

<b>Settlement Name:</b>	<b>Horsham And Newton St. Faith</b>
<b>Settlement Hierarchy:</b>	<p>Horsham and Newton St Faith 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. Horsham and Newton St Faith has a range of services including a primary school, village hall, food shop and public transport.</p> <p>The current capacity at St Faith Primary School is rated as 'amber'. The school is currently at its Published Admission Number (PAN). Although the site is not entirely 'landlocked' the available land for expansion is very limited. Consequently, it is considered that Horsham and Newton St Faith could accommodate development in the region of 20-50 dwellings.</p> <p>At the base date of the plan there is one carried forward residential allocation from the Broadland Local Plan (HNF1, Newton Street) for 60 homes 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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Horsham &amp; Newton St Faith</b>			
Poor piece 80, Newton Street	GNLP0085	0.75	Approx. 4 dwellings
Land East of A140, Horsham St Faith	GNLP0125	14.85	Approx. 400 dwellings including highways improvements, public open space and community facilities
Manor Road	GNLP0246	0.78	Residential (unspecified number)
Land off West Lane	GNLP0471	1.21	Approx. 15 dwellings
Land east of Old Norwich Road	GNLP0482	17.38	Approx. 70 dwellings as well as 8.95ha of green space
Land off Manor Road	GNLP1054	5.50	Residential development extending the neighbouring allocation HNF1
Oak Tree Farm	GNLP2021	10.83	Residential (unspecified number)

The Warren	GNLP2030	1.65	Residential (unspecified number)
Manor Road / A140 Cromer Road	GNLP2141	2.63	20-40 dwellings
East of Manor Road	GNLP3027	2.63	25-50 dwellings
North of Meadow Farm Lane	GNLP3028	1.95	25-50 dwellings
<b>Total area of land</b>		<b>60.16</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
<b>Horsham &amp; Newton St Faith</b>			
Adjacent to Abbey Farm Commercial Park	GNLPSL2007R	3.5	Extension of settlement limit for employment uses (promoted as SL proposal even though it is large enough for an employment allocation).

(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>Horsham &amp; Newton St Faith</b>			
Land off the NNDR	GNLP0466R	33.00	Employment uses

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

\*Site GNLP1061, which overlaps slightly into Horsham and Newton St Faith Parish, is considered in the Norwich 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														
Horsham & Newton St Faith														
GNLP0085	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0125	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber
GNLP0246	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green
GNLP0471	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0482	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Amber
GNLP1054	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green
GNLP2021	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Amber
GNLP2030	Amber	Green	Amber	Green	Green	Red	Green	Green	Green	Amber	Green	Green	Green	Green
GNLP2141	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green
GNLP3027	Green	Green	Green	Green	Green	Red	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP3028	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Amber	Green	Amber	Green

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

<b>Site Reference</b>	<b>Comments</b>
<b>Horsham &amp; Newton St Faith</b>	
GNLP0085	<p><b>General comments</b> Approval has already been given for four dwellings at this site. If the number of dwellings should be appropriate, there is no objection.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> Approval has already been given for four dwellings at this site and the Parish Council has no objection</p>
GNLP0125	<p><b>General comments</b> The development is incompatible with the existing settlement and would not be supported by the current infrastructure. The site would prejudice a 'no development' policy near the NDR. The NDR should free traffic on radial roads.</p> <p>Comments submitted in support of site. The site is considered suitable for development and supporting information has been put forward.</p> <p>The site is available for development and the developer recognises that there are some constraints that need to be addressed.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> The Parish Council completely rejects this as being totally incompatible with the existing settlement and would not be supported by the current infrastructure.</p>
GNLP0246	<p><b>General comments</b> This is a huge development and would put lots of pressure on Manor Road and increase demand for local services and increase pollution of many sorts.</p> <p>This site is suitable for a few houses that would not destroy the character.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> This would be suitable for a small number of houses which would not destroy the character of the village.</p>
GNLP0471	<p><b>General comments</b> This is good agricultural land and the access is on narrow lanes.</p>

