

## **CAWSTON, BRANDISTON AND SWANNINGTON**

The catchment of Cawston Primary School brings Cawston, Brandiston and Swannington into a village cluster. The school is currently very close to capacity, although it is not landlocked and could be extended.

It is considered that as well as existing allocations and windfall development, approximately 40 new homes are appropriate for the Cawston cluster to in order to ensure that the setting of the village is preserved. Cawston has a range of facilities including a primary school, village hall, food shop, pub, petrol station, public transport, some local employment and a GP. Brandiston and Swannington have a limited range of services.

Consequently, one site is identified as a preferred option, providing for between 30-40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 16 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 66 – 76 homes between 2018 – 2038.

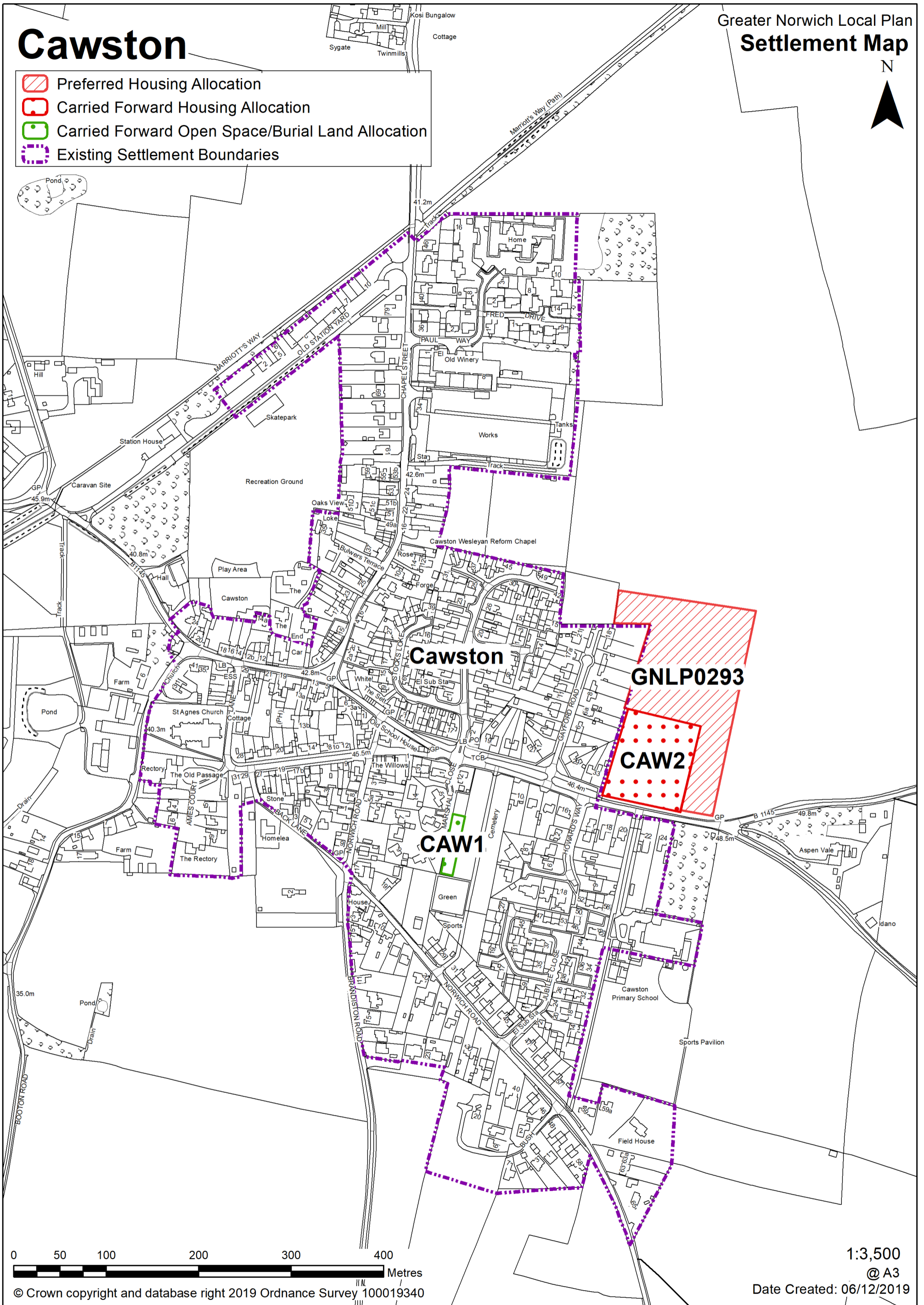
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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

