

Settlement Name:	Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)
Settlement Hierarchy:	<p>Poringland/Framingham Earl is identified as a Key Service Centre in the Greater Norwich Local Plan. The village has a range of services including a post office, supermarket, other stores, pubs, restaurants/take-aways, two doctors' surgeries, a dentist, a primary school, a high school, two community halls, as well as recreation facilities at the High School and some local employment. The settlement is well connected to Norwich by bus.</p> <p>Issues to take into account when assessing the potential for future development include the rural nature of large parts of the parishes, with the distinctive setting created by areas of heavily wooded former parkland. The 2012 South Norfolk Place Making Guide suggests that development should not further accentuate the linear settlement pattern. The settlement has a history of surface water and ground water drainage difficulties, and the most vulnerable sites were identified in an Urban Drainage Study. This issue will be a consideration for many sites in Poringland and Framingham Earl, and mitigation will be needed for any development on such sites. Amongst the constraints to further development is the need for a new additional primary school.</p> <p>A Neighbourhood Plan is currently being prepared for Poringland parish and is at an advanced stage.</p> <p>There are no allocations to be carried forward in this key service centre. There are however 536 dwellings with planning permission at the base date of the plan meaning that a substantial amount of land continues to be promoted for development in Poringland/Framingham Earl (including land in adjacent parishes of Bixley, Caistor St Edmund, Framingham Pigot, Framingham Earl, and Stoke Holy Cross). This high level of commitment suggests limiting further growth.</p> <p>Early work in the 'Towards a Strategy' document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres up to 2038. The level of existing commitment in Poringland suggests very little additional growth in the settlement, although this site assessment booklet looks in detail at the sites promoted to determine if any are suitable for allocation.</p>

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

STAGE 1 – COMPLETE 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
Poringland			
Land north and south of Shotesham Road	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space
Land North of Heath Loke and the west of The Street	GNLP0223	9.25	Residential development (unspecified number)
Cherry Trees, south of Bungay Road	GNLP0280	2.17	Approx. 40 dwellings
Land north of Bungay Road	GNLP0316	4.92	Residential development (unspecified number)
South of Burgate Lane	GNLP2153	9.30	165 dwellings
Framingham Earl & Framingham Pigot			
Land adjacent (West of) Bella Vista, Burgate Lane, Framingham Earl	GNLP0003	2.25	Residential development (unspecified number)
Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road	GNLP0321	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.
Land at Framingham Earl, Burgate Lane	GNLP0391 A & B	4.60	Approx. 140 dwellings
Land North and South of Pigot Lane	GNLP0589 A & B	10.02	Residential development (unspecified number)
Orchard Farm	GNLP2127	2.40	Residential development (unspecified number)
Bixley			
Land adjacent to and to the north of Octagon Farm	GNLP1032	4.20	Mixed use with commercial business use and approx. 100

			dwelling, landscaping and infrastructure
Caistor St Edmund (sites well related to Poringland settlement limit)			
Land East of French Church Farm, Caistor Lane	GNLP0131	1.23	Residential (Unspecified number)
Land North of Caistor Lane	GNLP0485	36.33	Approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'
Land South of Caistor Lane	GNLP0491	9.71	Residential (unspecified number)
Pine Lodge School of Classical Equitation, Pine Loke	GNLP1047	2.81	Mixed use (unspecified number)
South of Caistor Lane	GNLP2093	5.50	150 dwellings
North of Stoke Road	GNLP2094	4.37	110 dwellings
Stoke Holy Cross (Upper Stoke well related to Poringland settlement limit)			
Land south of Poringland Road	GNLP0494	3.38	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats
South of Long Lane	GNLP2111	2.89	50-60 dwellings
Model Farm	GNLP2124R	5.7	80 dwellings
Total area of land		143.66	

The table includes sites technically in Stoke Holy Cross, Bixley and Caistor St Edmund parishes. These sites relate closely to the built form and character of Poringland and should therefore be considered in the context of the Poringland settlement limit.

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

	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														
Poringland														
GNLP0169	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0223	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0280	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0316	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green
GNLP2153	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green
Framingham Earl & Framingham Pigot														
GNLP0003	Amber	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP0321	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0391 A	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0391B	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0589 A	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0589 B	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2127	Green	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green
Bixley														
GNLP1032	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green

Caistor St Edmund														
GNLP0131	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Amber	Green	Amber	Amber
GNLP0485	Amber	Amber	Amber	Green	Green	Amber	Green	Red	Amber	Red	Amber	Amber	Amber	Green
GNLP0491	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP1047	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Amber
GNLP2093	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP2094	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Green	Green
Stoke Holy Cross														
GNLP0494	Amber	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green
GNLP2111	Amber	Green	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2124R	Amber	Green	Amber	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green

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

Site Reference	Comments
Poringland	
GNLP0169	<p>General comments One comment submitted in support of site. The Site offers the opportunity to provide sustainable development as set out in NPPF Paragraph 7 and is deliverable in terms of NPPF Footnote 11. The site would provide much needed market and affordable housing to meet the housing requirements of SNC as well as the opportunity to provide further community benefit in the form of an element of residential care, employment space and open space in a sustainable and well-connected location. The site provides an opportunity to extend development in a logical form. In all 6 of the growth options identified in the growth options consultation document there is a requirement to facilitate growth in locations such as Poringland, and therefore. The site should be allocated to meet part of the identified housing requirement.</p> <p>Objections raised concerns regarding distance between services and site, extension into the open countryside, unsuitable road network, impact on the townscape, local services, heritage and open space. Other issues include pressure on services such as school capacity, stretched GP surgeries as well as traffic congestion and road safety.</p> <p>Poringland Parish Council comments GNLP0169 - Would contribute to the disjointed form of development of the conurbation. Extends beyond the comfortable walking/ cycling distance to schools, doctors and shopping. Makes the village an 'octopus' with its tentacles extending into open countryside. Dominant over the village approaches from Shotesham. OPPOSE</p>
GNLP0223	<p>General comments Objections raised concerns regarding access, shape it would give Poringland after development, drainage issues, flood risk, local infrastructure not being able to cope, and lack of services. The site is also located outside the settlement boundary.</p> <p>Poringland Parish Council comments GNLP0223 - Significant access problems with no comfortable access through the Norfolk Homes development. Would alter significantly the 'shape' of the conurbation into the form of an 'octopus'. Would reduce the distinctions between Poringland and Stoke. Would have significant Governance issues between Stoke and Poringland. Would significantly negatively alter the drainage problems of Boundary Way - known surface water, flooding issues... Isolated. OPPOSE</p>

GNLP0280	<p>General comments Objections raised concerns regarding access, drainage issues, disconnected from the built form of the contribution, traffic congestion, road safety and stretched services.</p> <p>Poringland Parish Council comments GNLP0280 - Some problems over access, perhaps requiring the demolition of one house. Drainage problems. Disconnected from the built form of the conurbation. Would contribute to the linear form of the conurbation. OPPOSE</p>
GNLP0316	<p>General comments Comments raised in support of site. Additional information provided including an initial site plan and aerial plan and information in relation to Ecology and Landscape. Another support suggested the impacts of development in this location are not considered insurmountable and can be addressed as part of detailed design solutions for the site. It is reiterated that the 'Land North of Bungay Road, Poringland' is both suitable and available for residential development. It is considered that residential development can be delivered by a developer within the first five years of the emerging Local Plan period.</p> <p>Objections raised concerns regarding impacts on environmental assets, wildlife, landscape value, traffic congestion, road safety, oversubscribed services, flood risk and access. The site is not in accordance with NPPF in conserving the natural environment.</p> <p>Poringland Parish Council comments GNLP0316 - Land North of Bungay Road, east of Rectory Lane and south of White House. This land has significant environmental assets, hedges ponds - it would require a significant environmental audit. Would contribute to the perceived linear vision of the conurbation. Site has significant landscape value as the headwaters of the Well Beck and is one of the few views of landscape available to the road traveller between Poringland and Brooke. OPPOSE</p>
GNLP2153	<p>General comments Objections raised concerns regarding the impact of the associated services, destruction of wildlife habitats, traffic congestion, road safety, access, surface water drainage issues, loss of agricultural land, reduced bus service, and the site is outside the development boundary. This development has already been rejected by SNC. It extends Poringland into unsuitable country roads that are already used as rat runs</p> <p>One comment in support of site. Gladman submit that the site is available and suitable for residential development and request that the council consider the benefits listed above and note the ability of the site to assist in meeting the objectively assessed need across the Greater Norwich plan area. We consider that the site should be</p>

