Settlement Name:	**Lenwade, Great Witchingham, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill cluster**
Settlement Hierarchy:	Lenwade, Great Witchingham, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill form a cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Alderford, Little Witchingham or Morton-on-the-Hill. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Services and facilities in the cluster include a primary school, village hall, GP and employment opportunities. The current capacity of Great Witchingham Primary Academy is rated as red meaning that there are significant capacity issues. It is a small landlocked site with catchment numbers up to PAN (Published Admission Number). Therefore, only limited development of 12-20 dwellings is considered to be appropriate. At the base date of the plan there are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites.

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Lenwade/Great Witchingham			
Council Field	GNLP0548	1.81	Residential (unspecified number)
Bridge Farm Field, St Faiths Close	GNLP0608	1.75	Half residential development, half open space.
Bernard Matthews South Site	GNLP2184	5.00	150 dwellings
Attlebridge			
Land off Fakenham Road	GNLP0460	6.08	Approx. 40 dwellings
Adjoining Fakenham Road	GNLP2129	7.22	200 dwellings and commercial
Weston Longville			
Weston Hall	GNLP0553	5.18	Approx. 5 dwellings
Total area of land		**27.04**	

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
Attlebridge			
Adjoining Fakenham Road	GNLP2144	1.23	Industrial
Lenwade/Great Witchingham			
Land North of Council field, Heath Lane (west of Hall Walk)	GNLP0586	2.94	Open space

(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 Reference	**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**
Attlebridge														
GNLP0460	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber
GNLP2129	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Green
Lenwade/Great Witchingham														
GNLP0548	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0608	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP2184	Green	Red	Green	Green	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
Weston Longiville														
GNLP0553	Amber	Green	Amber	Green	Green	Red	Green	Green	Red	Amber	Amber	Green	Amber	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
	Attlebridge
GNLP0460	**General comments** Objections raised on the grounds it would prejudice a 'no development' policy along the NDR and the site would be very isolated. There is no infrastructure other than the NDR and has no justification for such a development noting Broadland planning policies and the NPPF. **Norfolk Geodiversity Partnership comments** Objection on the grounds of negative impact on landscape character of the Attlebridge Hills and Wensum Valley. Also, the site includes a chalk pit of geological interest, listed in the Norfolk Geodiversity Audit as site BRL01 and subject of geological research since the 19th century (Blake 1888, Wood 1988). If development were granted we request that plans be made conditional upon providing geological exposures of chalk as part of a nature conservation area as part of Green Infrastructure. **Weston Longville Parish Council comments** Objections raised as site cannot relate itself to existing communities and is an example of urban sprawl into a greenfield area. Correction to Attlebridge community description - there is no village hall.
GNLP2129	**General comments** One objection raised concerns regarding unsuitability of plot for residential use.
	Lenwade/Great Witchingham
GNLP0548	**General comments** The road access is inadequate, and the development is not in keeping with the rural nature of the area. Heath Lane does not support two-way traffic and the access onto A1067 is obscured **Great Witchingham Parish Council comments** Objections raised regarding concerns for access from Heath Lane onto A1067 being obscured due to poor visual splays and limited sight of oncoming vehicles from Sparham Hill. Heath Lane is narrow and does not support two-way traffic, dangers would be exacerbated by any future development and increase with the volume of traffic.
GNLP0608	**General comments** The site is sustainable and has good road access and good access to facilities and services. The site is currently excluded from the

	development map in the Local Plan for an unknown reason but would provide much needed social housing and access to recreational land. The development would be an extension of St Faiths Close. Bungalows are preferred to be in keeping with the surroundings. Provision of public open space would be welcomed. **Great Witchingham Parish Council comments** Comments submitted in support of the site. Development on this site would be an extension of the current housing in St. Faiths Close. However in order for development to be in keeping with surroundings it is considered bungalows are the preferred style and should be for Social Housing for local people. Provision of open space for public amenity would be welcomed.
GNLP2184	**General comments** Objections raised on the grounds of access, inadequate road system, no footpaths on both Hall Road (north or east) and Porters lane and no possibility of providing them. At Lenwade junction with Fakenham road there is dangerous traffic bottleneck. Lack of access to services and no existing connectivity to mains water/sewerage and no natural gas. Comments submitted in support of site must contain a significant proportion of social housing/affordable housing and must be on a mains sewage system to protect the River Wensum and ground water. The site is considered suitable for development as it will have no impact on traffic levels in the village. Comments submitted in support of site. The site is considered suitable for development and documents to support this have been produced. **Great Witchingham Parish Council comments** Objections raised regarding access, lack of footpaths and access to core services as the site is remote from Lenwade / Great Witchingham.

