

LINGWOOD AND BURLINGHAM, STRUMPSHAW AND BEIGHTON



The catchment area of Lingwood Primary School brings Lingwood and Burlingham, together with Beighton and Strumpshaw into a village cluster. Space at Lingwood Primary School is forecast to be taken up in future years but as well as windfall development, Norfolk County Council (as education authority) would accept development in the order of 50-60 new homes. The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport (including a train station).

Consequently, one site is identified as a preferred option, providing for between 50-60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 44 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 94 – 104 homes between 2018 – 2038.

Strumpshaw has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2014 and covers the period to 2026. 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.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Lingwood & Burlingham

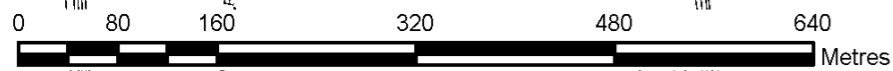
-  Existing Settlement Boundaries
-  Preferred Housing Allocation



GNLP0379

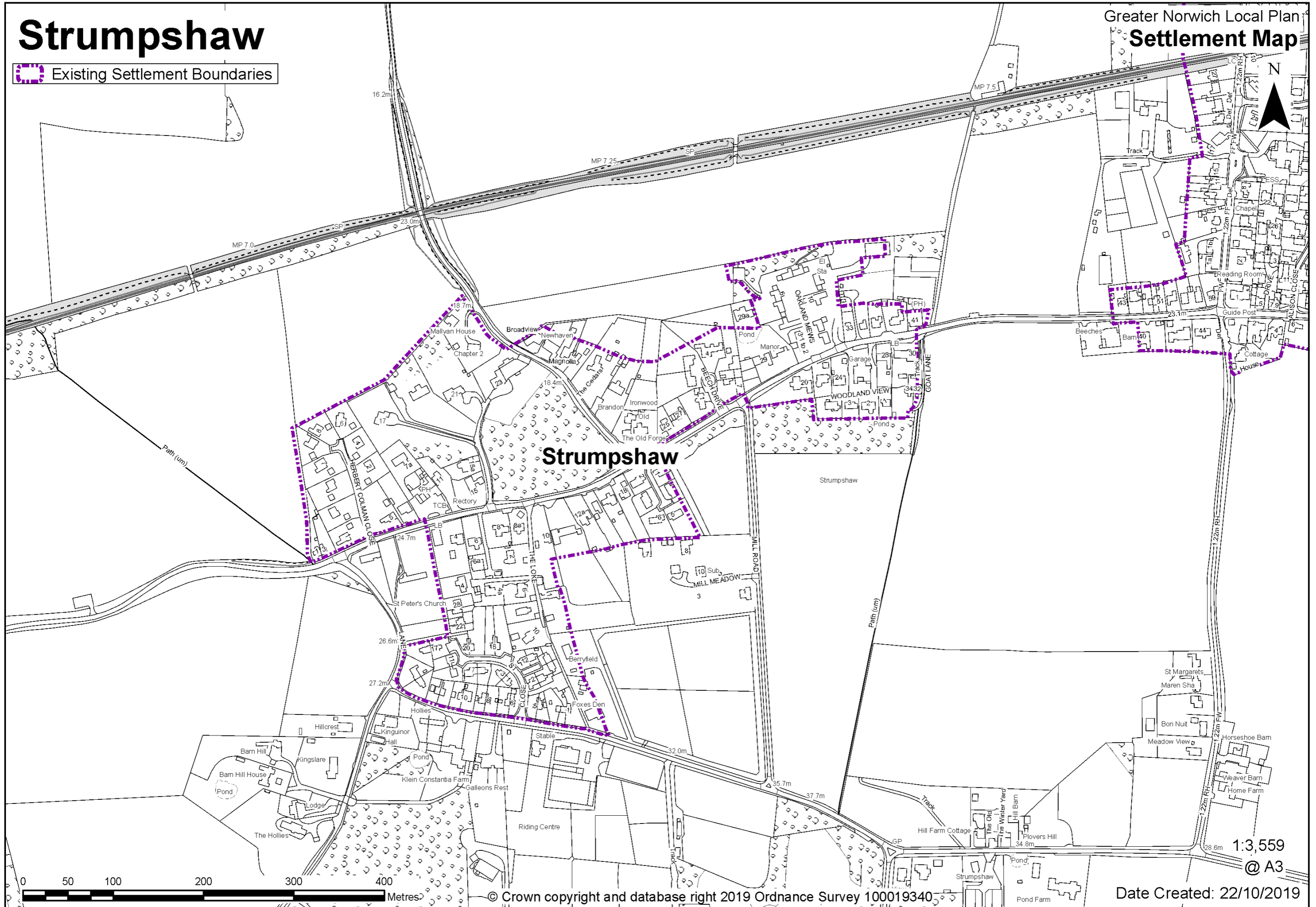
Lingwood And Burlingham

Strumpshaw

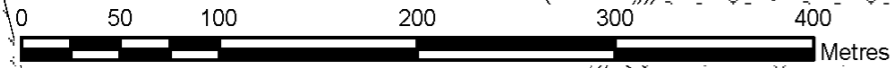


Strumpshaw

 Existing Settlement Boundaries



Strumpshaw



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1:3,559
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Date Created: 22/10/2019

New allocations proposed

POLICY GNLP0379 Land north of Post Office Road, Lingwood (approx. 4.74ha) is allocated for residential development, including a large area of open space. The site is likely to accommodate 50-60 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) onto Post Office Road.
- Carriageway widening of Post Office Road to at least 5.5m and the provision of a 2.0m frontage footway.
- Pedestrian improvements to Post Office Road/Post Office Close junction.
- Housing to be focussed on the part of the site fronting Post Office Road with landscaping to the north to minimise impact of the development on the wider landscape and Grade 1 listed church.
- Scheme design to address surface water flood risk on part of site adjacent to the boundary to the south.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme where possible (noting the highways requirements set out in the policy).

Notes

GNLP0379: This site is proposed for allocation but over a larger area than submitted. This larger allocation would enable open space to be provided to mitigate impact on the nearby Grade I Listed Church, potentially in the form of a linear parkland to the north. The site is centrally located in the village, adjacent to the existing settlement limit and has a safe walking route to Lingwood Primary School. A larger site, along the whole road frontage, would enable road widening to an acceptable standard and encourage a reduction in vehicle speeds.

