

## **COLTISHALL, HORSTEAD WITH STANNINGHALL AND BELAUGH**

The catchment of Coltishall Primary School brings Horstead with Stanninghall and Belaugh in to a village cluster. There is currently limited capacity at the school, although the site is not landlocked and could be expanded.





It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the Coltishall cluster. The proposed new allocation does not amount to this figure; however, 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. The villages have a wide range of core and secondary services, including good public transport links. The majority are in Coltishall and Horstead. Belaugh has very few services.

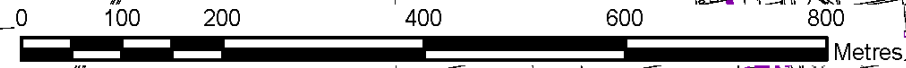
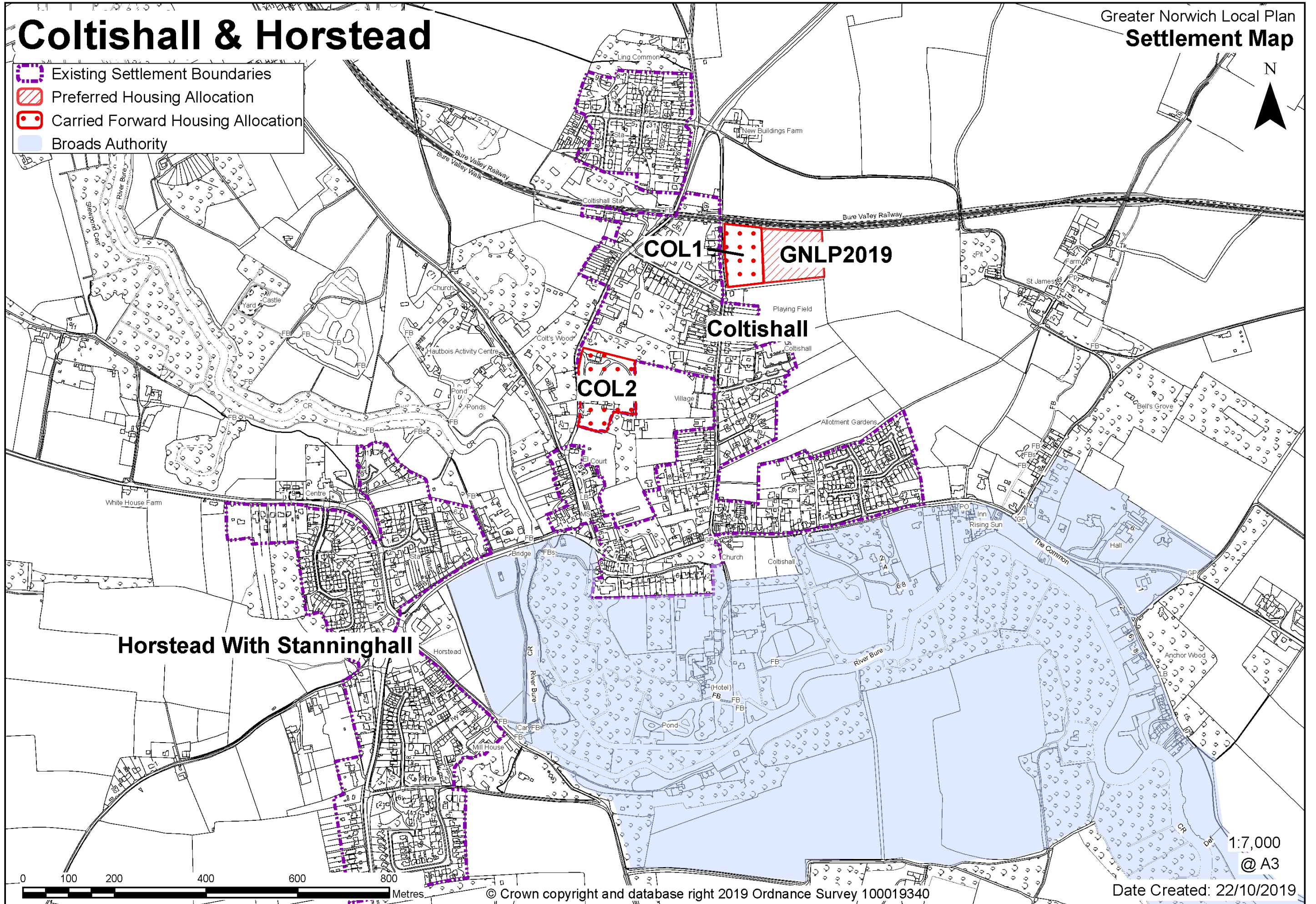
One site is identified as a preferred option, providing for between 20-25 new homes in the cluster. There are two carried forward residential allocations for 55 homes and a total of 15 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 88-93 homes between 2018 – 2038.