Weston Longville	
GNLP0553	**General comments** The site is unsuitable due to traffic issues resulting in dangerous conditions at junctions on the A1067. **Weston Longville Parish Council comments** WLPC is supportive of the existing planning permissions pertinent to this site. **Great Witchingham Parish Council comments** Objections raised as This site is unsuitable for any further development due to the traffic issues of volume and type of vehicles currently resulting in dangerous conditions at the Porters Lane and Weston Hall Road junctions with A1067.

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

Lenwade/Great Witchingham is surrounded on three sides by water, which limits road access to the village to some extent. Due to the proximity of several bodies of water, flood issues are a concern. The River Wensum SSSI and several CWSs are also constraints, as well as the local road network capacity.

Three sites larger than 0.5ha have been promoted in Lenwade/Great Witchingham for residential which relate, to some extent, to the village, (these range from 1.7ha to 5ha). There is a small range of services, including primary healthcare, education and employment. A recent development included a new village hall.

Of the three sites in Lenwade/Great Witchingham GNLP2184 is a large brownfield site to the east of Lenwade, beyond the village with no footpaths to connect it and too far to walk to the village services, including the school. Although it is a brownfield site, it would possibly be contaminated. Due to its remoteness this site has not been shortlisted as a reasonable alternative for further investigation.

Sites GNLP0548 and GNLP0608 are within easy walking distance of the primary school, and are proposed by the same landowner. Site GNLP0608 provides a safe footpath route to the school and is therefore shortlisted as a reasonable alternative for further consideration. In terms of site GNLP0548 currently there is no footpath along Heath Lane but it may be possible to provide a safe pedestrian route to the school via Hall Walk so this site is also shortlisted as a reasonable alternative for

further consideration. There are some small areas of surface water flood risk which may impact the overall developable area.

In addition further residential sites have been promoted in Weston Longville and Attlebridge.

Site GNLP0553 in Weston Longville has no safe route to school, is separated from the existing built up area, has significant flood risk issues on part of the site and would impact on ecological and heritage assets. Therefore, this site is not shortlisted as a reasonable alternative.

The sites put forward in Attlebridge are some distance from Attlebridge village close to the junction with the A1270 Broadland Northway. The two proposed residential sites Site GNLP0460 and GNLP2129 would form disconnected developments along the Fakenham Road, GNLP0460 has no accessibility to services and facilities and neither site has a safe route to school. Access for both sites would be directly on to the A1067 Fakenham Road, which is unlikely to be favoured by Highways. Therefore neither of these sites are listed as reasonable alternatives for further assessment.

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.

RESIDENTIAL

Address	Site Reference	Area (ha)	Proposal
Lenwade/Great Witchingham			
Council Field	GNLP0548	1.81 (1.4 net)	Residential development for an undetermined number of dwellings.
Bridge Farm Field, St Faiths Close	GNLP0608	1.75 (0.78 net)	Residential development for an undetermined number of dwellings, plus open space.
Total area of land		**3.56 (2.18 net)**	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0548
Address:	Council Field, Heath Lane, Lenwade
Proposal:	Residential development of an unspecified number of dwellings.

CURRENT USE OF SITE:	**BROWNFIELD/GREENFIELD:**
Agriculture – Pony Grazing	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Flood Risk, Biodiversity & Geodiversity and Transport & Roads
HELAA Conclusion This site is at the north of the village, adjacent to recent housing development on two sides, so relates well to the existing built form and has good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a CWS nearby and a PRoW on the site boundary. Although the site has some constraints, it is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Narrow carriageway & no footway without opportunity for improvement. **Development Management** Access via Heath Lane and onto A1067 could also pose to be significant constraint which will require further consideration in addition to pedestrian access to school. Development will also adversely impact character and appearance of Heath Lane. **Minerals & Waste** The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding', in relation to

mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

Lead Local Flood Authority
Mitigation required for heavy constraints. Significant information required at a planning stage. There is an area of ponding for the 1:1000 year rainfall event as shown on the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps, covering approx 30% of site. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible). Site not served by AW connection. We would expect the applicant to robustly demonstrate that flood risk will not impact on people, property or infrastructure.

