

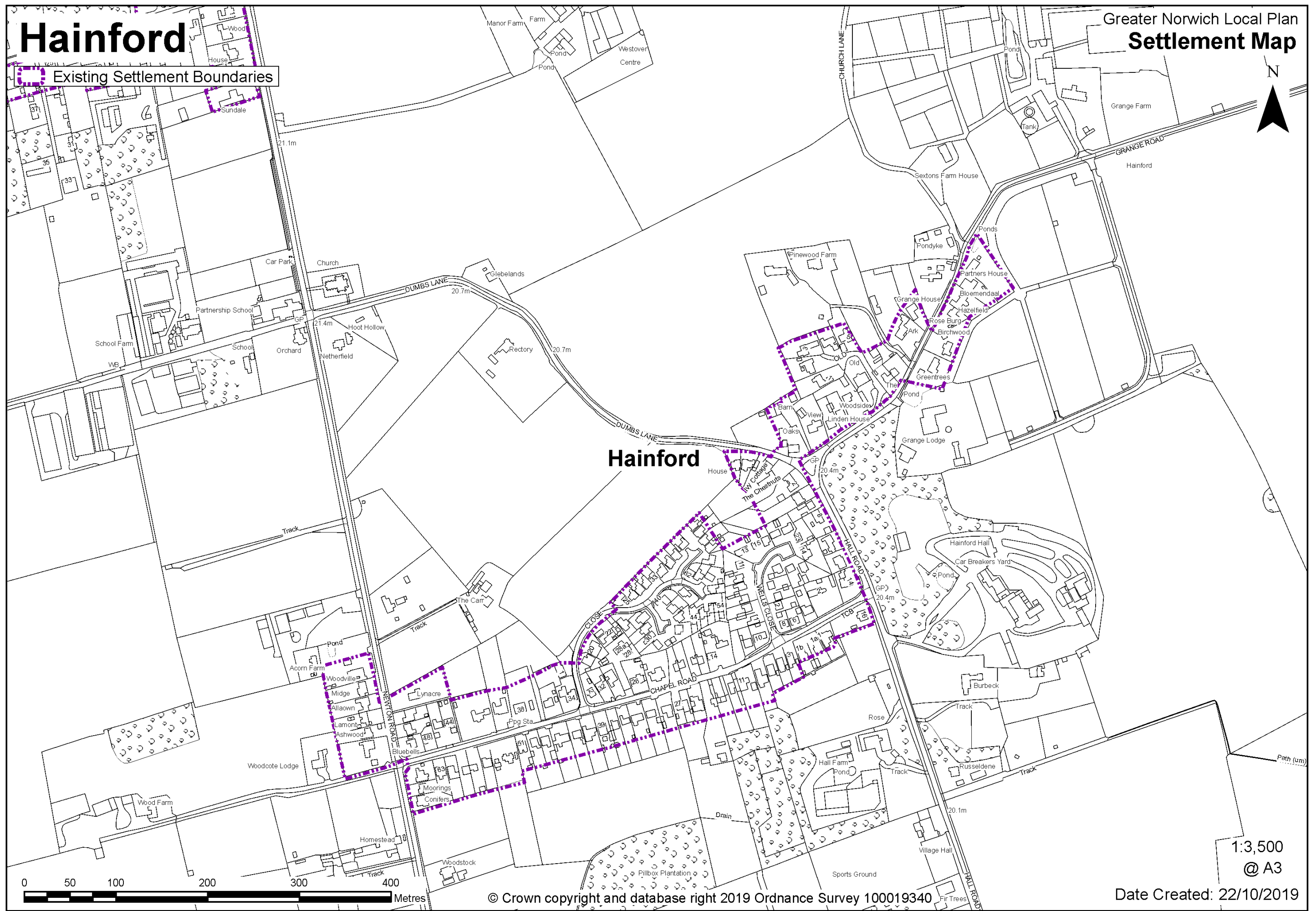
## **HAINFORD AND STRATTON STRAWLESS**

The catchment of Hainford Primary School brings Hainford together with Stratton Strawless into a village cluster. The school currently has capacity, but is landlocked which would prevent further expansion. In addition to the primary school, services in the cluster include a village hall and public transport service.