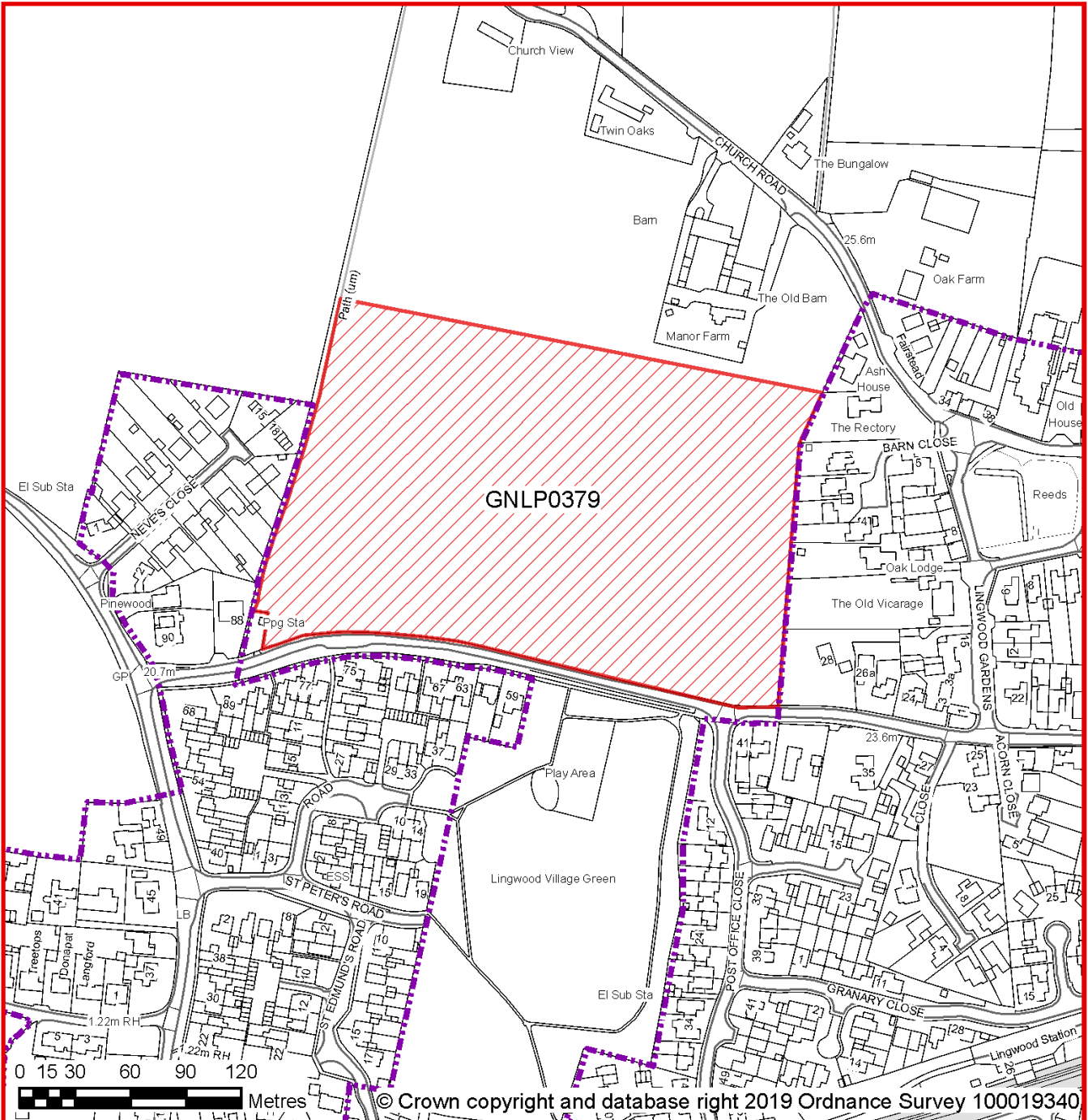
LINGWOOD AND BURLINGHAM



Greater Norwich Local Plan
Preferred Site

Site Reference GNL0379
 Location Land north of Post Office Road
 Allocation Residential Development (50-60 dwellings) and open space
 Area 4.74 ha

1:3,000
@ A4

Date Created: 06/11/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries

No existing allocations to be carried forward

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Lingwood and Burlingham, Beighton and Strumpshaw				
Land east of Buckenham Lane and west of Buckenham Road	GNL0296	3.60	Approx. 110 dwellings	This site is considered to be a reasonable alternative as it is well located in relation to the form and character of Lingwood with the possibility of vehicular access from Buckenham Road. There is an area of surface water flood risk to the south west of the site which may limit the developable area. The site is not preferred for allocation as there is considered to be a better site in Lingwood to meet the capacity of the cluster.
Land west of Blofield Road	GNL0380	0.91	Approx. 30 dwellings	This site is considered to be a reasonable alternative as it would act as a gateway site into the village creating a sense of place although some mature trees may need to be removed to facilitate visibility in/out of the site. The site is not preferred for allocation as there is considered to be a better site in Lingwood to meet the capacity of the cluster.