	<p>allocated for residential development and would welcome the opportunity to discuss our proposals with the Council in more detail.</p> <p>Poringland Parish Council comments GNLP2153: Land off Burgate Lane (Gladman Proposal, under appeal) This site is, in the opinion of Poringland Parish Council, unsustainable due to the following constraints</p> <ul style="list-style-type: none"> * it is outside the development land boundary * access is along a severely substandard country lane * There would be a severe effect on Gull Lane - this is a substandard single track lane with springs emerging on the surface * the site is detached from the village, and so would leave residents heavily reliant on car use * there is limited safe access to schools * no drainage survey has been completed, but it would be subject to Poringland's sustainable drainage scheme * the Drainage route is highly likely to be into the headwaters of the Chet
Framingham Earl & Framingham Pigot	
GNLP0003	<p>General comments Objections raised concerns regarding road safety, unsuitable road network, against the council policy to extend development further, lack of facilities, negative visual impact and the site would be isolated. Other issues include drainage problems, impacts on ecology and there is no street lighting or footpath. Site is outside the development boundary.</p> <p>Framingham Earl Parish Council comments This site is totally outside the building boundary of Framingham Earl. It is situated on a very sharp narrow corner of Burgate Lane, and would have all the same access problems as sites 0391A & B. That is more than the 2 miles safe walking to the primary schools, and other facilities in Framingham Earl and Poringland. The volumes of traffic it would engender using this very narrow lane, which has very limited "passing "places makes access to the site inherently dangerous to all users.</p> <p>Poringland Parish Council comments GNLP0003 - Isolated site in open countryside, contrary to policy, detached from the conurbation should not even be considered as a valid site. OPPOSE</p>
GNLP0321	<p>General comments Comments submitted in support of site. The site provides an opportunity to serve an alternative employment market to that catered for by sites on the edge of Norwich, which typically command higher rents. Furthermore, it enables employment uses to be provided closer to existing settlements to the south of Norwich and will assist in reducing journey times and trip lengths to access</p>

	<p>such facilities. This benefit is not acknowledged in the HELAA. See full report.</p> <p>Comments submitted in support of site. Whilst through traffic cannot be easily mitigated, new development should ideally be placed at the Norwich end of the current facilities.</p> <p>One objection submitted. Agree with views of Bixley Parish Council. The new development opposite Octagon Barn (west of Norwich Road) has already unacceptably extended the linear development of the village and irrevocably altered its character. Development of this site would equally be unacceptable and would compromise the visual/recreational amenity of Poringland Woods.</p> <p>Framingham Earl Parish Council comments Support the possible development of this site. It is opposite the current development. Traffic from this site would have access to the B1332 without adding to the traffic passing through Framingham Earl/Poringland at peak times. As this road is very congested at peak times some form of traffic management would be required in order for traffic to Norwich. There would still be the woodland buffer between the development and the more residential parts along the main road. Extension to the boundary is a concern to residents, which at present gives a very definite boundary between the city and the countryside.</p> <p>Poringland Parish Council comments GNLP0321 - Site is to north of the village so would not create traffic through the village. Matches up the other side of the road. However is Grade 2 agricultural land, and contributes to the linear vision of the village. SUPPORT</p> <p>Bixley Parish Council comments This site is not appropriate development on the basis that it would extend the linear form of Poringland village and promote further linear growth to the north of the existing urbanized area.</p>
GNLP0391	<p>General comments Objections raised concerns regarding road suitability & safety, against council policy, no facilities in place, negative visual impacts, impacts on the countryside, site is close to a grade 1 listed church, flood risk, drainage issues, access, traffic congestion, loss of habitats, ancient oak, ash mixed ancient hedgerows, local infrastructure unable to cope, hydrological issues and the site is outside the development boundary.</p> <p>Poringland Parish Council comments GNLP0391B - Similar arguments to those against the site south of Burgate Lane. OPPOSE GNLP0391A - Flooding issues. Road network not suitable. Semi-detached from the village - contributing to the 'octopus' of</p>

	<p>development with drainage issues. Intrudes upon an area of landscape value between Framingham Earl and St Andrew's Church. OPPOSE</p> <p>Framingham Earl Parish Council comments These sites are of very great concern. The reasons being:- Concerns over Drainage and surface water flooding for both sites A & B. Concerns over access as the site is on a very rural lane with no pavements or streetlights. Increase development would increase traffic by using Hall Road and Long Road. Also concern for access to primary schools as stated by the GNLP criteria. Concerns as the site is near the boundary of a Grade 1 listed round tower church and development would have an impact upon its setting. Also concerns around the wildlife that is supported around this area.</p>
GNLP0589	<p>General comments One comment in support of site. The Poringland/Framingham Earl Settlement Summary's acknowledgement that sites GNLP0589A&B are sustainable locations for development is welcomed. The HEELA's conclusion that the site is considered suitable for development is also welcomed. The constraints analysis for site GNLP0589B suggest that the site was a former RAF camp and could be subject to contamination is incorrect. The RAF camp was a satellite accommodation area, and built development was focussed on land at Long Road, and did not extend into this site. Issues including access, drainage and sewerage are being considered in more detail.</p> <p>Objections raised concerns regarding loss of rural area, extension to linear growth and loss of significant landscape. Other issues include drainage, loss of habitats, flood risk and lack of infrastructure.</p> <p>Framingham Parish Council comments This is a natural sandy heathland of which we are losing a great deal. The GNLP document states that heathland should be protected. This site would be better retained as an open space for recreation. The EACH hospice chose their site as it would be in a woodland setting. A wildlife haven next to the hospice would enhance the outlook for all those using the hospice and bring a welcome area of natural tranquillity. The Spur Lane, Pigot Lane and Long Road aspect is totally rural which is appreciated by residents, any housing development would destroy that tranquillity. This site is adjacent a development which would be a natural continuation there are grave concerns regarding the amount of extra traffic that further development along Pigot Lane would create. The EACH hospice being built will increase in traffic and not all will necessarily be using the main B1332 to get to the hospice. The junction between Pigot Lane and Long Road is extremely hazardous as it is on a bend with limited sight lines, increases in traffic using that junction will only exacerbate the dangers. Surface</p>

	<p>water and drainage problems in the Framingham Earl/Poringland area are also a concern.</p> <p>Poringland Parish Council comments GNLP0589B - Leading on from the development of the Long Road, Hibbett and Key site and the EACH site this would be a logical development. It would mean the loss of significant landscape value in Spur Lane. If it could be developed at a distance from the tree lined Spur Lane it might well be viable. Will have a significant impact upon the subterranean drainage flow towards Long Road and Poringland surface water drainage systems. SUPPORT GNLP0589A - This would exacerbate the 'octopus' nature of the conurbation and would detract from an area of scenic value otherwise sadly lacking in this area. OPPOSE</p>
GNLP2127	<p>General comments Objections raised concerns regarding the consideration on the impacts of the provision of the associated services, site is located too far from Poringland or Alington schools. Other issues include road safety, access, scale of development and public transport.</p> <p>Framingham Earl Parish Council comments To summarise the residents and Framingham Earl Parish Council have grave concerns with regards to access, safety, increases in traffic and isolation from local services</p> <p>South Norfolk Council comments Some low to medium surface water flood risk through the centre of the site. No foul sewer available.</p>
Bixley	
GNLP1032	<p>General comments Comments suggest the site would contribute dramatically to the linear vision of the conurbation. Grade 2 agricultural land. Drainage problems However it could offer industrial and employment spaces necessary in this conurbation. Objections raised concerns regarding additional traffic, urbanisation of the countryside and lack of suitable local infrastructure. Windfall sites should not be added to the 7,200 homes required by this plan.</p> <p>One comment in support of site: My client has previously put forward three sites for development, although two are adjacent to each other and effectively count as one site: Land at Park Farm, Bungay Road (GNLP 0323) and Land at Octagon Farm (GNLP 0321 and 1032). See full report.</p> <p>Norfolk Wildlife Trust comments There may be biodiversity constraint in relation to habitats on site</p>