	<p><b>Horsham and Newton St Faiths Parish Council comments</b> This would sacrifice good agricultural land and additional traffic on already narrow lanes.</p>
GNLP0482	<p><b>General comments</b> Prime agricultural land would be sacrificed and there would be a significant impact on the village's character. Extra pressure on already congested roads.</p> <p>The site would prejudice a 'no development' policy near the NDR. The NDR should free traffic on radial roads.</p> <p>The site is suitable for housing development. Some technical issues include safety, access, heritage and flooding and these are addressed in the full representation submitted.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> The Parish Council objects to the use of prime agricultural land and the size of the development would be inappropriate to the "village" concept of Horsham and Newton St. Faith.</p>
GNLP1054	<p><b>General comments</b> There is enough development here and an extension would be out of keeping with the village. Vehicular access is restricted and hazardous so would be more appropriate for cattle. The development would increase noise/air/light pollution and put pressure on services.</p> <p>The site would prejudice a 'no development' policy near the NDR. The NDR should free traffic on radial roads.</p> <p>Individual merits of the site have been wrongly assessed in the HELAA scoring. The alternative scoring (attached) better reflects the sites and the fact that no listed buildings/historic landscapes are near.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> There is sufficient development capacity in the existing allocation and an extension would be out of keeping with the village which has very few facilities.</p>
GNLP2021	<p><b>General comments</b> Objections raised concerns regarding distance from the main village and services and the impact on rural character of the village.</p> <p><b>Horsham and Newton St. Faiths Parish Council comments</b> The Council is opposed as this would be a settlement disconnected from the existing community.</p>

GNLP2030	<p><b>General comments</b> One comment the site will need to be assessed against the overall level of growth in the village. This needs to be commensurate with amenities available. Horsham &amp; Newton St Faith is a rural village with amenities to match. There is no local appetite to become a suburb of Norwich.</p> <p><b>Norfolk Wildlife Trust comments</b> We note the proximity of this site to the Horsham Meadows CWS and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> The Council has no objection in principle but is concerned at the possible effect on school places and, with the proximity to the school, the effect that this could have on possible future school expansion needs including recreational area.</p>
GNLP2141	<p><b>General comments</b> Objections raised concerns regarding road safety, access, out of proportion, lack of infrastructure, impacts on the environment and the quality of communal village life.</p> <p>This parcel of land ref: GNLP2141 would, with already approved land commitments, leave a large proportion of Newton totally encapsulated by modern suburban sprawl and destroying the character currently viewed by others and not forgetting the strain on the local school and doctors.</p> <p>One comment in support of site suggest the site is suitable, available, achievable and viable, and is deliverable within the first five years of the Greater Norwich Local Plan period. There are no constraints that would prevent the site from coming forward for residential development.</p> <p><b>Horsham and Newton St Faiths Parish Council comments</b> The Council has no objection in principle but expresses concern at the effect on the Manor Road/A140 junction and the poor transport links to employment areas.</p>
GNLP3027	No comments as site submitted during Stage B consultation
GNLP3028	No comments as site submitted during 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**

11 sites larger than 0.5ha are promoted for residential use in the Horsham St Faith and Newton St Faith village cluster. The amount of land promoted gives potential for significant development but capacity at St Faiths Primary School is limited. New development is consequently limited to 20-50 new homes. Development could either be northwards in Newton St Faith or southwards in Horsham St Faith, as the school is located on Manor Road with a safe walking route in either direction.

Of the four sites promoted in Newton St Faith (GNLP0085, 0246, 1054 and 2141) all are considered to be reasonable alternatives as they are well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal other constraints, other than a section of surface water flood risk in the centre of site GNLP1054. Site GNLP2141 would be prominent when viewed from the A140 and there could potentially be traffic noise issues. This does not necessarily preclude it from being a reasonable alternative site at this stage but these factors would need to be considered in the design and layout of any potential scheme on the site.