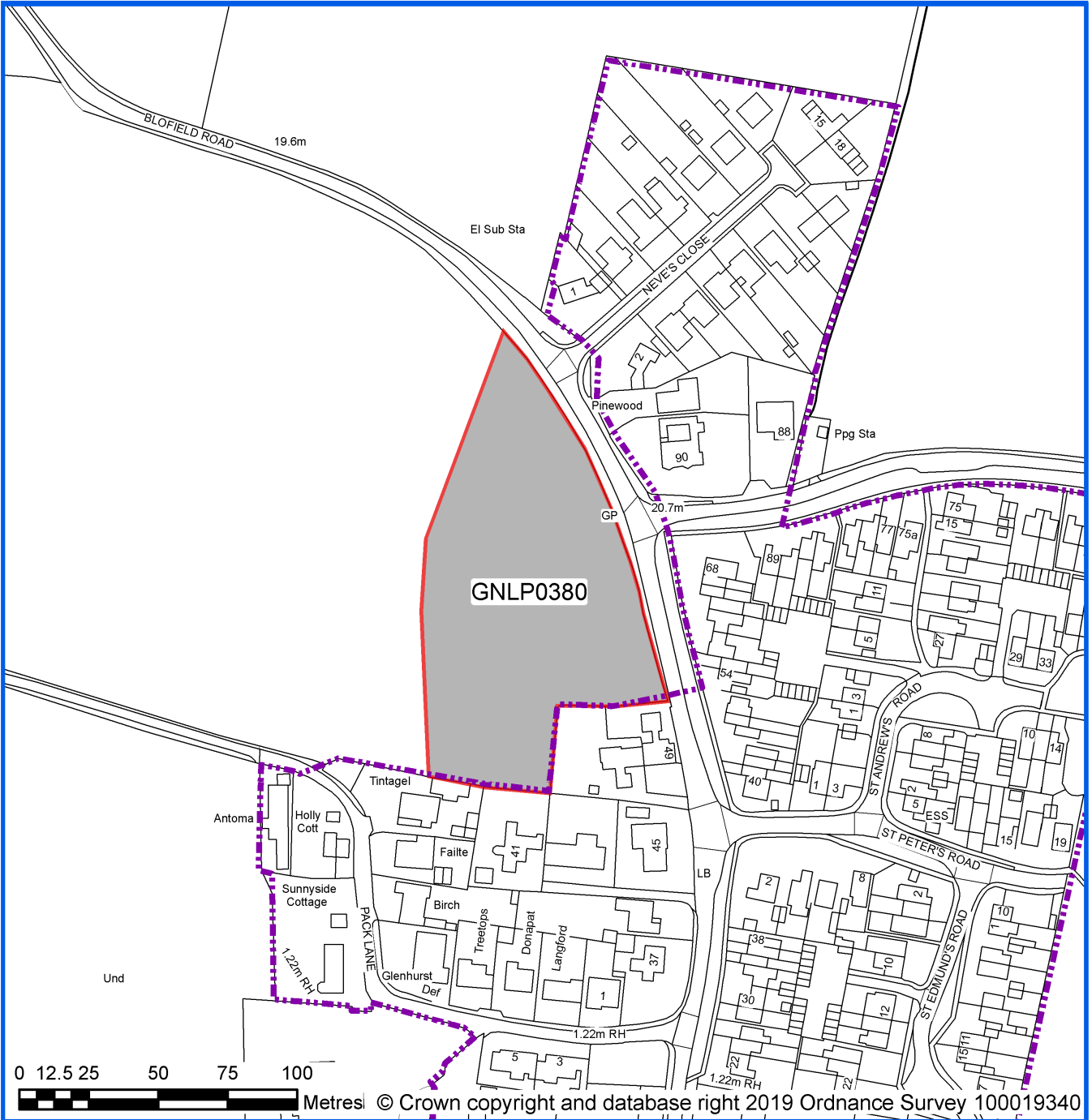
LINGWOOD AND BURLINGHAM

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0380
Location Land west of Blofield Road
Allocation Residential Development
Area 0.91 ha

N
1:2,000
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Date Created: 06/11/2019