Horstead has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging Neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).

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.

# Coltishall & Horstead

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Housing Allocation
-  Broads Authority



1:7,000  
@ A3

## New allocation proposed

**POLICY GNLP2019, Land at Rectory Road and south of the Bure Valley Railway, Coltishall (approx. 1.43 ha) is allocated for residential development. The site is likely to accommodate 20-25 homes, 33% of which will be affordable.**

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

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

- Vehicular access will be from Rectory Road via the existing COL1 allocation, with off-site highway improvements to connect to the existing footpath on Rectory Road near the junction with Westbourne Road.
- Due to highway constraints in the vicinity of Rectory Road, submission of a transport assessment to assess the traffic implications of the proposed development on the surrounding road network demonstrating that the proposed scale of development can be accommodated will be required.
- Site should be masterplanned with existing COL1 allocation to bring forward a cohesive development.
- Adequate landscaping and green infrastructure to protect the rural setting of the village, especially to the eastern boundary.

### Notes

GNLP2019: After careful consideration this is the only site considered suitable for allocation in Coltishall. Vehicular access will need to be taken through adjacent existing Broadland Local Plan COL1 allocation and a Transport Assessment will be needed.

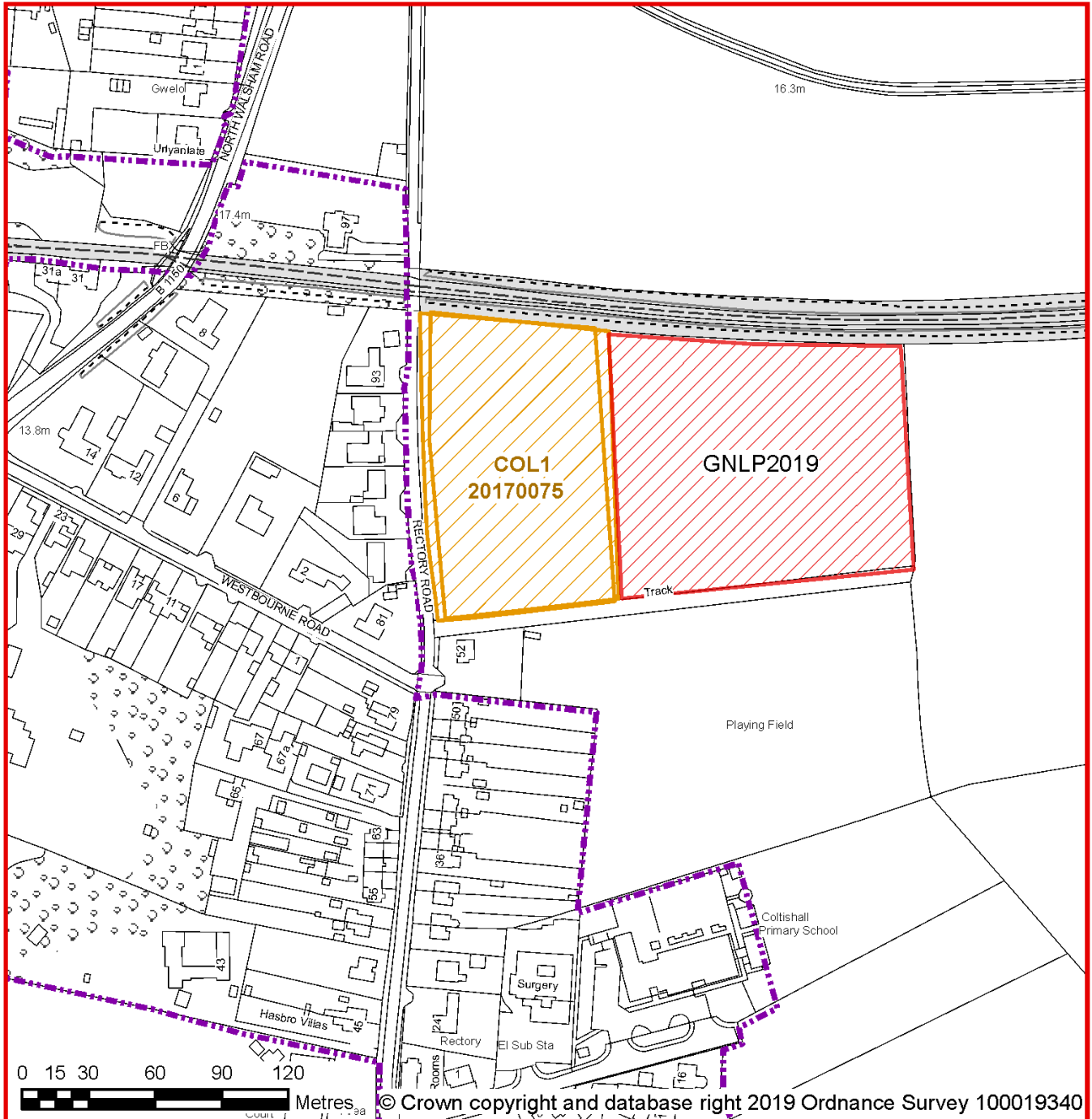
# COLTISHALL

Greater Norwich Local Plan  
Preferred Site

Site Reference GNLP2019  
 Location South of Rail Line  
 Allocation Residential Development (20-25 dwellings)  
 Area 1.43 ha

N  
 1:2,500  
 @ A4

Date Created: 24/10/2019



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



## Existing allocations carried forward

**POLICY COL1 Land at Rectory Road, Coltishall (approx. 1.0ha) is allocated for residential development. This will accommodate approximately 30 homes.**

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

- Access (vehicular and pedestrian) to be from Rectory Road, with possible additional pedestrian accesses to the school via the playing field and to the Bure Valley Walk.
- Off-site improvements to the highway network may be required including contributions to footway/cycle links, speed restriction on Rectory Road, and public transport services.
- Pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability.
- Provision for informal and formal recreational open space
- Site should be masterplanned with GNLP2019 allocation to bring forward cohesive development.

### Notes

COL1: 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 30 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

# COLTISHALL

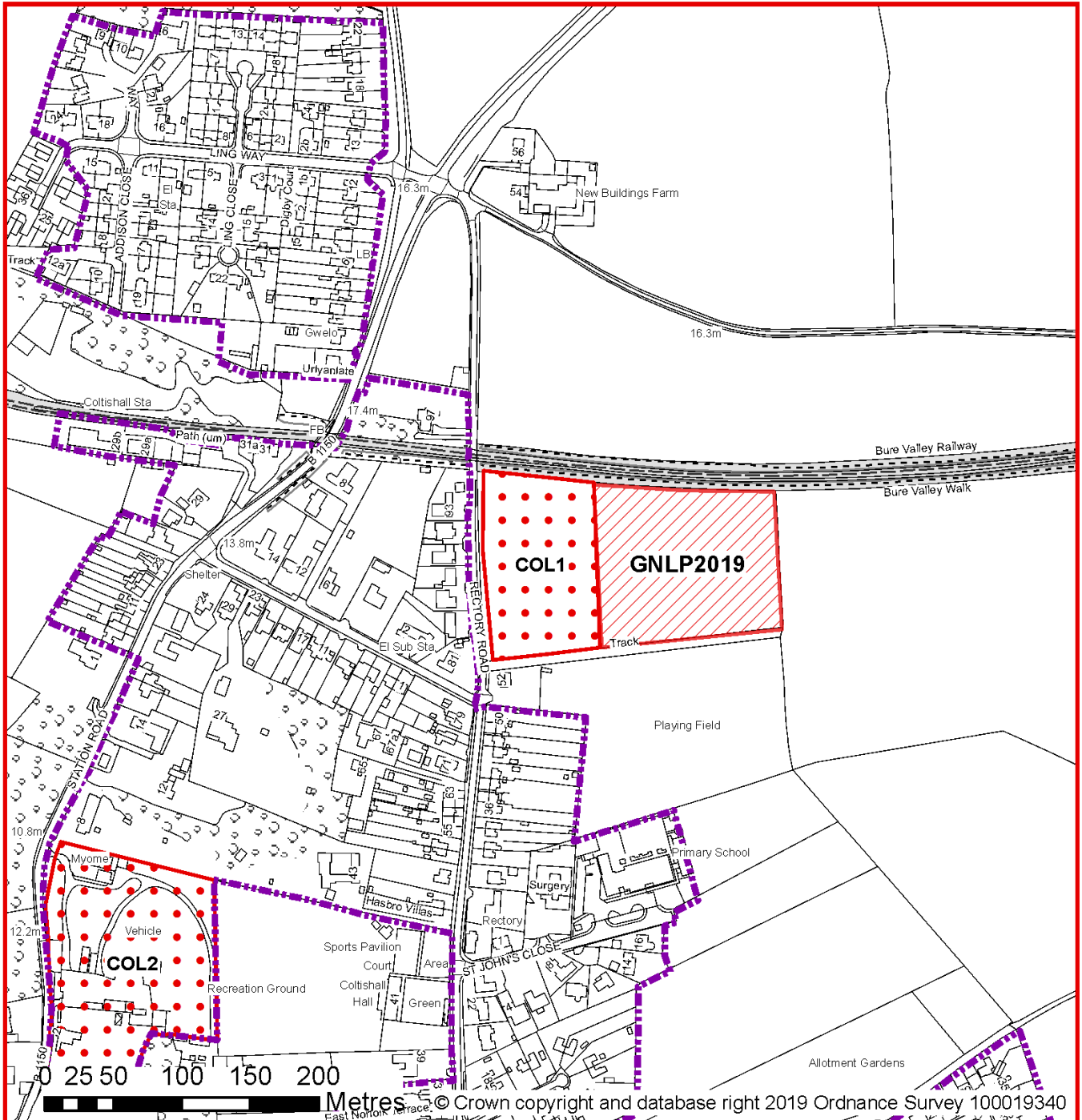
## Greater Norwich Local Plan Carried Forward Allocation