	<p>Poringland Parish Council comments GNLP1032 - Favour: Site is to north of the village so would not create traffic through the village. Matches up the other side of the road. Against: Is Grade 2 ag land and contributes to the linear vision of the village. SUPPORT</p> <p>Bixley Parish Council comments This site is not appropriate development on the basis that it extends the linear form of Poringland village and promotes further linear growth to the north of the existing urbanized areas.</p>
Caistor St Edmund	
GNLP0131	<p>General comments Objections raised concerns regarding distance from public transport, local services are already stretched, site has poor access & visibility, environmental impacts, lack of local infrastructure to support development and planning permission already been objected on 2 occasions. If GNLP sites 0131, 0485 and 0131 are to go ahead then the infrastructure for pedestrians must be significantly improved to secure the safety of pedestrians that currently have to walk in the road on that part of Caistor Lane that is within the parish of Caistor St Edmund. Also, this needs to be done before additional traffic is generated during any construction phase.</p> <p>One comment in support of site: As a resident living opposite the site and probably most affected by it I support the application as separate from that to the north of it.</p> <p>Poringland Parish Council comments GNLP0131 - This is a smaller site but again unsustainably far from public transport, excessively reliant upon cars with no pavement in the vicinity and little prospect of being able to construct one. OPPOSE</p>
GNLP0485	<p>General comments Objections raised concerns regarding the carriageway edges have little or no support and are continually eroded giving rise to dangerous potholes particularly for cyclists. The highway drainage is poor with areas of standing and running water. It is narrow in places and the forward visibility is poor making it very difficult for pedestrians. It has significant landscape, archaeological and environmental issues. It is far too far from any facilities and would be unsustainably reliant upon cars. Other issues include flood risk, lack of services and loss of ancient woodland.</p> <p>One site submitted in support of site. The proposals are consistent with the principles of policies set out in the National Planning Policy Framework, including the presumption in favour of sustainable development. The mixed-use proposals that deliver the new Caistor Country Park are also aspirational but realistic.</p>

	<p>It is further demonstrated that the proposals will deliver much needed green spaces to enhance the natural environment and the village setting and will result in significant net environmental gains. See full report.</p> <p>Norfolk Wildlife Trust comments We are pleased to see recognition of constraints relating to CWS. Any country park development should ensure continued management and protection of [the CWS]</p> <p>Poringland Parish Council comments If GNLP sites 0131, 0485 and 0131 are to go ahead then the infrastructure for pedestrians must be significantly improved to secure the safety of pedestrians that currently have to walk in the road on that part of Caistor Lane that is within the parish of Caistor St Edmund. Also, this needs to be done before additional traffic is generated during any construction phase.</p>
GNLP0491	<p>General comments Objections raised concerns regarding access, road safety, drainage, poor visibility along narrow roads, no access to public transport, no pavements, prime agricultural land, impact on the environment and wildlife, flood risk, pollution and loss of greenfield land.</p> <p>One comment in support of site. A strategic site delivering circa. 99 dwellings. The site has been previously promoted through the emerging Greater Norwich Local Plan and assigned the reference GNLP0491. The promoted scheme is further designed to enable the delivery of some 3ha of new green infrastructure to meet existing public open space deficiencies in this part of the Norwich Policy Area. It is located on the northern edge of the wider Framingham Earl/Caistor St Edmund/Upper Stoke/Poringland urban area, see full report.</p> <p>Caistor St Edmund Parish Council comments Traffic already excessive on Caistor Lane especially since D Wilson development. Main Poringland Rd already congested throughout the day. Out of keeping with a village that is only 120 residences today with little amenities. Schools are already up to capacity with villagers unable today to obtain places at local schools.</p>
GNLP1047	<p>General comments Objections raised concerns regarding access, it's a former RAF site so may be subjected to contamination, no footpaths, site is dominated by microwave towers and impacts on wildlife and the environment. The local infrastructure, in terms of roads, surface & foul water drainage, medical & educational services cannot cope with yet more development in what has been a rural green belt area</p>

	<p>Poringland Parish Council comments GNLP1047 - Access to this site is severely constrained. It is former RAF site so may well be subject to contamination. Site dominated by the mast towers. Form would consolidate development each side of the Stoke Road leading to further infill development. OPPOSE.</p> <p>Caistor St Edmund Parish Council comments This area has seen huge developments in the past 5 years and another potential 60 homes will add to the existing traffic problems. Access to the site is poor and will place pressure on schools that are already up to capacity.</p>
GNLP2093	<p>General comments One comment submitted in support of site. We would stress that the proposals put forward in contrast to recent speculative applications and individual piecemeal development represent an opportunity to help deliver a plan-led future for Poringland and wider local community. One that addresses the specific existing and future needs of the District and the local community in a sustainable and accessible location and at the same time seeks to minimise the environmental impacts of future development. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan. See full report.</p> <p>Objections raised concerns regarding traffic congestion, road safety, lack of suitable services and infrastructure to support such a development as well as drainage being an issue. Both sites fall within the Yare Valley corridor and are also covered by the NSBLPZ to give protection for a wildlife corridor.</p> <p>Poringland Parish Council comments GNLP2093: Land to the South of Caistor Lane This site is, in the opinion of the Poringland Parish Council, unsustainable due to the following constraints:</p> <ul style="list-style-type: none"> * this land has no natural or planned connection with the settlement of Poringland except through a substandard junction on the B1332. * It will be 'semi detached' with no planned or existing connection to either Caistor (which offers no facilities) or to Poringland, thereby serving only to expand the village area with no environmental or community gain * the drainage would be dependent upon systems installed by David Wilson Homes, and is part of the Poringland Sustainable Drainage scope. Therefore, it would need to positively drain to sewer or it would otherwise pose a flooding risk to Highlands and other properties in the area * This site would certainly be exclusively dependent upon car travel to work and school * it offers no planning or social opportunities to the village

GNLP2094	<p>General comments</p> <p>One comment submitted in support of site. We would stress that the proposals put forward in contrast to recent speculative applications and individual piecemeal development represent an opportunity to help deliver a plan-led future for Poringland and wider local community. One that addresses the specific existing and future needs of the District and the local community in a sustainable and accessible location and at the same time seeks to minimise the environmental impacts of future development. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan. See full report.</p> <p>Objection raised concerns regarding site falls within the Yare Valley corridor and are covered by the NSBLPZ to give a wildlife corridor. Services are too far away and increased traffic will become an issue. Other concerns include the visual appearance of the site.</p> <p>Poringland Parish Council comments</p> <p>GNLP2094: land abutting 2093 to North of Stoke Road</p> <p>This site is, in the opinion of the Poringland Parish Council, unsustainable due to the following constraints:</p> <ul style="list-style-type: none"> * a development on this site would follow that of David Wilson Homes to the west which has had to pile the footings of the homes nearest to this site, due to the underlying failure of the land to support buildings. * As part of the Poringland Sustainable Drainage area, drainage of surface water would not be possible unless by drainage to surface water sewers and it will add significantly to the flow rates of surface water to Boundary Way - a known flood risk area * It is well off regular bus routes and would be car dependent for travel to work and school * it offers no planning or social opportunities to the village, it would be a semi-detached dormitory development
Stoke Holy Cross (Upper Stoke)	
GNLP0494	<p>General comments</p> <p>Objections raised concerns regarding access, impact on neighbouring wildlife and woodland site, water supply/sewerage provision and services are overstretched, the site is outside the existing settlement boundary and in a green belt area. Other issues include the visual impacts on the village</p> <p>One comment submitted in support of site. These representations follow on from the proposed allocation site's submission to the Greater Norwich Local Plan 'Call for Sites' consultation in July 2016. The proposed allocation site has been assessed for its suitability for residential development within the HELAA and has also been assessed by Glavenhill's project team for its suitability for housing</p>

	<p>and an application for outline planning permission was submitted in December 2017. See full submission for more details.</p> <p>Stoke Holy Cross Parish Council comments In summary, it is our strongly held view that the existing infrastructure within Stoke Holy Cross cannot handle any further significant development, and our experience of the provision of infrastructure in connection with the latest housing developments in the village does not give us confidence that the situation will improve in the foreseeable future. Parishioners currently experience substantial traffic issues and with further developments in Poringland and Framingham Earl still to be completed, this will increase in the future. All of the suggested sites will make a bad situation worse without the lack of local services and infrastructure issue being addressed, and also worsen the existing problems with sewerage and water pressure, in parts of the village. In short, these proposed developments would not be sustainable in Stoke Holy Cross. The access to this site is significantly constrained. Flood risk, no drainage, comes out very near a junction. OPPOSE</p>
GNLP2111	<p>General comments Objections raised concerns regarding loss of the rural village, access, traffic congestion road safety, impacting the greenbelt countryside, services are full to capacity and local infrastructure will not be able to cope. Other concerns include wildlife habitats being destroyed, SHC will be corroded,</p> <p>Norfolk FA comments Norfolk FA are supportive of residential development in Stoke Holy Cross, associated to the proposed S106 agreement which could provide an offsite contribution to support local football provision. Stoke United FC are a growing football club and have plans to try to redevelop their existing facility in association with the Parish Council.</p> <p>Stoke Holy Cross Parish Council comments In conclusion we believe that Stoke Holy Cross has had more than its fair share of development in recent years, and that there should be no further allocation of any housing that is more than infill in scale in the next round of housing allocations, so that the village can adjust to the latest substantial developments currently taking place and the necessary infrastructure and services be allowed to catch up with the development in a sustainable manner in accordance with both national and local planning policy.</p>
GNLP2124R	<p>General comments Objections raised concerns regarding services at full capacity include sewage, road safety, traffic congestion, site is outside the settlement boundary, impacts on amenities, impacting the visual appearance and the area has already had enough development.</p>

One comment submitted in support of site. The site is suitable, available, achievable and viable, and is deliverable within the first five years of the Greater Norwich Local Plan period. There are no constraints that would prevent the site from coming forward for residential development. See full report.