Of the sites proposed in Horsham St Faith GNLP0125 is considered to be a reasonable alternative. At 14 ha it exceeds the housing requirement for this village cluster, but an eastern portion of the site fronting West Lane could be suitable for further assessment. In highway management terms GNLP0125 is on the western side of the settlement nearer to the A140 and there is a footpath northwards along Church Street towards the school.

In terms of the other sites promoted in Horsham St Faith there are issues over highways constraints, flood risk, and that the size of sites exceeds the required amount of housing. GNLP0471, 2030 and 3027 are not considered to be reasonable alternatives due to flood risk reasons. Site 0471 also relies on access along the narrow Meadow Farm Lane or Mill Lane. Site GNLP2021 is not considered to be a reasonable alternative as it is separated from the existing form and character of the village with resulting townscape and landscape implications. Although closer to the existing built up area of the village GNLP0482 would also be prominent in landscape terms and is therefore is also not considered to be a reasonable alternative. GNLP3028 is not a reasonable alternative as there is no safe pedestrian route to school and vehicular access would be from narrow roads.

### **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>Horsham &amp; Newton St Faith</b>			
Poor piece 80, Newton Street	GNLP0085	0.75	Approx. 4 dwellings
Land East of A140, Horsham St Faith	GNLP0125	14.85	Approx. 400 dwellings including highways improvements, public open space and community facilities
Manor Road	GNLP0246	0.78	Residential (unspecified number)
Land off Manor Road	GNLP1054	5.50	Residential development extending the neighbouring allocation HNF1
Manor Road / A140 Cromer Road	GNLP2141	2.63	20-40 dwellings
<b>Total area of land</b>		<b>24.51</b>	



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

<b>Site Reference:</b>	GNLP0085
<b>Address:</b>	Poor Piece, 80 Newton Street
<b>Proposal:</b>	Approx. 4 dwellings

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

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Transport and Roads
<b>HELAA Conclusion</b> This site is greenfield land bounded by Newton St and Fairholme Rd. It is well related to services, and to the character of the 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. There are no concerns over contamination, ground stability, flood risk, ecology, landscape, or quality of agricultural land though careful consideration should be given to listed building to the south of the site. 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 required. (4 dwellings)
<b>Development Management</b> Difficult to see how 15 dwellings could be provided on this site given constraints - part of site has planning permission for 4 dwellings. Also, a significant distance from services in Horsham - Newton has very little to offer
<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. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 200m of the site but there is no connection to it shown on mapping. Given the location of the site there may be sewerage connections available. If not therefore surface water drainage may be reliant on

the results of infiltration testing. We have been consulted on a minor application for this site, but did not respond as we are not the statutory consultee for minor applications.

**PLANNING HISTORY:**

**20170788**

Site is a commitment under 20170788 for 4 dwellings.

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

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP0125
<b>Address:</b>	Land East of A140, Horsham St Faith
<b>Proposal:</b>	Approx. 400 dwellings including highways improvements, public open space and community facilities

<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, Utilities Capacity, Townscapes, Historic Environment, Compatibility with Neighbouring Uses</p>
<p><b>HELAA Conclusion</b> This site is greenfield land bounded by A140, Church Road and West Lane. It is well-related to services and the character of the 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. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to the Ancient Monument, landscape character, scale of development proposed and noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> Yes. Subject to provision of frontage footways and any required carriageway widening. Review of and improvements required to walking route to school, particularly at junctions en route. Two vehicular accesses required.</p> <p><b>Development Management</b> The site is close to the historic core with conservation area and listed buildings nearby - development would need to very carefully consider these constraints through the highest standards of design. Scale of development is probably too large for a settlement of this size and a smaller allocation would therefore be preferable. Noted that school capacity is 15-20 which may be too small for the developer. This site is the most preferred from an access and proximity to services perspective.</p> <p><b>Minerals &amp; Waste</b> No safeguarded mineral resources.</p>

**Lead Local Flood Authority**

Few or no Constraints. Standard information required at a planning stage. There is no surface water risk identified on this site as shown in the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).