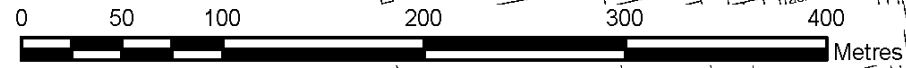
Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 7 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. Windfall development policy 7.4 allows an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.

# Hainford

Existing Settlement Boundaries



**Hainford**




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1:3,500  
@ A3

Date Created: 22/10/2019

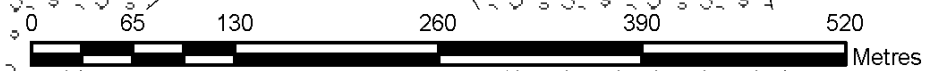
# Waterloo

 Existing Settlement Boundaries



## Stratton Strawless

## Hainford



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1:4,500  
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Date Created: 22/10/2019

No new allocations proposed.

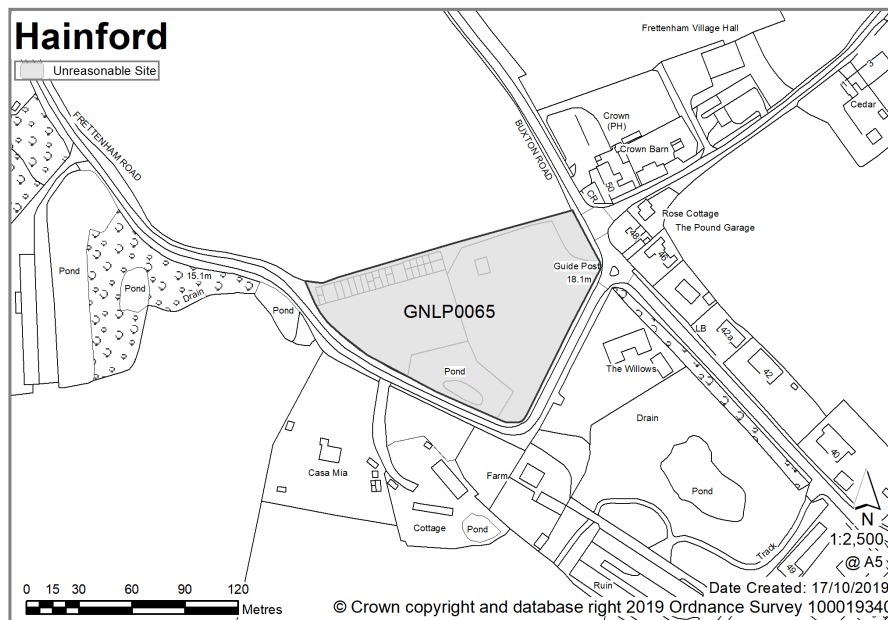
No existing allocations to be carried forward.

**Reasonable Alternatives**

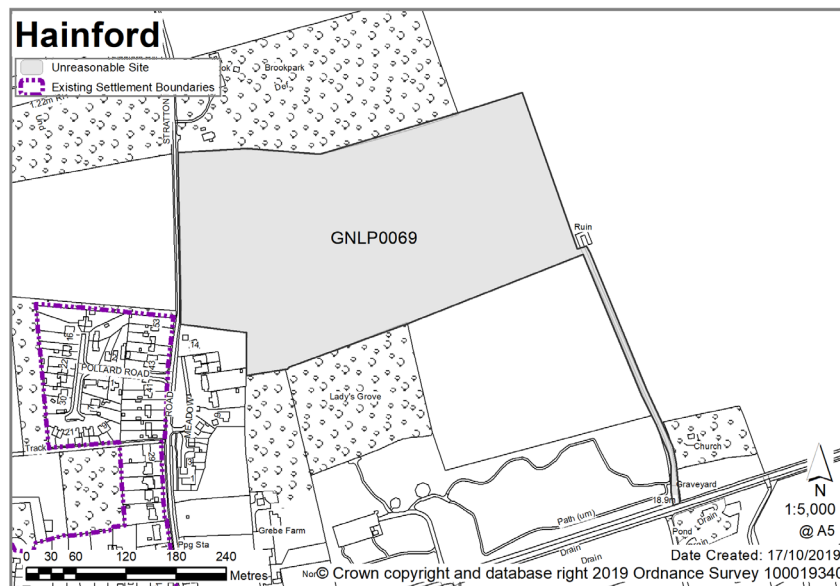
Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Hainford and Stratton Strawless</b>				
NO REASONABLE ALTERNATIVE SITES				

**Unreasonable Sites - Residential**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Hainford and Stratton Strawless</b>				
Land at the junction of Frettenham Road and Buxton Road	GNLP0065	1.04	10-12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.