Stoke Holy Cross Parish Council comments

In conclusion we believe that Stoke Holy Cross has had more than its fair share of development in recent years, and that there should be no further allocation of any housing that is more than infill in scale in the next round of housing allocations, so that the village can adjust to the latest substantial developments currently taking place and the necessary infrastructure and services be allowed to catch up with the development in a sustainable manner in accordance with both national and local planning policy.

Poringland Parish Council comments

GNL2124R: Land to south of Poringland Road and Boundary Way
This site is, in the opinion of the Poringland Parish Council, unsustainable due to the following constraints:

- * This area is detached from the urban area of Poringland and has a reducing bus service in the area.
- * It will need to be drained according to the Poringland Sustainable Drainage Scheme and will add to the known flood risk area of Boundary Way
- * It will not be linked or provide continuous flow from the existing developments, it will only be connected to the village by busy highways
- * It offers no planning or social opportunities to the village

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.

22 sites have been promoted for residential development that relate to the settlement of Poringland. Sites range in size from 2 ha to 18 ha, each with their own opportunities and constraints. General issues are the high-level of existing commitment, as well as environmental, infrastructure and traffic constraints. A high priority for enabling more development in Poringland is securing a new additional primary school. Assuming the general constraints upon Poringland can be addressed the majority of sites put forward are reasonable alternatives for further assessment.

Sites to the north of Poringland have strategic advantages. Access is better to the schools and for traffic management purposes the north side of the settlement is nearest to Norwich. On the eastern side of the B1332 (Norwich Road), in the vicinity of Octagon Barn, GNLP0321 and GNLP1032 give opportunity for circa 160 homes and business/commercial uses. Each of the sites will require further analysis of access, ecological impact and flood risk in particular but are considered to be reasonable alternatives. On the western side of Norwich Road, and north of Caistor Lane, GNLP0485 is promoted for 180 homes. Amongst the considerations for further assessment of GNLP0485 are flood risk, landscape impact and the suitability of access points (including via the existing Bennett Homes site that fronts Norwich Road – ref: 20120405). Further along Caistor Lane and adjacent to GNLP0485, GNLP0131 is a 1.23 ha site that is considered a reasonable alternative as well – although constraints to GNLP0131 includes an area at surface water flood risk through its centre.

To the south of Caistor Lane, sites GNLP2093 and GNLP2094 give potential for circa 260 homes and are considered as reasonable alternatives for further assessment. Amongst the considerations are access from Caistor Lane and the layout considerations to the POR 1 allocation that is being built out by David Wilson Homes and Norfolk Homes. Immediately west of GNLP2093 is a further 9.7 ha parcel of land promoted as GNLP0491. The site access to Caistor Lane for GNLP0491 is narrow but it remains a reasonable alternative. Opportunity may also exist to consider GNLP0491 as a continuation site for GNLP2093 or 2094 if they are developed, or possibly to bring an access from the existing employment allocation POR3 at the south.

Elsewhere around Poringland, there are other reasonable sites to consider. Site GNLP0589 parts A and B front onto Pigot Lane, where there is potentially a safe pedestrian access to services. Adjacent to GNLP0589 is the substantially complete allocation POR2 for 100 dwellings (ref: 2014/1342). Further to the east, GNLP0391 parts A and B are at the periphery of the Village with access off Hall Road and Burgate Lane respectively. Both parts of GNLP0391 require off-site highway and footway improvements but cannot be ruled out as unreasonable alternatives at this stage. Likewise off Burgate Lane, but on the southern side, GNLP2153 is a 9 ha site that whilst a reasonable alternative requires highway improvements as well as presenting landscape considerations. Further along Burgate Lane, GNLP0003 and 2127 are unreasonable alternatives due to their disconnection from the existing built edge of Poringland, the poor highways access, and for reasons of landscape intrusion into the countryside.

To the south of the settlement, adjacent to the B1332 Bungay Road two sites are promoted. GNLP0316 is next to the existing built edge of the settlement and has a significant frontage along the north side of Bungay Road. On the opposite side of the Bungay Road, GNLP0280 is more separated from edge of the settlement and the highways access is reliant on the driveway to a single existing property (The Cherry Trees). Despite the constraints about access from the Bungay Road, intrusion into the countryside, and surface water flood risk affecting some parts of both sites, GNLP0280 and 0316 are reasonable alternatives.

At the south-west of Poringland, GNLP0169 is promoted for 250-320 dwellings. Adjacent to GNLP0169 is the substantially complete allocation POR6 for 97 dwellings and 3,500 sqm of office accommodation (ref: 2014/0393). Whilst constraints include landscape intrusion into the countryside and the need for highways improvements the site is considered a reasonable alternative.

At the west of Poringland five sites are promoted in the vicinity of the Stoke Road. All five sites (GNLP0223, 0494, 1047, 2111 and 2124R) are considered reasonable for further assessment despite their constraints. Issues for particular consideration are constraints over access, possible off-site highways improvements, landscape intrusion, and achieving a satisfactory design and layout.

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
Poringland			
Land north and south of Shotesham Road	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space
Land North of Heath Loke and the west of The Street	GNLP0223	9.25	Residential development (unspecified number)
Cherry Trees, south of Bungay Road	GNLP0280	2.17	Approx. 40 dwellings
Land north of Bungay Road	GNLP0316	4.92	Residential development (unspecified number)
South of Burgate Lane	GNLP2153	9.30	165 dwellings
Framingham Earl & Framingham Pigot			
Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road	GNLP0321	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.
Land at Framingham Earl, Burgate Lane	GNLP0391 A & B	4.60	Approx. 140 dwellings
Land North and South of Pigot Lane	GNLP0589 A & B	10.02	Residential development (unspecified number)
Bixley			
Land adjacent to and to the north of Octagon Farm	GNLP1032	4.20	Mixed use with commercial business use and approx. 100 dwellings, landscaping and infrastructure
Caistor St Edmund (sites well related to Poringland settlement limit)			
Land East of French Church Farm, Caistor Lane	GNLP0131	1.23	Residential (unspecified number)

Land North of Caistor Lane	GNLP0485	36.33	Approx. 180 dwellings, proposed with 24ha for a new Caistor County Park'
Land South of Caistor Lane	GNLP0491	9.71	Residential (unspecified number)
Pine Lodge School of Classical Equitation, Pine Loke	GNLP1047	2.81	Mixed use (unspecified number)
South of Caistor Lane	GNLP2093	5.50	150 dwellings
North of Stoke Road	GNLP2094	4.37	110 dwellings
Stoke Holy Cross (sites in Upper Stoke well related to Poringland settlement limit)			
Land south of Poringland Road	GNLP0494	3.38	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats
South of Long Lane	GNLP2111	2.89	50-60 dwellings
Model Farm	GNLP2124R	5.7	80 dwellings
Total area of land		139.01	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0169
Address:	Land north and south of Shotesham Road
Proposal:	250-320 dwellings including an element of residential care, public open space and employment space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural cropping and grazing	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Townscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion The site lies either side of Shotesham Road to the south-west of Poringland village; the larger, northern site is adjacent to a recent allocation/permission which is being developed and the southern site is between housing and a children’s activity centre. It is proposed for housing including an element of residential care and employment and has good access to services. Initial highway evidence has indicated that it should be possible to achieve a suitable access, and that any impact on local roads could be mitigated. It is likely that sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss to public open space. Both sites contain significant areas at risk of surface water flooding, there are listed buildings nearby, and there is a veteran oak in the southern site and a SSSI at some distance. However, there would be no impact on sensitive landscapes or townscapes. Although there are constraints, the site is considered suitable for the land availability assessment</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Development would be intrusive into open countryside to west of settlement which would be more harmful than development of other land put forward. Therefore not recommended to allocate.</p> <p>Minerals & Waste</p>