# Cawston

N



- Preferred Housing Allocation
- Carried Forward Housing Allocation
- Carried Forward Open Space/Burial Land Allocation
- Existing Settlement Boundaries



0 50 100 200 300 400 Metres

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1:3,500

@ A3

Date Created: 06/12/2019

## New allocation proposed

**POLICY GNLP0293 Land East of Gayford Road, Cawston (approx. 1.90 ha, excluding existing CAW2 allocation) is allocated for residential development. The site is likely to accommodate 30-40 homes, 33% of which will be affordable.**

More homes may be accommodated, subject to acceptable design and layout as well as infrastructure constraints.

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

- Access (vehicular and pedestrian) will be from Aylsham Road.
- Carriageway improvements to the vehicular access on Aylsham Road and a new 2 metre footway connection along the site frontage that connects to the existing footpath will be needed.
- A pedestrian crossing facility on Aylsham Road to the primary school.
- Site should be masterplanned with existing CAW2 allocation to bring forward a cohesive development
- Adequate landscaping and green infrastructure to protect the rural setting of the village, especially to the eastern and northern boundaries.
- 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.

### Notes

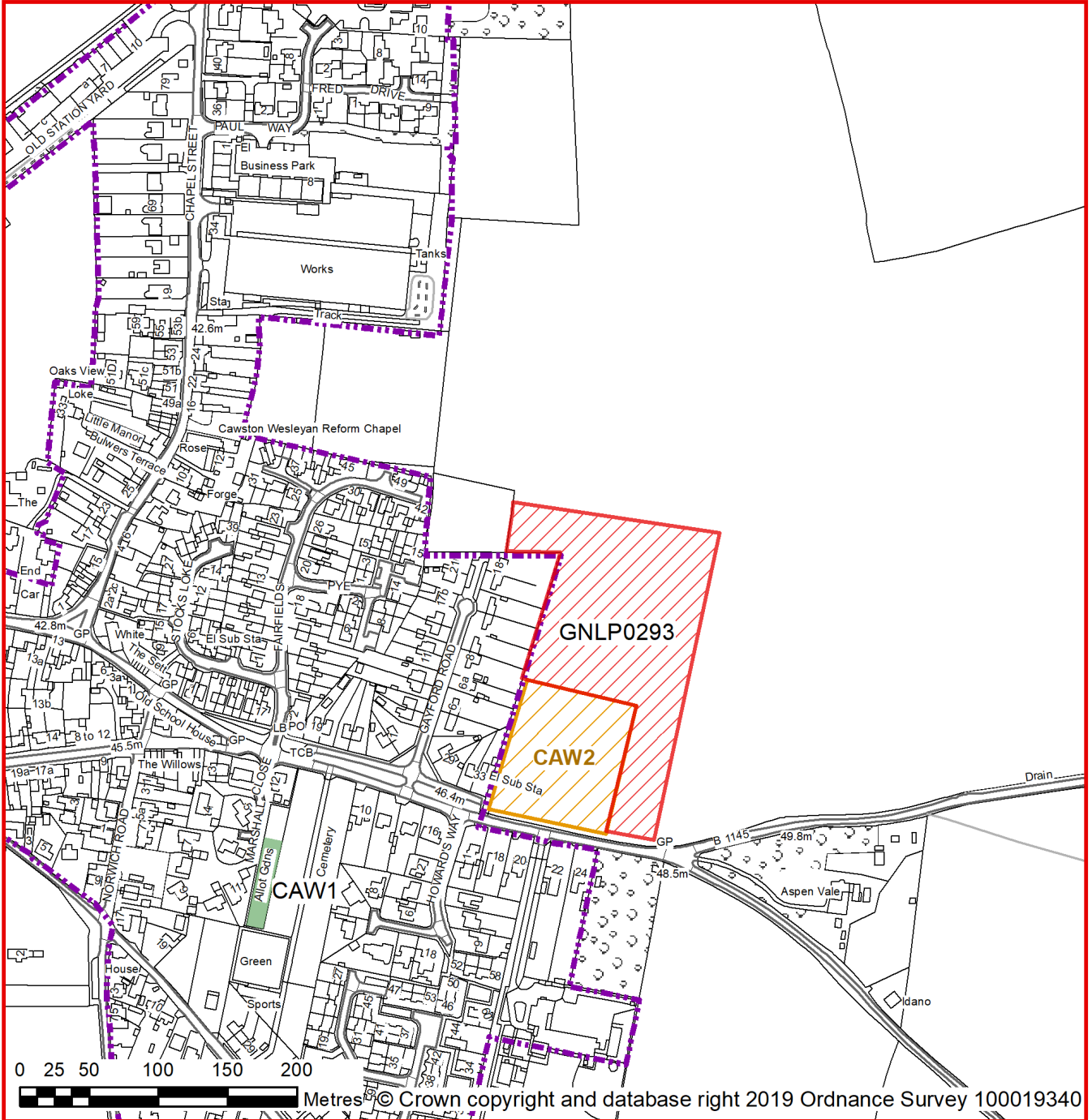
GNLP0293: This site is preferred for allocation as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints, although highway capacity would limit the site to a maximum of 100 dwellings. It is proposed to allocate only part of the much larger site with vehicular access through, or adjacent to, the existing Broadland Local Plan CAW2 allocation.