- Reasonable Alternative
- Existing Settlement Boundaries

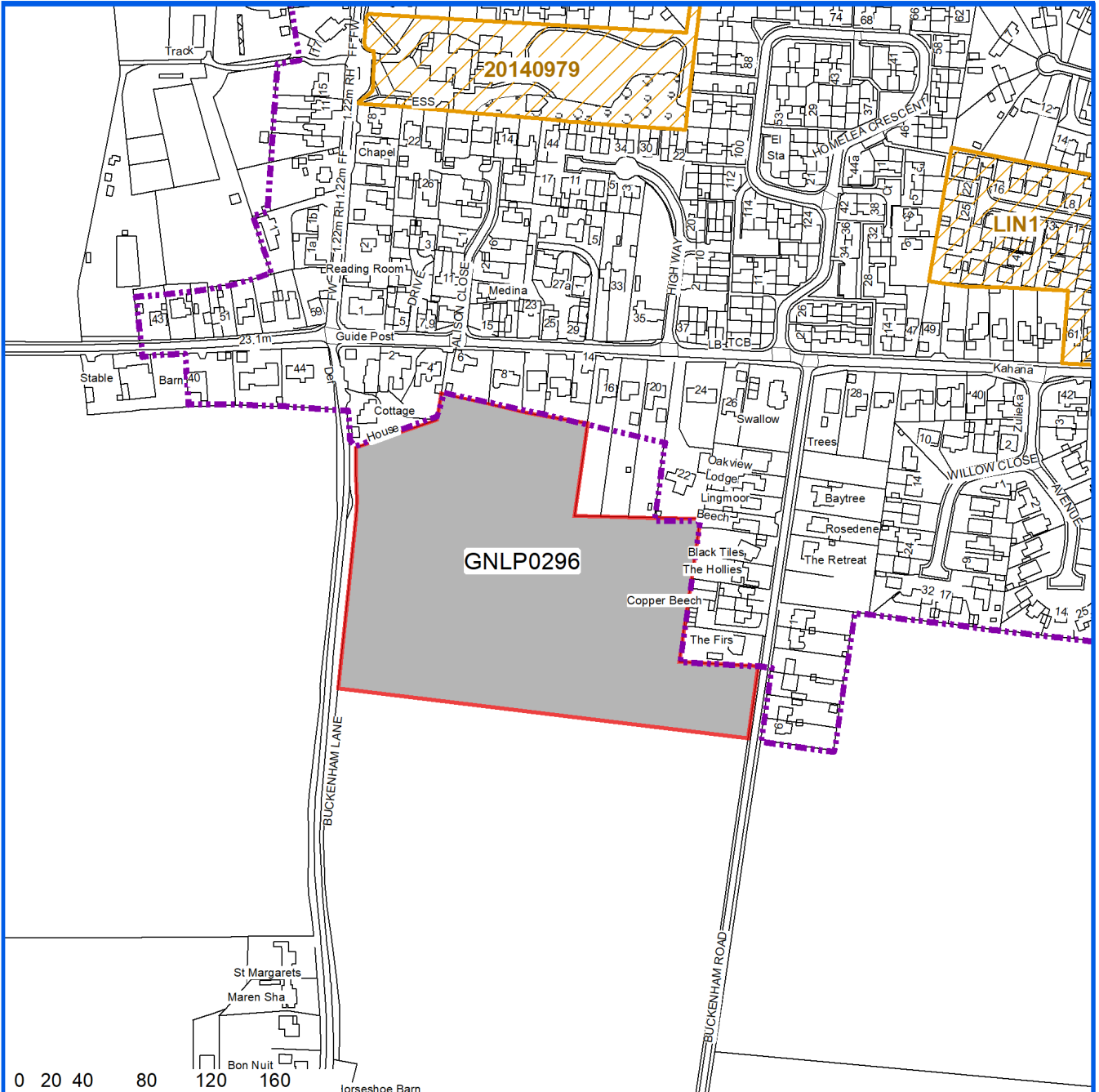
LINGWOOD AND BURLINGHAM

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0296
Location Land East of Buckenham Lane
Allocation Residential Development
Area 3.60

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Date Created: 06/12/2019

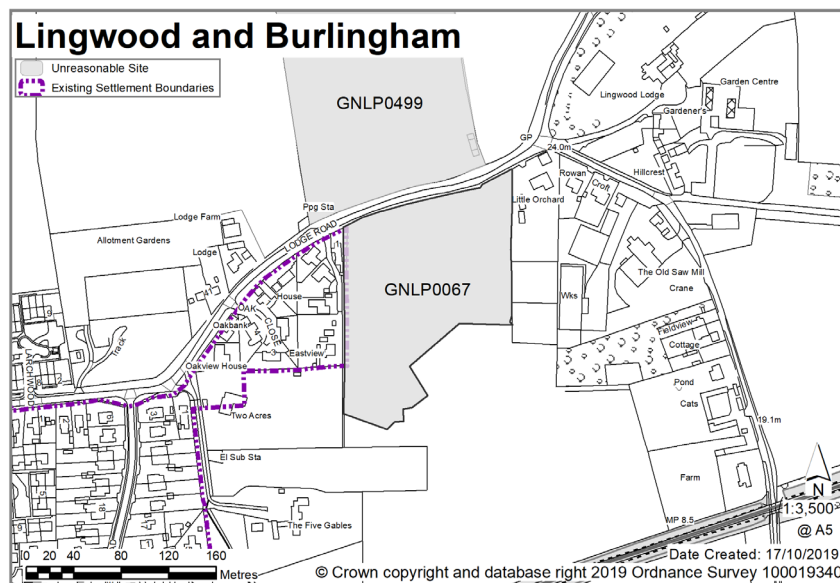


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- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)