PLANNING HISTORY:
No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP0608
Address:	Bridge Farm Field, St Faiths Close, Lenwade
Proposal:	Residential development for an undetermined number of dwellings

CURRENT USE OF SITE:	**BROWNFIELD/GREENFIELD:**
Agriculture – Pony Grazing	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.
HELAA Conclusion The site is at the east of the village, and has been proposed as housing in the southern half, publicly accessible open space in the northern half, which is adjacent to a CWS. Initial highway evidence has indicated that a suitable access could be achieved. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be additional public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a listed building and a CWS nearby. Although the site has some constraints, it is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. NMB shows highway boundary at rear of footway, but the provided title plan shows land ownership ends at a point slightly to the north of the garages. There appears to be a section of land between the offered land and the highway e.g. access cannot be achieved. *Regarding access to the site, ownership will need to be demonstrated up to highway to enable access via St. Faith's Close – This should be resolved prior to allocation.* Email Highways 13/6/19 **Development Management** Consideration of proximity to CWS and amount of open space to be provided and whether this is needed as a 'buffer' to CWS. Well located however to existing facilities with likely limited landscape impact compared to other shortlisted sites. **Minerals & Waste** The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding', in relation to

mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

Lead Local Flood Authority
Few or no Constraints. Standard information required at a planning stage. There is a small area of ponding in the southern section of the site for the 0.1%year rainfall event as shown on the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps. No watercourse apparent. No foul or surface water sewers apparent.

PLANNING HISTORY:
None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

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

Two reasonable alternative sites have been identified in the Lenwade, Great Witchingham, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton-on-the-Hill cluster at stage 5. These sites were considered 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 further discussion it was agreed that site GNLP0608 was the most appropriate one for allocation to meet the capacity identified in the cluster as it is well located and has a safe walking route to school, although the promoter will need to provide further evidence that vehicular access is achievable. The other site was discounted on highway grounds.

Therefore, in conclusion one site is identified as a preferred option, providing for between 15-20 new homes in the cluster. There are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 43-48 homes between 2018-2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Bridge Farm Field, St Faiths Close, Great Witchingham/ Lenwade	GNLP0608	1.75	15 - 20 dwellings (and open space)	This is the only site in the cluster that has any possibility to provide a safe pedestrian route to Great Witchingham Primary Academy. The site is preferred for allocation, but the promoter will need to provide evidence that vehicular access is achievable as there appears to be a ransom strip between the offered land and the highway. One hectare of the site is proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife Site.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingam and Morton on the Hill				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Land off Fakenham Road, Attlebridge	GNLP0460	6.08	Approx. 40 dwellings	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe pedestrian route to Great Witchingham Primary Academy 5.6km away, other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.
Council Field, Great Witchingham/Lenwade	GNLP0548	1.81	Residential (unspecified number)	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as Heath Lane is narrow with no footway and there is no scope for

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
Weston Hall, Weston Lonville	GNLP0553	5.18	Approx. 5 dwellings	This site is considered to be unreasonable for allocation as it is separated from the existing built up area and development here would not be well related to the form and character of the settlement. In addition, there are significant flood risk issues on part of the site and no safe pedestrian route to Great Witchingham Primary Academy.
Adjoining Fakenham Road, Attlebridge	GNLP2129	7.22	200 dwellings and commercial	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe route to Great Witchingham Primary Academy 6.4km away. Other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				unlikely to be acceptable in highway terms.
Bernard Matthews South Site, Great Witchingham	GNLP2184	5.00	150 dwellings	This is a large brownfield site beyond the edge of the village with no footways to connect it, and too far to walk to local services and facilities, including Great Witchingham Primary Academy. Despite it being brownfield, the site is considered to be unreasonable for allocation because development here would not be well related to the form and character of the settlement. There may also be possible contamination issues on the site which would need to be resolved.

Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill

0 200 400 800 1,200 1,600 Metres

GNLP0586
GNLP0548
GW1
GNLP0608
GNLP2184
GNLP0553
20160525
20151644
GNLP0460
GNLP2144
GNLP2129
GNLP0563
GNLP0159

Great Witchingham
Alderford
Haveringland
Swannington
Upgate
Felthorpe
Attlebridge
Morton on the Hill
Weston Longville
Ringland
Taverham

A1067
B1535
A1067
A1067

The schools data is used by permission of Norfolk County Council

Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Reasonable Alternative Site
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Existing Settlement Boundary
- Parish Boundary

N W E S

Date: 17/12/2019
1:19,125
@ A3