# CAWSTON

Site Reference GNL0293  
 Location East of Gayford Road fronting onto Aylsham Road  
 Allocation Residential development (30-40 dwellings)  
 Area 1.90 ha

N  
 1:4,000  
 @ A4

Date Created: 06/12/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments

## Existing allocations carried forward

**POLICY CAW1 Land to the west of the existing cemetery, Cawston (of approx. 0.2Ha) is allocated for an extension to the existing burial ground.**

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

- Access via the existing cemetery.
- The site is within close proximity of a Major Aquifer of high vulnerability and therefore further investigation needs to be undertaken to assess the potential risk to groundwater.
- The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

### Notes

CAW1: This site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within this local plan time-period up to 2038. The site is re-allocated for an extension to the cemetery.



# CAWSTON

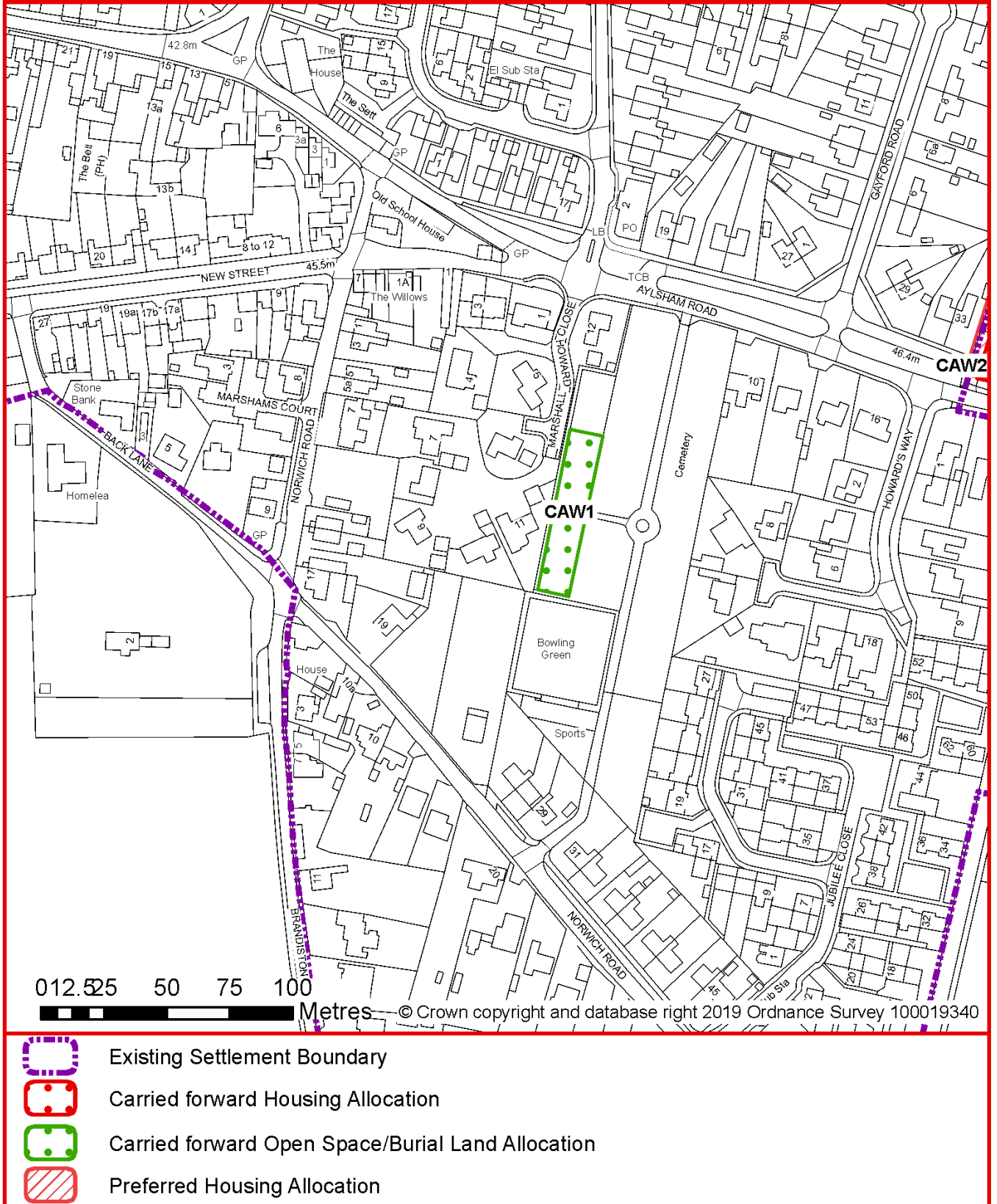
## Greater Norwich Local Plan Carried Forward Allocation

