a distance of 2.2 kilometres away. GNLP3007 is though near to the northern built edge of Little Plumstead and is accessible to the village hall. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be addressed. Possibly by constructing a roundabout at the junction by the Brick Kilns pub or by diverting Belt Road through the site to form a safer highway arrangement. Another consideration is the potential loss of high quality Grade 2 agricultural land. In summary, constraints facing the site appear possible to mitigate and it is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes, subject to roundabout at Brick Kiln pub and footpath to school or divert road through site and create a new access. Access from Salhouse Road.
<b>Development Management</b> Similar issues to 0483
<b>Minerals &amp; Waste</b> No safeguarded mineral resources.
<b>Lead Local Flood Authority</b> No comments

<b>PLANNING HISTORY:</b>
None

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP3014
<b>Address:</b>	Home Farm, Water Lane
<b>Proposal:</b>	300 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Cattle farming with farm buildings	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Accessibility to Services, Flood Risk, Transport and Roads
<b>HELAA Conclusion</b> This is an extensive 14 ha greenfield site, east of Water Lane, that comprises the existing buildings of Home Farm, and land south of the former Little Plumstead Hospital site. The proposed use is for up to 300 homes. The site is accessible to the Little Plumstead Primary School, at a distance of 1.1 km, and there is a footpath. However, initial Highways comments raises concern due to the access onto Water Lane. Other constraints exist over the use of Grade 2 agricultural land for development and flood risk from the Witton Run that passes through the site. No ecological designations apply to the site and nor would the landscape setting of the Broads be affected. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes. Subject to pedestrian access to development to north.
<b>Development Management</b> Site likely to have significant townscape/landscape issues, flood zone issues, Witton Run.
<b>Minerals &amp; Waste</b> No safeguarded mineral resources.
<b>Lead Local Flood Authority</b> Few or no Constraints. Standard information required at a planning stage.

<b>PLANNING HISTORY:</b>
None

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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**STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).**

Seven reasonable alternative sites have been identified in the Great and Little Plumstead 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. As part of this discussion it was decided that none of the reasonable alternative sites were suitable for allocation primarily due to the highway improvements that would be needed at the ‘Brick Kilns’ junction in the form of junction realignment or a roundabout and also the lack of a safe pedestrian route to school in some cases.

In conclusion whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 129 dwellings with planning permission on a number of sites.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Great and Little Plumstead</b>				
NO PREFERRED SITES				

**Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Great and Little Plumstead</b>				
NO REASONABLE ALTERNATIVE SITES				

