

PREFERRED SITES – RESIDENTIAL

KEY SERVICE CENTRES

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Acle				
Land west of Acle/ North of Norwich Road	GMLP0378 (larger site)	7.50	100 dwellings	This site is preferred for allocation on a larger boundary than proposed due to the need to avoid substantial areas of flood risk (approx. 2ha). The allocation of this site subject to access via existing Broadland Local Plan allocation ACL1 and provision of pedestrian, cycle and emergency access via Mill Lane. Works to upgrade the unmade section of Mill Lane will also be required.
South of Walsham Road	GMLP2139	7.50	100 dwellings	This site is preferred for allocation on a smaller boundary than proposed. Developing the whole site would be out of scale with the existing settlement and have a landscape impact but a smaller area of the site near to the school would be more appropriate. There could be potential to provide access through the development from South Walsham Road to Mill Lane where the ACL1 allocation and the other preferred site are located, and this is considered worthy of further investigation as it may present opportunities for re-routing traffic coming into Acle along the South Walsham Road. The site does have flood risk issues associated with the reservoir to the east and this would need further investigation before development could take place.
Blofield				
Norwich Camping and Leisure	GMLP2161	0.90	15 dwellings	Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitable size to allocate. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. The promoter would need to demonstrate availability of appropriate visibility splay. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.

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Brundall and Postwick with Witton				
NO PREFERRED SITES - HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				
Hethersett				
Land to north and west of Hethersett	GNLP0177-A	196.49	Uplift in numbers on existing allocation – 200 dwellings	GNLP0177-A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,400 homes. Development on HET 1 allocation is well advanced and it has become apparent from reserved matters planning applications now approved that an uplift of 200 is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to mitigations like those already agreed for HET 1. In terms of transport, improvements needed would be an access strategy for all modes of transport, safeguards against increasing traffic through Little Melton, and a cycle link to Colney Lane.
Hingham				
Land to the south of Norwich Road	GNLP0520 (part)	6.92	80 dwellings	This site is proposed for allocation on a reduced boundary to avoid areas of surface water flood risk and historic environment impacts. The site is well located on the approach into the village adjacent to the existing allocated site. The allocation is subject to provision of adequate visibility splays and layout of the development to create an active frontage at B1108. Footways need to be provided at the site frontage, along with a pedestrian crossing refuge in the vicinity of Ironside Way. Consideration should also be given to connectivity with PROW Hingham F9.

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Land north of Springfield Way and west of Dereham Road	GNLP0503 (part)	1.50	20 dwellings	This site is proposed for allocation on a reduced boundary. Development of up to 20 dwellings would be acceptable subject to provision of a safe access and a continuous footway at the west side of Dereham Road from the site access to Pottles Alley. A 30mph speed limit extension would be required to include the site frontage. Minor carriageway widening may also be required.
Loddon and Chedgrave				
Land to the east of Beccles Road, Loddon	GNLP0312	7.70	180 dwellings	This site is preferred for allocation as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site.
Land off Langley Road, Chedgrave	GNLP0463	3.07	20 dwellings	Although this site is elevated and would be quite prominent it is preferred for allocation subject to a good layout to work with its setting in the landscape. A design brief would be needed. It is not considered appropriate for the 70 homes originally suggested. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. If access is to be via Snows Lane then it will need to be widened and a footway provided.
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
NO PREFERRED SITES - HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				

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Wroxham				
NO PREFERRED SITES - TRAFFIC CONSTRAINTS AND PROXIMITY TO THE BROADS RESTRICT GROWTH.				
Total 715 dwellings				