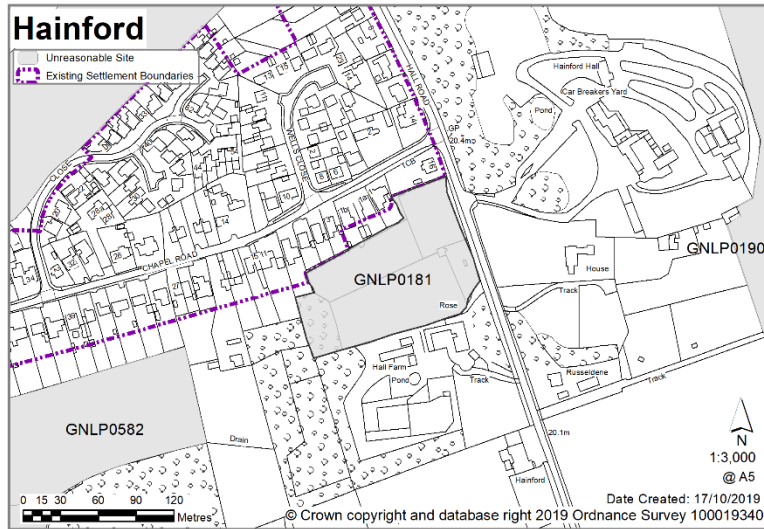
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space	This site is considered to be unreasonable for allocation as even a smaller area of development than the site proposed would have a significant visual impact and breakout into open countryside. There are also highway concerns. Hainford Road is narrow, and it is unlikely to be feasible to widen it to an acceptable standard and provide a footway to connect with the existing footway to the south. The highway extent at the north west corner of the Stratton Road junction with Waterloo Road is also a constraint with compromised visibility.



Land at Hall Road	GNLP0181	1.16	Approx. 20 dwellings	Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no
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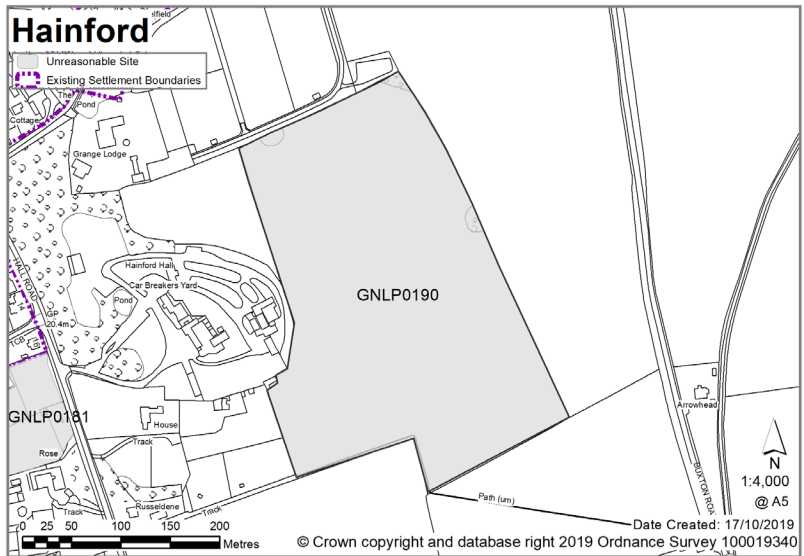


Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.