Site Reference CAW 1  
 Location Land west of the existing cemetery  
 Allocation Extension to existing burial ground  
 Area 0.2 ha

(Also shown as commitments  
on other maps)

1:2,000  
@ A4

Date: 30/10/2019



**POLICY CAW2 Land east of Gayford Road, Cawston (approx. 0.8ha) is allocated for residential development. The site will accommodate approximately 20 homes.**

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

- Access via Aylsham Road.
- Improvements to footways, particularly across the site frontage.
- Improvements to sewage network may be necessary.
- To be masterplanned with GNLP0293 to bring forward a cohesive development.

#### Notes

CAW2: This site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.


Adjacent land is proposed to be allocated for a further 30-40 new homes and both sites should be masterplanned together to bring forward a cohesive development.

# CAWSTON

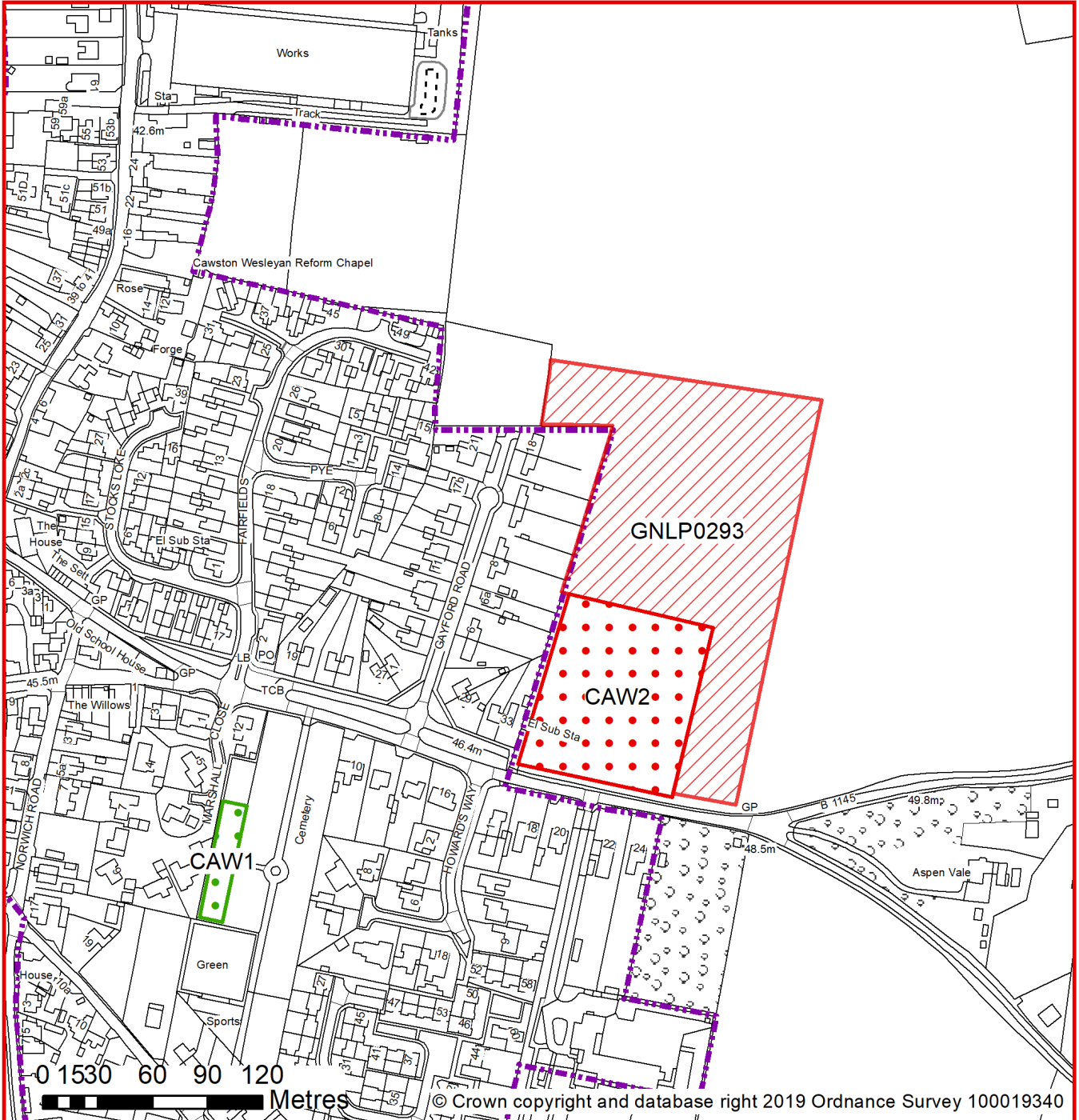
## Greater Norwich Local Plan Carried Forward Allocation