The site is underlain or partially by S&G any future policy matters should include CS16 if allocated

Lead Local Flood Authority

No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Illustrative masterplan

Site Reference:	GNLP0223
Address:	Land North of Heath Loke and the west of The Street
Proposal:	Residential development (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Pasture Land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Contamination & Ground Stability, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion The site lies to the west of the built-up area of Poringland/Framingham Earl, bounded on two sides by housing and open space allocations and with good access to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained although an access is shown from the adjacent development. It is considered that the impact on the local road infrastructure could be mitigated. There are areas at risk of surface water flooding, the water supply and sewerage infrastructure network, including the water recycling centre, may need to be upgraded, and there are potential contamination issues. There are no known constraints from utilities infrastructure, there would be no impact on sensitive landscapes, townscapes, heritage assets or public open space. However, the site contains ponds and mature trees, meaning full ecological surveys would be needed. Although the site has constraints, it is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p>
<p>Development Management Main issue to address is access, however this could be achieved with allocation of GNLP2124R if access can be achieved through undeveloped part of existing allocation from The Ridings</p>
<p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated.</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services</p>

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

2016/1621

Appeal dismissed part of site against refused application for 19 dwellings (2016/1621) although this was only on a technicality

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0280
Address:	Cherry Trees, south of Bungay Road
Proposal:	Approx. 40 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Horse Paddocks	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion The site lies south of Poringland village, separated from the village by open space, but with good access to services. It is unclear whether access to the site would require demolition of a dwelling, and initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, but any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability. The site has areas at risk of surface water flooding along the northern boundary and mature trees on site. Development would not impact on any designated landscape, townscape or public open space, but there are listed buildings nearby. Although there are constraints, approximately 2.5ha of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p>
<p>Development Management More intrusive into landscape and poor relationship to existing development this is not recommended for allocation</p>
<p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:
Current application for care housing

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP0316
Address:	Land north of Bungay Road
Proposal:	Residential development (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Amenity Land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion The site lies to the south-east of Poringland village, adjacent to existing housing and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability. The site contains significant areas at risk of surface water flooding, ponds and mature hedges, which indicates an ecological survey may be required. There are several listed buildings nearby. Development of the site would not affect any designated landscape, conservation area or TPO trees, or impact on public open space. Although there are constraints, approximately 2.5ha of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management More intrusive into landscape and setting of settlement than other options so this is not recommended for allocation</p> <p>Minerals & Waste The site is underlain or partially by sand and gravel any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services</p>

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch Plan
- Landscape Summary
- Ecological Summary

Site Reference:	GNLP2153
Address:	South of Burgate Lane
Proposal:	165 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Flood Risk, Market Attractiveness and Transport & Roads.
HELAA Conclusion This large greenfield site (just over 9ha) is adjacent to the eastern edge of Poringland, on the south side of Burgate Lane. Its location means the site has access to bus services, employment, retail and Poringland Primary School. Initial evidence suggests that although the site could achieve a suitable access, the Highway Authority state the local road network is constrained. It is likely that sewerage infrastructure would need to be upgraded, and a small area within the site is at risk of surface water flooding, which could be avoided. However, development of the site would not affect any designated ecological sites, sensitive landscapes or townscapes. There are no known constraints from utilities infrastructure or contaminated land, and there would be no loss of public open space. Assuming these constraints could be overcome, the site is considered suitable for the land availability assessment

FURTHER COMMENTS
Highways No comments
Development Management Significant adverse landscape impact in views from south; not recommended for allocation
Minerals & Waste The site is underlain or partially by sand and gravel any future policy matters should include CS16 if allocated
Lead Local Flood Authority No comments
Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Refused application for 165 dwellings, appeal submitted but subsequently withdrawn
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
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| <ul style="list-style-type: none">• Site Plan with Indicative Framework Plan• Development Framework |
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Site Reference:	GNLP0321
Address:	Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road
Proposal:	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural Land (Grade 3)	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk and Transport & Roads.
HELAA Conclusion This site is partially in Bixley parish, and lies to the north of woodland at the northern extent of Poringland/Framingham Earl village and it is proposed for mixed use development. Although it is not adjacent to the built up part of the village, the site has good access to services and initial highway evidence has indicated that it should be possible to create a suitable access, and that any impact on the road network could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are several areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive townscape, landscape, heritage asset or ecological site. Although there are some constraints, the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Given lack of existing development on this side of B1332 it is considered that there are more suitable sites for allocation elsewhere
Minerals & Waste No comments
Lead Local Flood Authority No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0391 A & B
Address:	Land at Framingham Earl, Burgate Lane
Proposal:	Approx. 140 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA</p> <p>GNLP0391A: Access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Historic Environment & Transport & Roads.</p> <p>GNLP0391B: Access, Accessibility to Services, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion</p> <p>A: This site lies to the east of Poringland/Framingham Earl village, adjacent to a recent permission for housing, and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, but that local roads are currently unsuitable. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability. Small areas within the site are at risk of surface water flooding. The site would not impact on a sensitive townscape or landscape, but there are listed buildings and a SSSI nearby. Although there are some constraints, the site is considered suitable for the land availability assessment.</p> <p>B: This site is at the far eastern edge of Poringland/Framingham Earl's built-up area where roads become narrow; initial highway evidence has indicated that it should be possible to create a suitable access, but that the road network is unsuitable. The site has some access to services. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive landscape or townscape, but an ecological survey would be necessary and there could be impact on heritage assets. Although there are some constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management</p>

No comments

Minerals & Waste

The site is underlain or partially by S&G any future policy matters should include CS16 if allocated

Lead Local Flood Authority

No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0589 A & B
Address:	Land North and South of Pigot Lane
Proposal:	Residential development (Unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Open arable land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA:</p> <p>A: Access, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.</p> <p>B: Access, Utilities Capacity, Contamination and Ground Stability, Flood Risk and Transport & Roads.</p>
<p>HELAA Conclusion:</p> <p>A: This site is adjacent to a recent permission on Pigot Lane, to the east of Poringland/Framingham Earl village. Initial highway evidence has indicated that it should be possible to create a suitable access, but that the road network is unsuitable. The site has good access to services. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive landscape or townscape, but an ecological survey would be necessary and there could be impact on heritage assets. Although there are some constraints, the site is considered suitable for the land availability assessment.</p> <p>B: This site lies east of Poringland/Framingham Earl village, between recent permissions for housing and a hospice with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, but it is also likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, but as the site is a former RAF site, contamination is a possibility. Small areas within the site at risk of surface water flooding. The site would not impact on a sensitive townscape, landscape, heritage asset or ecological site. Although there are some constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS

Highways

No comments

Development Management

No comments

Minerals & Waste

The site is underlain or partially by S&G any future policy matters should include CS16 if allocated
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Lead Local Flood Authority

No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP1032
Address:	Land adjacent to and to the north of Octagon Farm
Proposal:	Mixed use with commercial business use and approx. 100 dwellings, landscaping and infrastructure

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural Grade 3	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Historic Environment and Transport and Roads.</p>
<p>HELAA Conclusion Although it is in Bixley parish, this site is (poorly) related to the built up area to the north of Poringland/Framingham Earl, being adjacent to woodland along the Norwich Road. The proposal is for mixed commercial and residential use, and there is good pedestrian access to services. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. Parts of the site are at risk of surface water flooding, and parts are in grade 2 agricultural land. There are no sensitive townscapes or ecological sites nearby but there are listed buildings and scheduled ancient monuments nearby. Although there are constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Given lack of existing development on this side of B1332 it is considered that there are more suitable sites for allocation elsewhere</p> <p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:
None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP0494
Address:	Land south of Poringland Road
Proposal:	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Class C3 residential dwelling and agriculture	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Contamination and Ground Stability and Flood Risk.</p>
<p>HELAA Conclusion The site lies off Poringland Road to the west of Poringland village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, but that any impact on the road network could be mitigated. There is a school within walking distance. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are small areas at risk of flooding. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. There would be no impact on sensitive landscapes, townscapes or heritage assets, but adjacent woodland would need protection and a public footpath crosses the site. Although there are constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Given concerns over access it is not recommended that this site is allocated</p> <p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services</p>

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Outstanding appeal against refusal of application for residential development

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Preliminary Ecological Overview
- Green Infrastructure Strategy