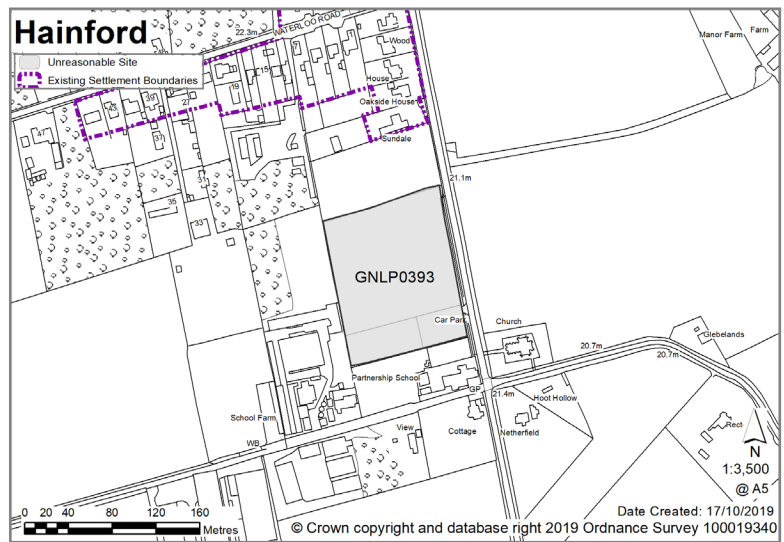


Arable Land, Hall Lane	GNLP0190	8.44	Residential development (unspecified number) with potential recreation area and leisure, community use and open space	This site is considered to be unreasonable for allocation as it is located some distance from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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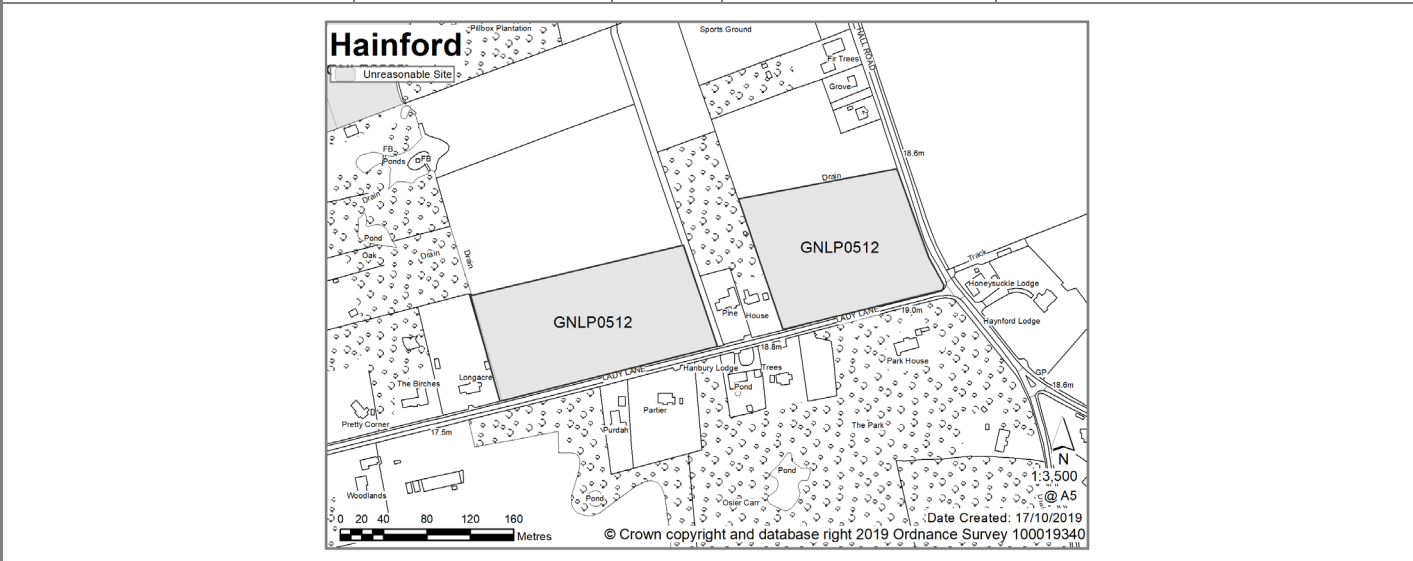