Site Reference **CAW 2**  
 Location **Land east of Gayford Road**  
 Allocation **Residential Development (Approx. 20 homes)**  
 Area **0.8 ha**

(Also shown as commitments  
on other maps)

  
 N  
 1:3,000  
 @ A4

Date: 06/12/2019



-  Preferred Housing Allocation
-  Carried forward Housing Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Existing Settlement Boundary

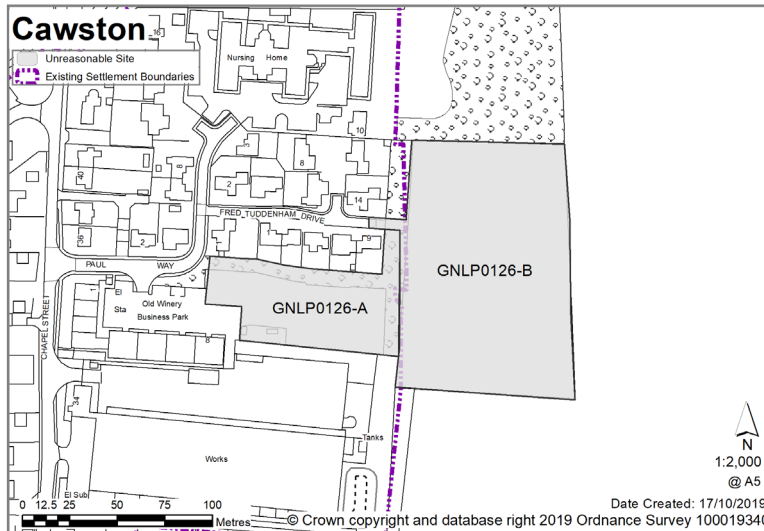


## Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Cawston, Brandiston and Swannington</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Cawston, Brandiston and Swannington</b>				
Land off Fred Tuddenham Drive	GNLP0126 A and B	0.42 + 1.18	14 residential dwellings and mixed use of 36 dwellings with commercial development	These sites are reasonably well located in terms of form and character and accessibility to the services and facilities in Cawston, however they are considered to be unreasonable on highway grounds. Footway provision between the sites and the school is not continuous and would require multiple road/junction crossings. Children would need to make a challenging crossing at the Aylsham Road/Chapel Road junction and the footway at Aylsham Road is narrow with no scope for improvement. Clarification would also be needed that access can be gained to the highway without ransom.



Heydon Road

GNLP2134

3.14

Mixed use including 30 dwellings, care home and commercial uses

This site is considered to be unreasonable for allocation because it is remote from the existing settlement limit and the services and facilities in Cawston. Development of this site would not be well related to the form and character of the settlement. There is no safe pedestrian route to Cawston Primary Academy and due to the distance, it is unlikely to be feasible or viable to provide one.

