

Settlement Name:	Spixworth and Crostwick cluster
Settlement Hierarchy:	<p>Spixworth and Crostwick form a cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Services and facilities include a primary school, village hall, shop, pub and doctor's surgery.</p> <p>Spixworth 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').</p> <p>The current capacity of Spixworth Infant School is Amber. The site is landlocked. There may be expansion opportunities but small growth may not be enough to justify this. Development of around 20-50 dwellings is sought unless larger growth could realise expansion opportunities for the school.</p> <p>At the base date of the plan there are no residential allocations to be carried forward and 27 dwellings with planning permission</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Crostwick			
Land off North Walsham Road	GNLP0467 *	6.20	100 dwellings
Total area of land		6.20	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Crostwick														
GNLP0467	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Amber

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Crostwick	
GNL0467	General comments: The B1150 has increasing traffic with additional pressure from the NDR. There are infrastructure issues in Spixworth, particularly at the medical practice.

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

One site is promoted for development adjacent to the built-up area of Spixworth but within the parish of Crostwick. Site GNL0467 (6.2ha) is adjacent to existing development and the recently complete housing allocation SP1. Whilst being over 1 km to the school, the site is accessible and well-related to some facilities like the shop and village hall. Constraints to consider are to do with the access onto the B1150 and potential traffic impact, utilities capacity, and ecological impacts associated to nearby County Wildlife Sites. In conclusion, the site is appropriate to be shortlisted for further consideration, although if accessed onto the B1150 connectivity with the rest of the village may be difficult.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Crostwick			
Land off North Walsham Road	GMLP0467	6.20	Residential development of 100 dwellings
Total area of land		6.20	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0467
Address:	Land off North Walsham Road
Proposal:	Residential development of 100 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Site access, Access to services, Utilities capacity, Biodiversity & geodiversity, Transport & Roads, Compatibility with neighbouring uses</p>
<p>HELAA Conclusion This is a greenfield site west of North Walsham Road in Crostwick parish (but forming an extension to Spixworth) and immediately north of housing allocation SP1 currently under development. The site is relatively accessible to a range of core services and facilities including a primary school and GP surgery and is on a bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. The Broads SAC/SPA is within 3km and Crostwick Marsh SSSI is closer to the site both of which may need specific mitigation from development, additionally there are two County Wildlife Sites within 100m and protected species indicated on the adjoining housing allocation. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). There would be limited impact on heritage assets and on townscape. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and that the site's remoteness would lead to increased car dependency. Subject to addressing identified highway and biodiversity constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Would require access via B1150, related stopping/turning movements would not be appropriate. Pedestrian facility would need to be provided at B1150. Whilst development would be located adjacent to existing settlement, access would result in effective separation, and not conducive to sustainable travel.</p>

Development Management

Site area exceeds that required for Parish and further consideration required regarding access and connectivity to existing settlement and services.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 200m of the site but there is no connection to it shown on mapping. Given the location of the site at the very edge of an existing residential area there may not be sewerage connections available. Therefore, surface water drainage may be reliant on the results of infiltration testing.

PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Only one site has been promoted in the Spixworth and Crostwick cluster (GNLP0467) and this site has been considered to be a reasonable alternative site at stage five. The site was discussed in detail with Development Management, Highways, Flood Authority and Children’s Services and their comments are recorded under stage six above. It was decided that the site was not appropriate for allocation due to lack of pedestrian access to the school, disconnection from the village and direct access onto the B1150.

Therefore, there are no preferred sites for allocation to meet the 20-50 dwelling capacity identified for the cluster. There are however 27 dwellings with planning permission on small sites.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Spixworth and Crostwick				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Spixworth and Crostwick				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Spixworth and Crostwick				
Land off North Walsham Road	GNLP0467	6.20	100 dwellings	This the only site promoted in the cluster but it is not considered to be reasonable for allocation as direct vehicular access onto the B1150 would lead to a form of development which is disconnected from the rest of the village. In

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>addition, it does not seem possible to provide a safe pedestrian route to schools in Spixworth.</p>