Land at Hainford	GNLP0393	1.51	Approx. 45 dwellings	This site is well located next to Hainford Primary School however it is not considered appropriate for allocation due to significant surface water flood issues.
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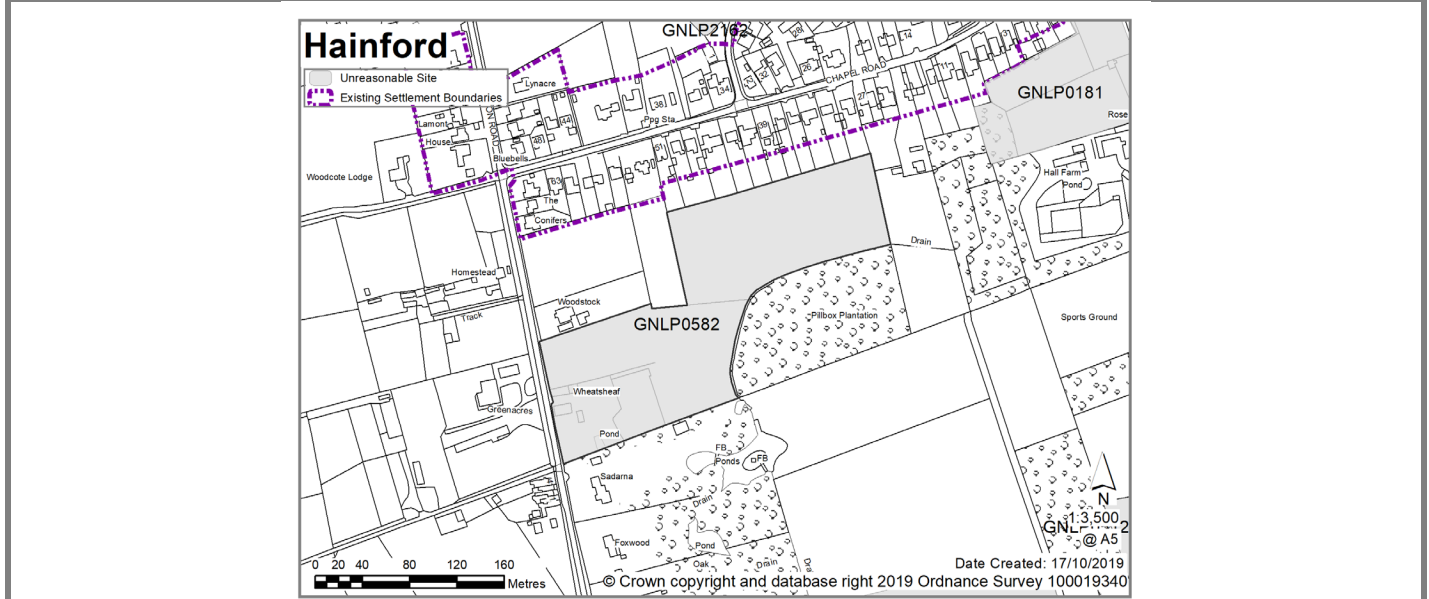


Lady Lane/ Hall Road	GNLP0512	3.60	Approx. 12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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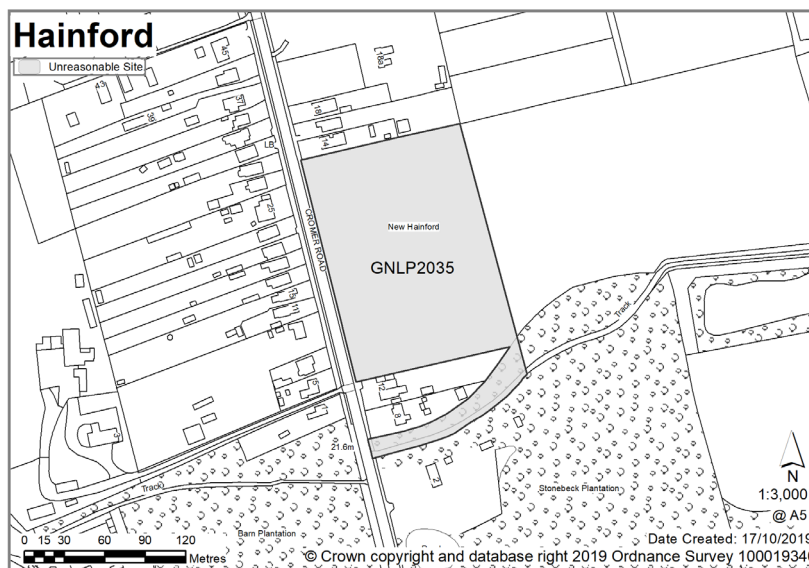
Land east of Newton Road	GNLP0582	3.00	60-80 dwellings with consideration of community use	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
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West of Cromer Road	GNLP2035	2.31	25 dwellings	This site is considered to be unreasonable for allocation as it is quite some distance
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway. Direct vehicular access onto the A140 is unlikely to be acceptable.</p>



Harvest Close	GNLP2162	2.50	60 dwellings	<p>Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway.</p>
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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