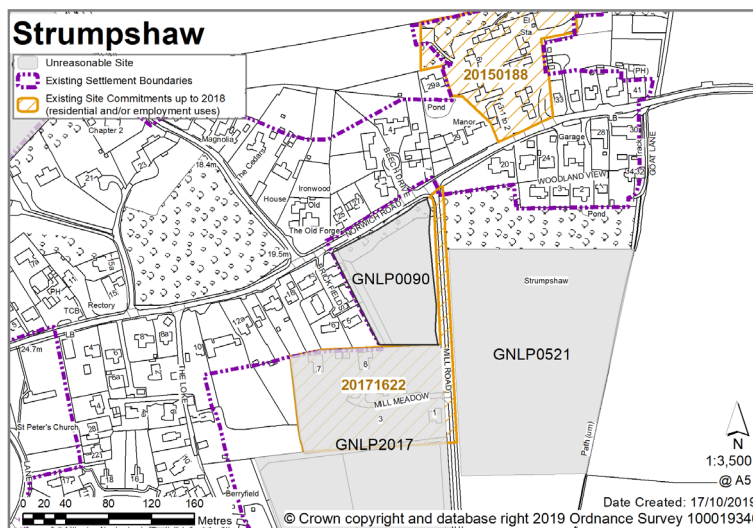
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Lingwood and Burlingham, Beighton and Strumpshaw				
Land at Lodge Road, Lingwood	GNLP0067	1.97	Mixed use development comprising office, café, meeting rooms and up to 15 live/work units	This site is located at the extreme north-eastern edge of the settlement with some surface water flood risk. The proposal is to expand the existing planning permission given on appeal from 7 to 15 live work units and offices which to date has not been delivered. If a high level of demand arises for these types of units then this could be considered through a new planning application but there is no current evidence of need to warrant allocation of the site for the proposed uses. Access into the village would be along a relatively busy road without footways therefore there is no safe walking route to Lingwood Primary School.

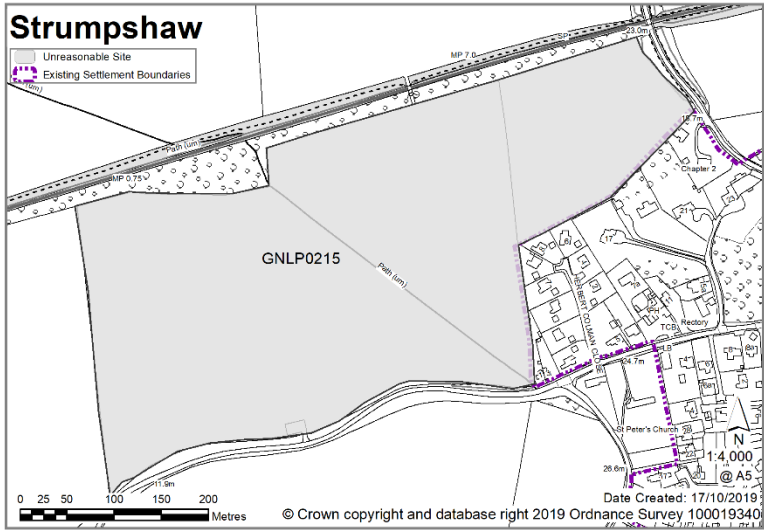
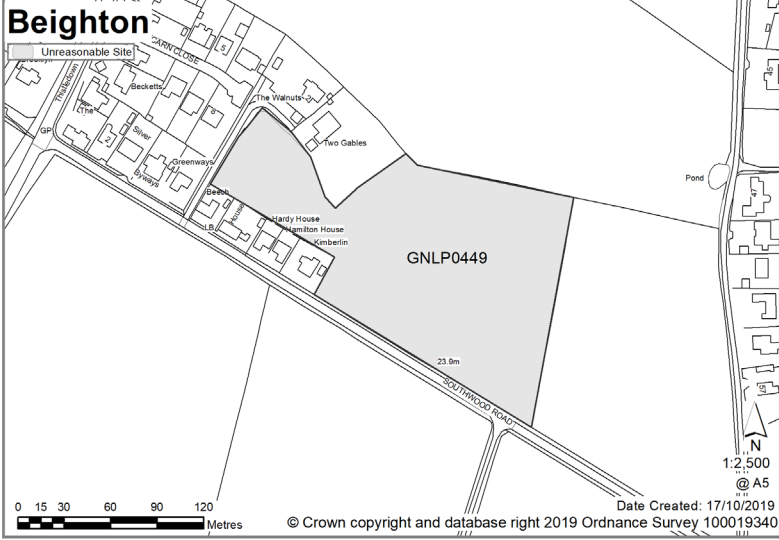