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0467 Land off North Walsham Road, Crostwick (Unreasonable Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Brown and Co representing landowner	Object	<p>Comments objecting to the site being unreasonable:</p> <ul style="list-style-type: none"> • Site has been revised to bring benefits to local community by providing significant mature open space (27.69 acre Area of Spixworth Marsh) delivering substantial net biodiversity gain. • This land will be transferred to the Parish providing increase in open space and ability to offset carbon footprint. Provides ability to deliver forest school or similar to improve school capacity and education benefits. 	Revised site proposal to be assessed	The site boundary has been revised through the Reg 18C consultation, however the area proposed for residential development remains the same. The change to the boundary reflects the fact that a large area of open space has now been proposed	None

		<ul style="list-style-type: none"> • Revision seeks to address disconnect issue identified previously by linking development around north and eastern side of settlement, access will still be necessary from B1150. • Site will now provide up to 100 dwellings with benefits deemed to outweigh drawbacks. 		<p>(bringing in questions over management) with the aim of delivering a substantial biodiversity net gain from the development and addressing the disconnection issue with the original site. However vehicular access from the B1150 remains necessary and there is still unlikely to be a safe walking route to the primary school. For these reasons the site is still considered to be unreasonable for allocation.</p>	
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**PART 3 - ASSESSMENT OF NEW & REVISED SITES
SUBMITTED DURING THE REGULATION 18C CONSULTATION**

**STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT
LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE
ALLOCATION (0.5 HECTARES OR LARGER)**

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C
Spixworth and Crostwick				
Land off North Walsham Road, Spixworth (Crostwick)	GNLP0467R	17.87	Public open space and housing	Unreasonable
TOTAL		17.87		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination / ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Spixworth and Crostwick														
GNLP0467R	Amber	Amber	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Amber

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence

Spixworth and Crostwick

Unreasonable site.

GNLP0467R, Land off North Walsham Road 17.87ha, Public open space and housing

Although this site boundary has been amended the area proposed for residential development remains the same. The change to the boundary reflects the fact that a large area of open space has now been proposed with the aim of delivering a substantial biodiversity net gain from the development and addressing the disconnection issue with the original site, although vehicular access from the B1150 remains necessary and there is still unlikely to be a safe walking route to primary school. For these reasons the site is still considered to be unreasonable for allocation.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

None

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

None

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Land off North Walsham Road	GNLP0467	6.20	100 dwellings	This the only site promoted in the cluster but it is not considered to be reasonable for allocation as direct vehicular access onto the B1150 would lead to a form of development which is disconnected from the rest of the village. In addition, it does not seem possible to provide a safe pedestrian route to schools in Spixworth. Although this site boundary has been amended the area proposed for residential development remains the same. The boundary change reflects the fact that a large area of open space has not been proposed raising issues about management. Vehicular access from the B1150 remains necessary and there is still unlikely to be a safe walking route to primary school.
	GNLP4067R	17.87	Public open space and housing	

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Reg 18C consultation there was one site promoted for residential/mixed use totalling 100 dwellings and 6.2 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was that the site was not considered to be suitable for allocation primarily due to the need for an access directly onto the B1150 North Walsham Road and the fact that there is no safe walking route to school. Therefore, no site was preferred and this option was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Only one comment was received through the Regulation 18C consultation from the promoter of site GNLP0467 (see part 2 above) suggesting a revision to the site to bring in a large area of open space. This was given further consideration but due to the fact that the area proposed for residential development is the same therefore resulting in the same problems regarding access and safe route to school no change is proposed to the decision not to allocate any sites in the cluster.

Assessment of new and revised sites submitted through the Regulation 18C consultation

One revised site was submitted through the consultation totalling 17.87ha for an unspecified number of dwellings. This was a revision to site GNLP0467 to offer a large area of open space. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that the site would still not have a safe walking route to a primary school and would still require vehicular access to be taken from the B1150 so it remains unsuitable for allocation. Therefore no change is proposed to the decision not to allocate any sites in the cluster.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. There has been no SA for sites in Spixworth as none were shortlisted as reasonable alternatives.