**PLANNING HISTORY:**

No applications found

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

- Concept master plan
- Surface Water Drainage Design
- Highway and Access
- Flood Risk and Drainage Assessment

<b>Site Reference:</b>	GNLP0246
<b>Address:</b>	Manor Road
<b>Proposal:</b>	Residential (unspecified number)

<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, Utilities Capacity, Historic Environment
<b>HELAA Conclusion</b> The site is greenfield land off Manor Road. It is well-related to services and character of the village as linear development. 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. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to listed buildings. 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 required.
<b>Development Management</b> Site acceptable as continuation of built form but may struggle to deliver 15 dwellings at a similar density to existing built form. Would highways need footpath upgrades to access school (although this will need to be delivered for existing allocation where application is currently being considered therefore may not be necessary)?
<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. There is no surface water risk identified on this site as shown in the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps .Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).

<b>PLANNING HISTORY:</b>
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No history
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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>	GNLP1054
<b>Address:</b>	Land off Manor Road
<b>Proposal:</b>	Residential development extending the neighbouring allocation HNF1

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Vacant agricultural land with well-established hedgerow boundaries	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Historic Environment, Transport and Roads
<b>HELAA Conclusion</b> This is greenfield site off Newton Street and Manor Road, adjacent to existing housing allocation. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Other constraints include sections at risk of surface water flooding, impact to setting of listed building, and historic environment record. There are number of constraints but these may be possible to mitigate. Removing the area already committed, approximately 3ha of the site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes, subject to acceptable access via HNF1 and pedestrian/cycle only access at Manor Road to north.
<b>Development Management</b> Site is contrary to existing settlement grain however this has been eroded through existing allocation HNF1. Would result in loss of pasture detrimental to landscape character and raises neighbour amenity issues to access arrangements between two dwellings. Current application 20181525 under appeal against non-determination.
<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. RoSFW mapping indicates that the site is generally not at risk from surface water flooding. However, two small areas of ponding are shown to occur in the 3.33% event, and 1% event. In the 0.1% event, the ponding becomes more widespread, and is

mapped to reach depths of between 0.15m and 0.3m. There is a mapped watercourse within 200m of the site, but no connections are shown to it, on mapping. Surface water sewerage connections may be available. If not, disposal of surface water would be reliant on the results of infiltration testing.

**PLANNING HISTORY:**

**20181525**

Current outline application for 64 dwellings under 20181525 - appeal made against non-determination. Officers would have refused on landscape ground and neighbour amenity grounds (due to access).

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

No additional documents submitted to support this proposal.



<b>Site Reference:</b>	GNLP2141
<b>Address:</b>	Manor Road/A140 Cromer Road
<b>Proposal:</b>	20-40 dwellings

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

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Historic Environment
<b>HELAA Conclusion</b> The is a 2.63 ha greenfield site situated between the Cromer Road (A140) to the west and Manor Road to the east. Initial Highways Authority advice has indicated that access could be possible, subject to the necessary improvements. There is a footpath on the opposite side of Manor Road and facilities like the school are within an accessible distance. There are no concerns over potential flood risk, ecology, land contamination or ground stability. Whilst not necessarily a HELAA constraint, the site occupies a prominent position next to the A140 so may require particular consideration to landscaping, design layout, and noise attenuation. In conclusion, the site is suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
Site will extend settlement close to A140 with landscape and noise implications and breaks form of Newton which is wholly to east of Manor Road. Newton has very limited level of services. Scale of site likely larger than necessary to deliver required number of dwellings.

<b>PLANNING HISTORY:</b>
No history

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
<ul style="list-style-type: none"> <li>• Access Appraisal</li> </ul>

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

Five reasonable alternative sites have been identified in the Horsham St Faith and Newton St Faith 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 stage six above. As part of this further discussion it was agreed that site GNLP0125 was the most appropriate one for allocation to meet the capacity identified for the cluster, albeit on a much smaller boundary than originally proposed to reflect the fact there is limited capacity in the school and sensitivities relating to the Conservation Area and nearby listed buildings. Other sites were discounted because they would either be too small to meet the minimum threshold for allocation or they would have significant landscape impacts.