Site Reference:	GNLP2111
Address:	South of Long Lane
Proposal:	50-60 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Utilities Infrastructure and Transport & Roads.</p>
<p>HELAA Conclusion This is a 2.89 ha site south of Long Lane promoted for 50-60 dwellings at the western edge of Upper Stoke. The site is adjacent to the existing built edge of Upper Stoke and directly opposite the community centre. Core services are within an accessible distance. For example, although there is no footpath along Long Lane, Stoke Holy Cross Primary School is 1,500 metres away; and, in the opposite direction along the Poringland Road, which does have a footpath, Framingham Earl High School is 1,800 metres away. Initial highway evidence has highlighted mitigations of improving footpath connections and achieving a 5.5 metre width carriageway. There are no concerns over potential contamination, ground stability, loss of open space or flood risk. The constraints identified appear to have feasible mitigations and the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Given significant landscape impact to east and relative distance from services compared to the other site is not recommended that this site is allocated</p> <p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p>

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2124R
Address:	Model Farm
Proposal:	80 residential dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Utilities Infrastructure, Flood Risk and Transport & Roads.</p>
<p>HELAA Conclusion This is a 4.56 ha greenfield site between Upper Stoke and Poringland for approximately 80 homes. The intention of the promoters is to form an access through the existing POR4 allocation for 252 dwellings. Initial evidence from the Highway Authority has queried the access arrangements and so the exact proposals will be a matter for further discussion. Core services in Poringland are within an accessible distance, including primary and secondary schools, shops, bus services, and doctors surgery. Whilst there are no concerns over potential contamination, ground stability, loss of open space or flood risk ruling out the principle of development, there are possible matters of upgrading infrastructure, such as sewerage connections, managing surface water flood risk, and that a telecoms mast stands just outside the sites' north-west corner. On the basis that the identified constraints can be resolved, the site is considered suitable for inclusion in the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p>
<p>Development Management No comments</p>
<p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:
No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Access Strategy

Site Reference:	GNLP0131
Address:	Land East of French Church Farm, Caistor Lane
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unused/vacant agricultural land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads and Compatibility with Neighbouring Uses.

HELAA Conclusion

This is a small site west of Poringland on the south of Caistor Lane, with a wide road frontage. Initial highway advice has indicated that a suitable access could be achieved but the local road network is unsuitable. There is some access to services, but it is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains an area at risk of surface water flooding, and also contains archaeological earthworks of some importance. The site does not affect a designated landscape or townscape but an ecological survey would be required. Although there are constraints, the site is considered to be suitable for the land availability assessment.

FURTHER COMMENTS

Highways

No comments

Development Management

No comments

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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| <ul style="list-style-type: none">• Historic Environment Assessment• Topographic Survey |
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Site Reference:	GNLP0485
Address:	Land North of Caistor Lane
Proposal:	Approx. 180 dwellings, proposed with 24ha for a new Caistor County Park'

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural land (arable and woodland)	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access. Accessibility to Services, Utilities Capacity, Flood Risk, Townscapes, Historic Environment, Open Space & GI, Transport & Roads.</p> <p>Red Constraints in HELAA Significant Landscapes and Biodiversity & Geodiversity.</p>
<p>HELAA Conclusion This is a large site north of Caistor Lane, west of Poringland, which is proposed for housing with over 24ha of new country park. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that impact on local roads could be mitigated. The site has some access to services, but it is likely the sewerage network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flooding. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains an area at risk of surface water flooding, and also contains ancient woodland in the form of Caistor Wood, which is also a CWS and would need to be preserved. An ecological survey would be needed, and there are potential impacts on heritage assets. Although the site contains areas of significant constraint, if these are avoided it could contribute approximately 5ha as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Main concern is how this site would be accessed. Access from Caistor Lane to the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. Is it proposed to access through the site opposite Octagon Barn currently under construction?</p> <p>Minerals & Waste</p>

The site is underlain or partially by S&G any future policy matters should include CS16 if allocated

Lead Local Flood Authority

No comments

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Preliminary Ecological Overview
- Green Infrastructure Strategy

Site Reference:	GNLP0491
Address:	Land South of Caistor Lane
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural use with complex of farm buildings	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This site lies to the south of Caistor Lane, to the west of the village of Poringland. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that impact on local roads could be mitigated. There is some access to local services, but it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains areas at risk of surface water flooding, and an ecological survey would be needed, but development would not affect designated landscapes or townscapes. Although the site has several constraints, it is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Could be allocated with GNLP2093 and 2094 if large site is required</p> <p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services</p>

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Preliminary Ecological Overview
- Green Infrastructure Strategy

Site Reference:	GNLP1047
Address:	Pine Lodge School of Classical Equitation, Pine Loke
Proposal:	Mixed use (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
International Riding School	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site lies to the west of Poringland, close to the radio station and masts, and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that impact on the local road network could be mitigated. It is likely that sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination, ground instability or flooding, and no loss of public open space. There would be no impact on sensitive landscapes, townscapes, heritage or ecological assets. There are some constraints, but this site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p>
<p>Development Management No comments</p>
<p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP2093
Address:	South of Caistor Lane
Proposal:	150 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Market Attractiveness. Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site lies south of Caistor Lane, adjacent to the built-up area of Poringland settlement. The location means bus services, local employment, retail and Framingham Earl High School are within walking distance of the site, but initial highway evidence indicates there are network issues, particularly the junction with Norwich Road. There is a SSSI within 3km and a pond and a designated species within site (hedgehog) which may indicate the need for ecological assessment. Surface water flooding at the road and the site's boundary could affect access decisions and it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land. Development of the site would not affect designated landscapes or townscapes. Although there are constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Relatively limited impact so could be allocated, ideally with GNLP2094. If large development to deliver school is required, then consideration could be given to allocation with GNLP0491 as well to form large site</p> <p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p> <p>Lead Local Flood Authority No comments</p>

Children's Services

Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2094
Address:	North of Stoke Road
Proposal:	110 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk and Biodiversity & Geodiversity.</p>
<p>HELAA Conclusion This greenfield site lies north of Stoke Road, adjacent to a new housing development in Poringland settlement. The location means bus services, local employment, two GP surgeries, retail and Framingham Earl High School are within walking distance of the site. According to initial evidence, the Highways Authority support the site, subject to extending the cycle path from The Ridings. There is a SSSI within 3km and a pond adjacent to the site, which may indicate an ecological assessment is needed. Surface water flooding at the road and the site's boundary could affect access decisions and it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land. Development of the site would not affect designated landscapes or townscapes. Although there are constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p>
<p>Development Management No comments</p>
<p>Minerals & Waste The site is underlain or partially by S&G any future policy matters should include CS16 if allocated</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services Poringland/Framingham Earl has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:
No recent planning 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.

18 reasonable alternative sites were identified in Poringland cluster at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage 6 above.

Poringland is a Key Service Centre and the ‘Towards a Strategy’ document identifies a requirement for 400-600 dwellings across this sector of the hierarchy.

Through further discussion of the infrastructure and environmental constraints, it has been decided that there are no preferred sites in Poringland/Framingham Earl, due to high numbers of outstanding dwellings still to be developed from existing commitments. There is no reasonable alternative to this approach for residential sites.

Therefore, all residential sites promoted in and around Poringland/Framingham Earl (GNLP0169, GNLP0223, GNLP0280, GNLP0316, GNLP2153, GNLP0003, GNLP0321, GNLP0391 A & B, GNLP0589 A & B, GNLP2127, GNLP1032, GNLP0131, GNLP0485, GNLP0491, GNLP1047, GNLP2093, GNLP2094, GNLP0494, GNLP2111, GNLP2124R) are dismissed on a variety of grounds, including highway constraints, access issues, flood concerns and impact on landscape.