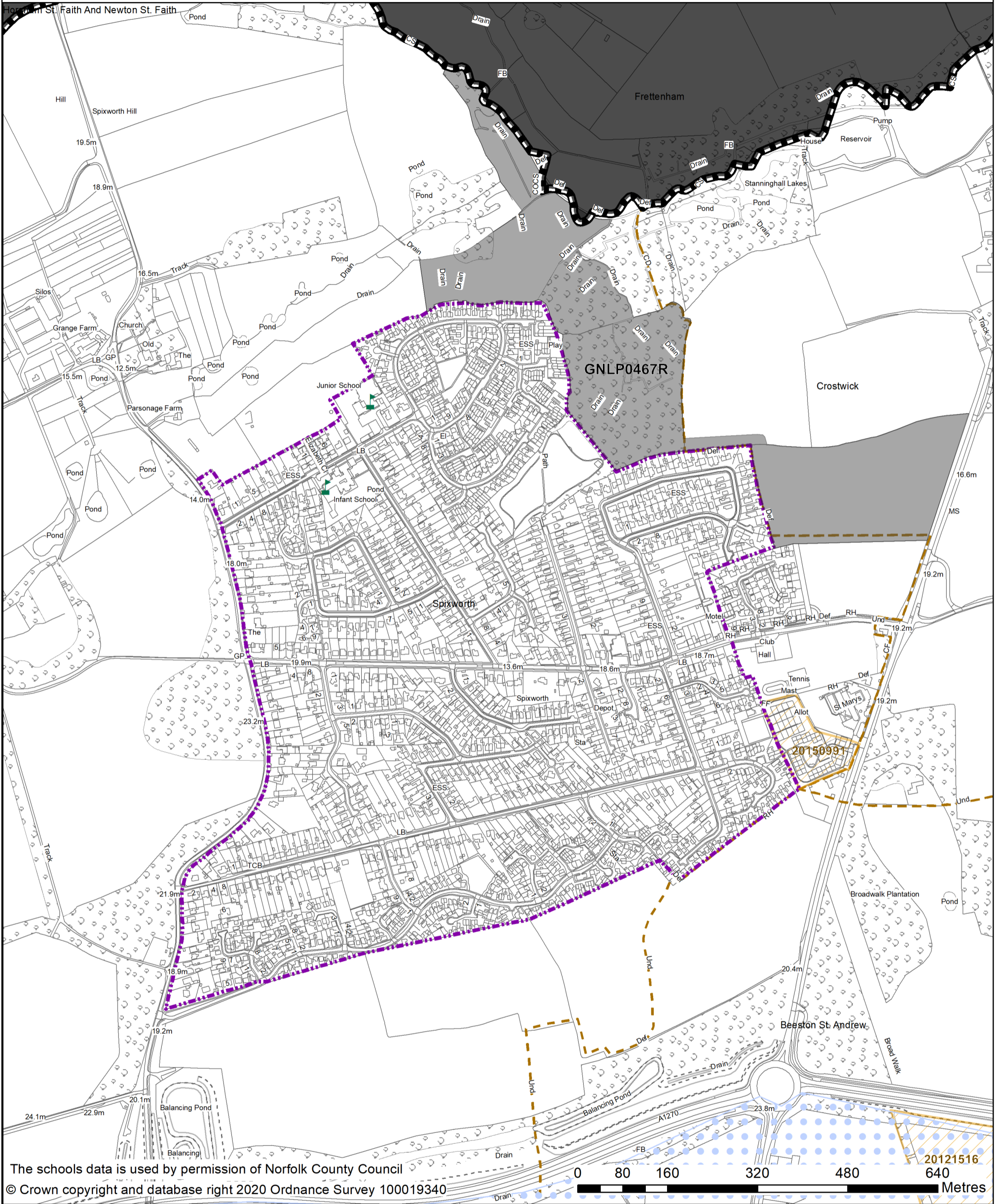
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Spixworth is not to allocate any sites, as promoted through the Regulation 18C consultation.

See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

SPIXWORTH AND CROSTWICK

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



	Primary School		Growth Triangle Area Action Plan Boundary		Parish Boundary
	Primary School Catchment (2018-19)		Settlement Boundary		
	Not Allocated		Commitment*		

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
 1:6,181
 at A3
 Date: 03/12/2020