Site Reference COL1  
 Location Land at Rectory Road  
 Allocation Residential Development (Approx. 30 homes)  
 Area 1.0 ha

(Also shown as commitments  
on other maps)

N  
 1:4,000  
 @ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Housing Allocation
-  Preferred Housing Allocation

**POLICY COL2 Land at Jordans Scrapyard, Coltishall (approx. 1.8ha) is allocated for residential development. This will accommodate approximately 25 homes.**

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

- The waste licence will need to be surrendered, with full decontamination following appropriate investigation, and mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability.
- Access (vehicular and pedestrian) to be from B1150, with possible additional pedestrian accesses to the school via the playing field
- Off-site improvements to the highway network may be required including contributions to footway/cycle links, including a pedestrian link to Rectory Road.

#### Notes

COL2: 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 25 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

# COLTISHALL

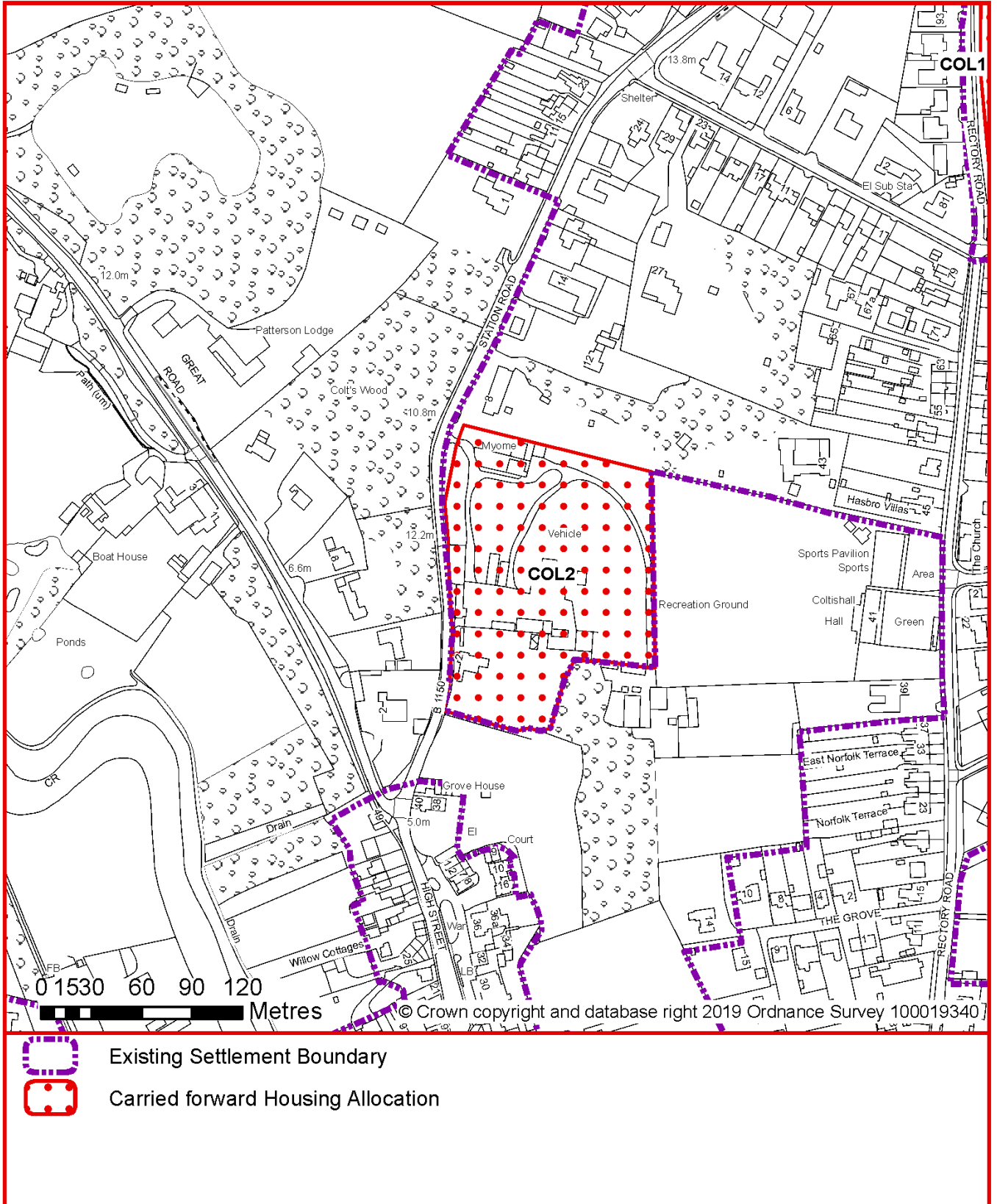
## Greater Norwich Local Plan Carried Forward Allocation

Site Reference COL2  
 Location Land at Jordan's Scrapyard  
 Allocation Residential Development (Approx. 25 homes)  
 Area 1.8 ha

(Also shown as commitments  
on other maps)