In conclusion there are currently no new allocations proposed and no allocations to be carried forward in this key service centre. There are however 536 dwellings with planning permission on small sites.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
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				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
Land north and south of Shotesham Road, Poringland	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the west of the settlement. Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North of Heath Loke and the west of The Street, Poringland	GNLP0223	9.25	Residential development (unspecified number)	This site is not considered to be suitable for allocation as vehicular access may be difficult without the development of adjacent sites or the availability of a suitable access from the new estate development immediately to the west. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Cherry Trees, south of Bungay Road, Poringland	GNLP0280	2.17	Approx. 40 dwellings	This site is not considered suitable for allocation as development would be intrusive into open countryside to the south of the settlement. It is unclear whether vehicular access to the site would require demolition of a dwelling, and there are concerns

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				about creating a suitable access. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land north of Bungay Road, Poringland	GNLP0316	4.92	Residential development (unspecified number)	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south of the settlement. It is unclear whether vehicular access to the site would require demolition of a dwelling, and there are concerns about creating a suitable access with an acceptable visibility splay onto the B1332. There is a significant band of surface water flood risk running through the site which could affect the developable area. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
South of Burgate Lane, Poringland	GNLP2153	9.30	165 dwellings	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land adjacent (West of) Bella Vista, Burgate Lane, Framingham Earl	GNLP0003	2.25	Residential development (unspecified number)	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact and highway concerns. In addition, high amounts of existing

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland
Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road, Framingham Earl	GNLP0321	4.28	Mixed use development consisting of approx. 60 dwellings, commercial, business and light industrial space.	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. Development in this location would also impact on the setting of Octagon Barn. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land at Framingham Earl, Burgate Lane	GNLP0391 A & B	4.60	Approx. 140 dwellings	Neither of these sites are considered to be suitable for allocation. Roads serving both parts of GNLP0391 are narrow lanes considered unsuitable for serving additional development. Site B in particular would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North and South of Pigot Lane, Framingham Earl & Framingham Pigot	GNLP0589 A & B	10.02	Residential development (unspecified number)	Despite being reasonably well located to the existing built form these sites are not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Orchard Farm, Framingham Earl	GNLP2127	2.40	Residential development (unspecified number)	This site is not considered to be suitable for allocation as it is separated from the settlement and would appear as an individual

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				enclave of development. Development would be intrusive into open countryside, causing significant adverse landscape impact. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land adjacent to and to the north of Octagon Farm, Bixley	GNLP1032	4.20	Mixed use with commercial business use and approx. 100 dwellings, landscaping and infrastructure	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. In addition, development would impact on the setting of Octagon Barn. There was some discussion over the site's potential if allocated with GNLP0321, but the majority of the site is affected by surface water flood risk which would significantly constrain the developable area. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land East of French Church Farm, Caistor Lane, Caistor St Edmund	GNLP0131	1.23	Residential (Unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. The narrowness of the carriageway and the lack of a continuous footpath is compounded by the poor forward visibility for vehicles travelling around the adjacent bend on Caistor Lane. Another constraint is an area of surface water flood risk through the centre of the site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land North of Caistor	GNLP0485	36.33	Approx. 180 dwellings,	This site is not considered to be suitable for allocation due to

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Lane, Caistor St Edmund			proposed with 24ha for a new 'Caistor County Park'	highways constraints. Access from the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. It is not clear what access arrangements exist to the east, via the development under construction (ref: 20120405). In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Land South of Caistor Lane, Caistor St Edmund	GNLP0491	9.71	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land GNLP2093 or GNLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Pine Lodge School of Classical Equitation, Pine Loke, Caistor St Edmund	GNLP1047	2.81	Mixed use (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land to the east (existing allocation POR3), GNLP2093 or GNLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
South of Caistor Lane, Caistor St Edmund	GNLP2093	5.50	150 dwellings	This site is not considered suitable for allocation due to highways constraints. The junction at Caistor Lane with the B1332 is not of a suitable standard to accept traffic from development of that scale. Only infill frontage development might be acceptable. In addition,

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
North of Stoke Road, Caistor St Edmund	GNLP2094	4.37	110 dwellings	This site has some potential for allocation subject to acceptable access, footway provision, carriageway widening and pedestrian connectivity with POR1 and POR3. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland so therefore the site is not considered suitable for allocation.
Land south of Poringland Road, Stoke Holy Cross	GNLP0494	3.38	Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats	This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
South of Long Lane, Stoke Holy Cross	GNLP2111	2.89	50-60 dwellings	This site is not considered to be suitable for allocation due to highways constraints. Concerns exist over the access and achieving an acceptable visibility splay due to the alignment of Long Lane. The site is also displaced from the settlement with sporadic footway connections which may require pedestrians to cross at a sub-optimal location. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				additional new housing in Poringland.
Model Farm, Stoke Holy Cross	GNLP2124R	5.7	80 dwellings	This site is not considered to be suitable for allocation due to highways constraints. It is not clear how the site could be accessed. Options could be via existing allocation POR4 but would probably require a private agreement. An alternative could be via the Ridings, depending on whether the site boundary is adjacent to the highway. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

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

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0003 Land adjacent (west of) Bella Vista, Burgate Lane, Framingham Earl (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 support, 0 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
Member of the public	Support	Already too much development schools, doctors and roads all full water table issues cannot support more development on this section of village Would disrupt disguised edge that village has on this exposed approach	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	Support site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/	None

				Framingham Earl has been taken into account. No new residential sites are allocated.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0131 Land east of French Church Farm, Caistor Lane, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	4
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	3 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Comment/ Support	General support of site being unreasonable Area has already had lots of developments without support for infrastructure Schools, doctors and roads all full Already enough development across KCS to meet GNLP targets.	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support of site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No	None

				new residential sites are allocated.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0169 Land north and south of Shotesham Road, Poringland (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 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
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted	None
Jonathan Kidner via Landowners Group Ltd	Object	<ul style="list-style-type: none"> Rejected as 536 dwellings have planning permission on small sites, this is incorrect as there are only 358 permission/ commitments in Poringland (from South Norfolk Council 2017/18 Residential Land Availability (2017/18 RLA) publication) Of these 349 are on large sites ranging from 78-145 dwellings and only 9 dwellings are from smaller sites. On this basis Poringland can accept a further 187 dwellings. 2012 South Norfolk Place Making Guide suggests not accentuating linear settlement pattern this was breached with 	<ul style="list-style-type: none"> What is the source of GNLP figures for commitment? Are our figures correct? Otherwise, no new evidence provided. 	The 2017/18 RLA has been superseded. Although the base date of the plan is 2018, commitment information is updated annually for the calculations in the GNLP. The large number of committed housing sites is the principal reason that the GNLP	None

		<p>granting of West of Octagon Farm, Bungay Road, Bixley permission which hideously extended linear pattern of Poringland settlement.</p> <ul style="list-style-type: none"> • Alleged groundwater conditions do not apply to this site. • Improvements to Shotesham/Bungay road junction may be needed but, with available alternate access points, the improvements can be carried out whilst retaining site viability. • Site adjoins Big Sky development and is in the currently adopted development boundary. 		<p>does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0223 Land north of Heath Loke and west of The Street, Poringland (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	8
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	7 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Comment/ Support	<ul style="list-style-type: none"> • Would lead to more cars, congestion, noise and pollution • Increase strain on schools, roads and medical centres • Site is home to variety of wildlife • Access to site would be difficult • Close to head waters of River Chet and could adversely affect drainage and ecology • Area already has enough development in progress • Ground is prone to waterlogging 	<ul style="list-style-type: none"> • None 	The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support of site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0280 Cherry Trees, south of Bungay Road, Poringland (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 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
Member of the public	Support	Already enough development in area Infrastructure unable to cope (roads, doctors and schools full)	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The site is not allocated.	None
Cygnnet Care Ltd via CODE Development Planners Ltd	Object	<ul style="list-style-type: none"> Proposal is now for care home and extra care bungalows and other Class C2 uses. This will meet need for new specialist housing over the planning period. 	<ul style="list-style-type: none"> Change to proposed site use 	The need for extra care housing has been considered across the plan area. There are several allocations	None

		<ul style="list-style-type: none"> • Existing care home has been extended over the years but requires redeveloping to allow for growth and to improve current facilities. • If not approved this would result in a loss of 25 beds in care home accommodation. • Impacts on Public Right of Way to south east would be minimised and, with appropriate landscape mitigation, will make positive contribution to built environment. • Community facilities (to be discussed with community) will be provided on a members basis. • Will likely create more local jobs • Biodiversity of site will be protected, diversified and improved • Will help make GNLP positively prepared and effective with regard to provision of specialist accommodation. 		<p>in the GNLP for extra care housing and care homes, and Policy 5 supports accessible and specialist housing on allocated sites with good access to local services. This site is separate from the built form of the village and has been judged to have harmful landscape and townscape impacts.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0316 Land north of Bungay Road, Poringland (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Comment	Local infrastructure cannot cope with more growth Local topography has documented water table issues in area would disrupt disguised edge village has on exposed approach	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. This site is not allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. This site is not allocated.	None
ESCO Development Ltd via Brown & Co	Object	<ul style="list-style-type: none"> Suitable access with required visibility can be provided off Bungay without demolition work required, would extend 30mph zone to ensure safety 	<ul style="list-style-type: none"> Proposing 54 dwellings with extensive open space/SUDs. Road access drawing submitted. What is 	The additional information submitted does aim to address some of the constraints	None