In conclusion, one site is identified as a preferred option, providing for between 20-30 new homes in the cluster. There is one carried forward residential allocation for 60 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 95-105 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Horsham &amp; Newton St Faith</b>				
Land to the west of West Lane	GNLP0125 (part of a larger site)	1.44	20 - 30 dwellings	This site is proposed for allocation but for a smaller area than submitted to reflect the fact that there is limited capacity at St Faiths Primary School. The site has sensitivities relating to the nearby Conservation Area and Listed Buildings.

**Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Horsham &amp; Newton St Faith</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Horsham &amp; Newton St Faith</b>				
Poor piece, 80 Newton Street	GNLP0085	0.75	Approx. 4 dwellings	Although this site is well related to the form and character of the village adjacent to the existing settlement limit it is not considered to be reasonable for allocation as it unlikely to meet the minimum 12-15 dwelling allocation requirement as frontage development would be preferred. There are mature trees to the roadside, which add to the street scene and should be retained, which may also impact on the developable area. Part of the site already has planning permission for 4 dwellings.
Manor Road	GNLP0246	0.78	Residential (unspecified number)	This site is well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal other constraints. It is not considered to be reasonable for allocation as it is unlikely to meet the minimum allocation threshold of 12-15 dwellings if developed at a similar density to reflect existing built form.
Land off West Lane	GNLP0471	1.21	Approx. 15 dwellings	This site is considered to be unreasonable for flood risk and highway