N  
 1:3,000  
 @ A4

Date: 30/10/2019



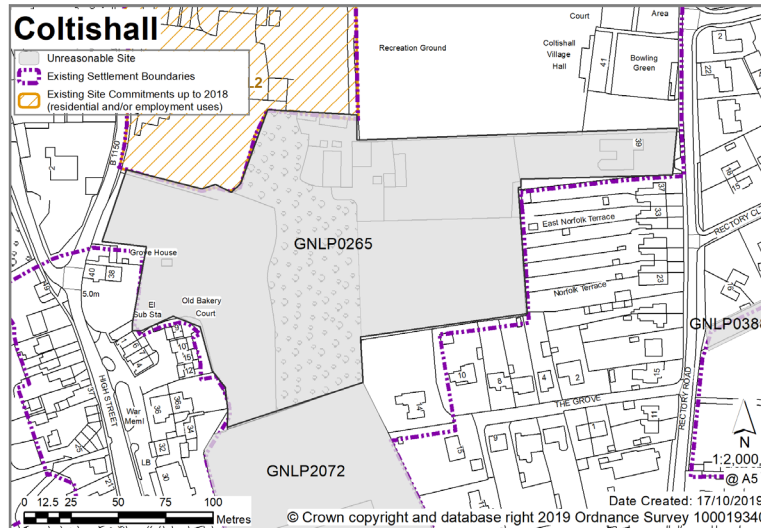


## Reasonable Alternatives

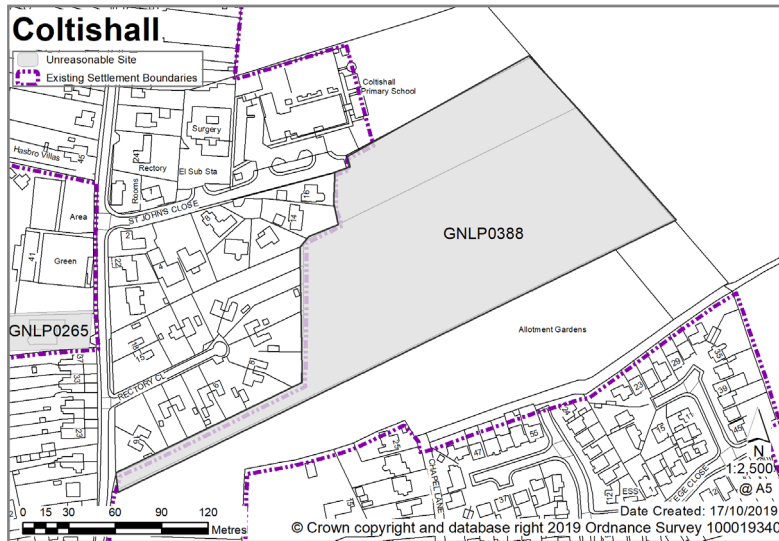
Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Coltishall, Horstead with Stanninghall and Belaugh</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites - Residential

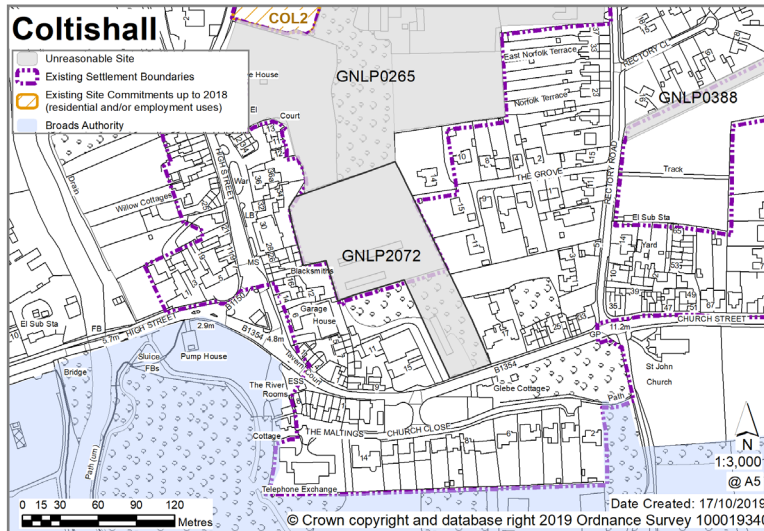
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Coltishall, Horstead with Stanninghall and Belaugh</b>				
Land south of Jordans Scrapyard, Coltishall	GNLP0265	2.51	25-30 dwellings	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and landscape issues. This site is adjacent to the conservation area and its current landscaping is important to the setting. This land is on a higher level behind the street frontage with a sharp embankment and mature landscaping. Significant tree cover on the site would reduce the number of dwellings which could be achieved. The site's location between two bends would make achieving adequate visibility challenging. It is an unsuitable location for increased stopping and turning movements and pedestrians crossing.



<p>Land at St John's Close, Coltishall</p>	<p>GNLP0388</p>	<p>2.98</p>	<p>Approx. 35 dwellings</p>	<p>This site is well located near to Coltishall Primary School but is considered to be unreasonable for allocation on highway grounds. The site has two potential points of access (south of Rectory Close and via St John's Close). South of Rectory Close is narrow and it would not be feasible to achieve an acceptable visibility splay. St Johns Close is a cul-de-sac where Coltishall Primary School is located. There is an existing parking issue on the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in a safety concern.</p>
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<p>East of High Street, Coltishall</p>	<p>GNLP2072</p>	<p>1.12</p>	<p>15 dwellings</p>	<p>Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and Tree Preservation Order issues. Highway visibility could be challenging and would probably require removal of a wall. The site is located on a bend which restricts forward visibility and there is a safety concern regarding increased stopping and turning movements as the carriageway is constrained immediately to the west.</p>
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Land at Buxton Road, Horstead

GNLP1056

0.46

Up to 20 dwellings

This site is considered to be unreasonable for allocation as it is some distance from the primary school and other services and facilities in Coltishall and there are site access and landscape issues. Development of this site would not be well related to the form and character of the settlement.