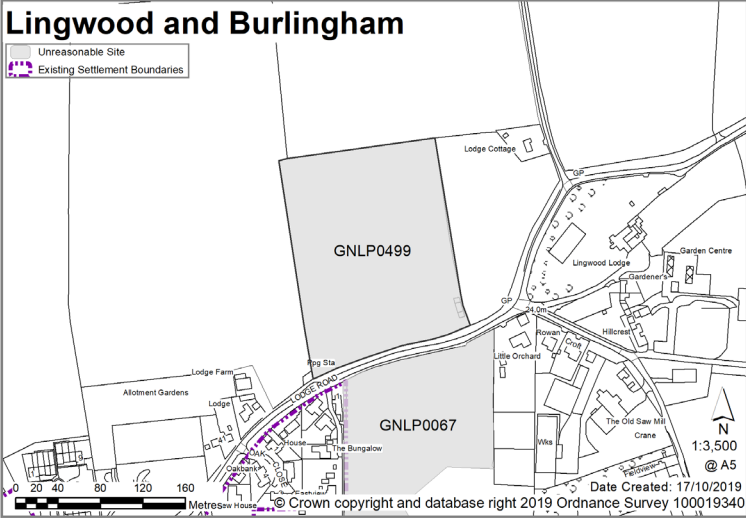
23 Norwich Road, Strumpshaw	GNLP0090	0.85	Residential (unspecified number)	This site is centrally located within Strumpshaw but access to facilities in
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				Lingwood, including the school would be along Norwich Road which is relatively busy without footways until the edge of the village after the Huntsman Public House. There is a substantial area of surface water flood risk to the north of the site and it is identified as a key green feature to be protected in the Strumpshaw Neighbourhood Plan.

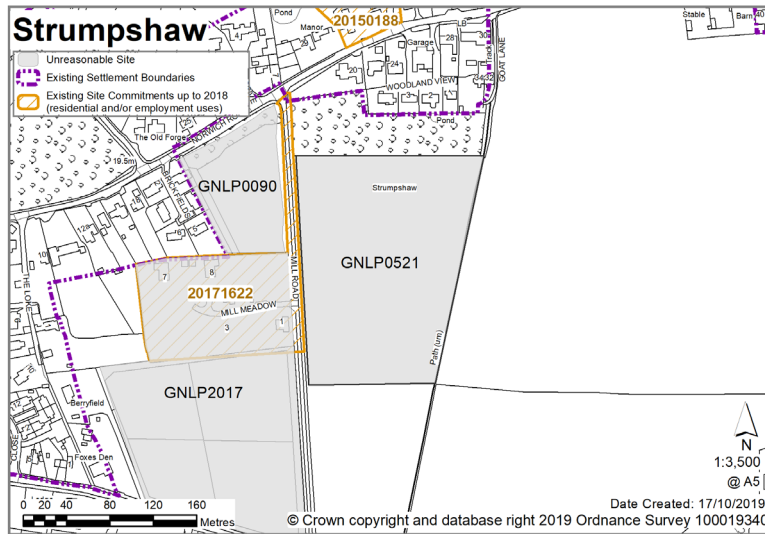


Land to the north of Long Lane, Strumpshaw	GNLP0215	16.09	5-25 dwellings	This is a very large site located to the west of the Strumpshaw which if developed in its entirety would be contrary to the form and character of the village. The site is some distance from the main facilities in Lingwood, including the school, with only intermittent footways along Norwich Road. There is conflict with the Strumpshaw Neighbourhood Plan which seeks to protect the gap between Strumpshaw and Brundall.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Land at Southwood Road/Hantons Loke, Beighton	GNLP0449	2.17	Approx. 36 dwellings	This site is considered to be unreasonable for allocation as it is poorly located to access facilities in Lingwood or elsewhere, in terms of distance and lack of footways. There is no safe pedestrian route to Lingwood Primary School. There are few facilities available in Beighton itself which has no settlement limit.
				
Land to the north of Lodge Lane, Lingwood	GNLP0499	2.91	Approx. 30 dwellings	This site is considered to be unreasonable as it is divorced from the existing settlement and would

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>appear as a separate enclave if developed contrary to the form and character of the village. Access into the village would be along a relatively busy road without footways therefore there is no safe walking route to Lingwood Primary School.</p>
				
<p>Mill Lane (South of Norwich Road, North of Buckenham Road), Strumpshaw</p>	<p>GNLP0521</p>	<p>3.05</p>	<p>Approx. 90 dwellings</p>	<p>This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Mill Road, Strumpshaw	GNLP2017	3.78	Residential (unspecified number)	This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.
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