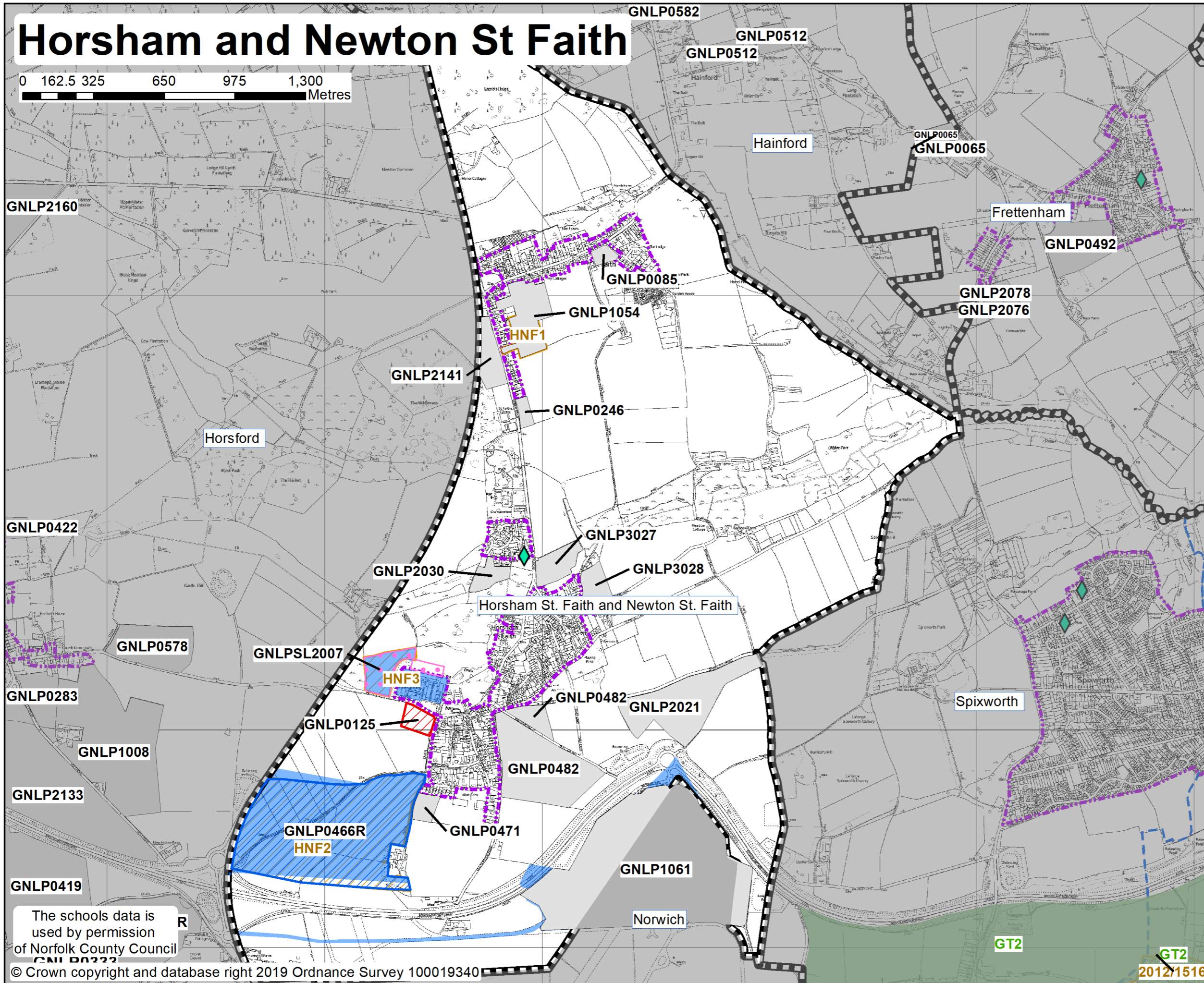
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>reasons. There is an area of surface water flood risk which will affect the overall developable area and make it unlikely that the minimum 12-15 dwelling allocation requirement could be met. Access would be via West Lane which is a narrow unadopted road that is unlikely to be suitable for development traffic.</p>
Land east of Old Norwich Road	GNLP0482	17.38	Approx. 70 dwellings as well as 8.95ha of green space	<p>This is a sizeable site which if developed in its entirety would be too large for the identified capacity of the cluster. The site is considered to be unreasonable for allocation as development in this location would be particularly prominent in the landscape.</p>
Land off Manor Road	GNLP1054	5.50	Residential development extending the neighbouring allocation HNF1	<p>This site is reasonably well related to the existing built form and character of the village, adjacent to the existing HNF1 allocation, with a safe pedestrian route to St Faiths Primary School. There is a section of surface water flood risk. The site is not considered to be reasonable for allocation due to landscape character and neighbour amenity issues. Current outline planning application 20181525 is under appeal against non-determination.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Oak Tree Farm	GNLP2021	10.83	Residential (unspecified number)	This site is considered to be unreasonable for allocation as it is separated from the existing form and character of the village with resulting townscape and landscape implications. There is no safe walking route to St Faiths Primary School.
The Warren	GNLP2030	1.65	Residential (unspecified number)	This site is considered to be unreasonable for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area. The site also appears to be covered by a large number of mature trees.
Manor Road/ A140 Cromer Road	GNLP2141	2.63	20-40 dwellings	This site has a safe pedestrian route to St Faiths Primary School. However, the site is not considered to be reasonable for allocation as it would be very prominent when viewed from the A140 and traffic noise would be an issue. Development in this location would extend residential development west of Manor Road contrary to the existing settlement pattern and would be out of keeping with the form and character of the village.
East of Manor Road	GNLP3027	2.63	25-50 dwellings	This site is considered to be unreasonable for allocation for flood risk reasons. The site is almost wholly covered

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				by surface water flood risk which would affect the developable area.
North of Meadow Farm Lane	GNLP3028	1.95	25-50 dwellings	This site is considered to be unreasonable for allocation as vehicular access would be from narrow roads and there is no safe walking route to St Faiths Primary School.








# Horsham and Newton St Faith

0 162.5 325 650 975 1,300 Metres



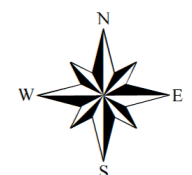
## Greater Norwich Local Plan

### Promoted Sites by School Catchment Areas

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

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