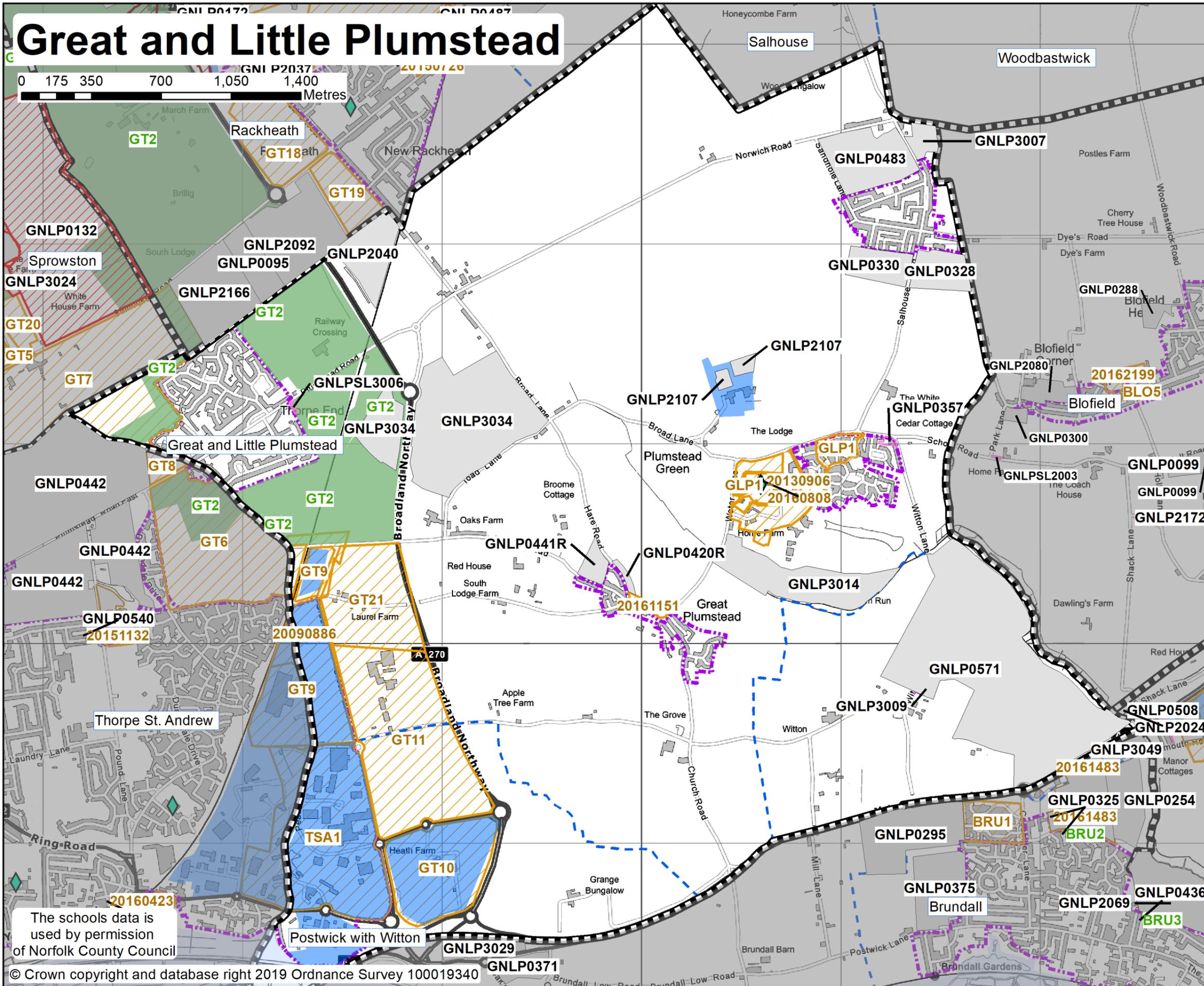
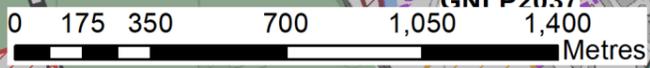
**Unreasonable Sites:**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Great and Little Plumstead</b>				
Land east of Salhouse Road	GMLP0328	5.18	Approx. 110-165 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land west of Salhouse Road	GNLP0330	4.90	108-162 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land at Hare Road	GNLP0420R	10.93	10-15 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor.
Land at Middle Road	GNLP0441R	4.23	30 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor.
Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
South of Broad Lane	GNLP2040	7.60	Residential (unspecified number)	This site is not considered to be reasonable for allocation as there is no safe pedestrian route to Little Plumstead Primary School over 3km away, which is the catchment school. There is a school closer in Rackheath but this site would be better delivered after site GT19 has been developed which is likely to provide improved footway links. The frontage of the site is affected by surface water flood risk.
East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Home Farm, Water Lane	GNLP3014	14.26	300 dwellings	This site is not considered to be reasonable for allocation. The site as submitted is too large so frontage development is likely to be more acceptable, however there is an area of surface water flood risk on the likely access point into the site.

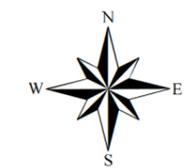
# Great and Little Plumstead



## 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



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