		<ul style="list-style-type: none"> • Entire site is not to be built upon as assumed, extensive open space will be provided with landscaping and SUDs. • Vegetation will be enhanced and maintained on the western edge, with the introduction of trees to continue the tree line into the village. • Report from Hopkins Ecology confirms no negative impact on protected species or designated sites. • Several listed building nearby, can mitigate the impact development would have on these • Low risk of fluvial and surface water flooding, SUDS will be provided with a permanent pond feature for site. • Footway opposite side of Bungay Road to village centre, scope to provide footway along frontage to join this. • Access track to south could be improved by diverting to new access or formalising it in current position. • Frequent local bus services within 350m. • Do not believe there are any constraints to utilities infrastructure • Land is available, no further land required, and is deliverable • Saffron Housing have committed to developing site and it can be delivered within next 3 years. 	<p>impact on ecology and flood?</p>	<p>previously identified on this site. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0321 Land immediately adjacent to Octagon Farm and adjacent fields, Bungay Road, Framingham Earl (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 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
Member of the public	Support	Already a lot of development in area Schools, doctors and roads full disrupt disguised edge of village on this approach which disguises high school.	<ul style="list-style-type: none"> •None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> •None 	Noted. This site is not allocated.	None
Crown Point Estate via Pegasus Group	Object	<ul style="list-style-type: none"> • (NOTE: Site specific comments on SA found in attachment) 	<ul style="list-style-type: none"> •Transport technical note provided as additional evidence 	The content of the transport note is acknowledged. However, the large number of	None

		<ul style="list-style-type: none"> • assert that site represents rounding-off of built form given development on opposite side of road. • Sustainable location and accessible by non-car transport. • footway already exists • school is close by with bus stops adjacent to site • small scale employment will contribute to sustainability of area • will aim to enhance setting of Octagon Barn, heritage statement will also provide evidence site can be developed without undue harm to the significant heritage asset. • Transport technical note included to show how accessibility can be organised. • Flood Risk Assessment will demonstrate proposed development would be fine for lifetime of development without increasing flood risk elsewhere – opportunity to incorporate on-site surface water attenuation which will help site and Barn itself. 		<p>committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned. Furthermore, the site would have a detrimental impact on the form and character of the village.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0391 A & B Land at Framingham Earl, Burgate Lane (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	9
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	7 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support/ Comment	<ul style="list-style-type: none"> • Area has high level of development commitments. • No growth or support for infrastructure. • Schools, doctors and roads full. • Fields frequently water logged • Within 65m of Grade 1 listed church (Site A) • Located off small single track country lane • Negative impact on wildlife and environment • Beyond settlement boundary 	<ul style="list-style-type: none"> • None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None
Savills	Object	<ul style="list-style-type: none"> • Suitable, available and achievable • All or part of site B could be considered 	<ul style="list-style-type: none"> • No additional evidence provided, 	Comments have been taken into	None

		<ul style="list-style-type: none"> • Site within walking/cycling distance of KSC. Three bus routes serving KSC. • Site relates well to existing form. • Access roads could be upgraded through development. • Site A currently, due to largely enclosed nature, does not make significant contribution to wider landscape. • Site B is more open but in context of village's built edge it is not considered development would significantly impact the landscape character. • Current application pending for dwellings and work units to immediate south of site. 	<p>but statements to address HELAA constraints.</p>	<p>account through further site assessment work. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0485 Land North of Caistor Lane, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	7
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	5 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support/ Comment	<ul style="list-style-type: none"> • Support recommendation as unreasonable • Already a lot of committed development in area • schools, doctors and roads full • No new sites in Poringland so would be unreasonable to have sites in Caistor St Edmund • Known flood risks in area • Caistor Lane is a dangerous country road and unable to cope with additional traffic. • School on site would be too far removed from majority of housing in area and further increase traffic issues. • Would disrupt relatively disguised edge village has on this approach • would merge settlements too far. 	<ul style="list-style-type: none"> • None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None

		<ul style="list-style-type: none"> • no need to destroy natural habitats to develop country park 			
Caistor St Edmund Parish Council	Support	<ul style="list-style-type: none"> • Despite community benefits being offered, development would worsen the overloaded local roads and services • LANPROs transport note does not address major issue of junction with Norwich Road, Poringland. • Limited car parking on plan which would not cope with additional school traffic. • 200 Homes at Brickle Wood Road who have access to homes via Caistor Lane would be affected by development. 	<ul style="list-style-type: none"> • None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Glavenhill Limited via Lanpro Services Ltd	Object	<ul style="list-style-type: none"> • Site is suitable, available and deliverable • Will provide GI via country park, primary school with parking/drop off point, community building public open spaces for play & sports, 180 dwellings • Will deliver improved connectivity through new foot and cycle links • South Norfolk Council have serious deficiency of publicly accessible natural and semi-natural public open spaces. • Glavenhill refined submission with a masterplan, access and viability information which was sent in to GNDB Dec 2019, site suitability are not based on full suite of information as this was not included. • 515 new homes within all Key service centres is considered unreasonable, disproportionate 	<ul style="list-style-type: none"> • Additional site information, including wider access point at eastern end of site 	The revised site access does not appear to provide a suitable standard and the carriageway is not wide enough. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in	None

		<p>and unjustified. Particularly in Poringland/Framingham Earl KCS.</p> <ul style="list-style-type: none"> • Rossi Long Consulting have conducted an access appraisal and 3 access points are proposed as a result, These potential points of access along with the proposed 3.0m wide foot/cycleway facilities on Caistor Lane will connect the site to existing foot and cycleway facilities. • Pro:works (Landscape Architects) have assessed potential impact to western most access point and conclude with an appropriate design the impact will be minimised. • Placement of development areas, open spaces and provision of substantial new planting along boundaries can assist in assimilating development. • Wheatman Planning Limited assessed primary care provision in area which concluded patient GP ratios are very favourable compared to other surgeries in other Greater Norwich KSC, the national average and South Norfolk CCG averages. • New school requirement has been identified in area by NCC and Poringland in the neighbourhood plan. • No new country parks within GNLP mean plan may be unsound • Initial screening assessment of sites flood risk and drainage potential undertaken by Rossi Long Consulting which demonstrated site is Flood zone 1 with low probability of fluvial 		<p>order to allow local services to accommodate the growth already planned.</p>	
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		flooding. Some low risk surface water flooding identified which can be managed with an appropriately designed SUDS. The utility infrastructure was also appraised and all services were found to be available without capacity limitations.			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0491 Land south of Caistor Lane, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	3 Support, 0 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
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None
Member of the public	Support	Caistor Lane is country road being dangerously used as cut through to southern bypass, can't cope with additional traffic. poor drainage on land, development will exacerbate flooding issues Significant planning permitted across the area already	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0494 Land south of Poringland Road, Stoke Holy Cross (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The site is not allocated.	None
Glavenhill Limited via Lanpro services Ltd	1 Object and 1 comment (1 web 1 email believed to be duplicate)	Site is now being proposed as smaller alternate proposition which will deliver 20 bungalows with open spaces and boundary landscaping. Only 515 new homes proposed for Key Service Centres compared to 1,680 in village clusters, this is inappropriate.	<ul style="list-style-type: none"> Consider smaller alternate proposition 	The reduced site size has been considered. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the	None

				growth already planned.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0589 A&B Land North and South of Pigot Lane, Framingham Earl & Framingham Pigot (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 2 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
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted The site is not allocated.	None
Hibbett & Key Ltd via John Long Planning	Object	<ul style="list-style-type: none"> Land in Poringland/Framingham Earl should be allocated for development. Site is available for development 	<ul style="list-style-type: none"> None 	Comments have been taken into account through further site assessment work. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more	None

				housing in this settlement, in order to allow local services to accommodate the growth already planned.	
Hibbett & Key Ltd via John Long Planning	Object	<ul style="list-style-type: none"> • Site well related to village • not allocated due to other commitments in village and there being no new allocations. • If further sites allocated then this site appears to outperform other sites and should be considered preferable. 	<ul style="list-style-type: none"> • None 	Comments have been taken into account through further site assessment work. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP1032 Land adjacent to and to north of Octagon Farm, Bixley (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 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
Member of the public	Support	Area already had a lot of development schools, doctors and roads full disrupt disguised edge the village has on this exposed approach	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. This site is not allocated.	None
Crown Point Estate via Pegasus Group	Object	(NOTE: Site specific comments on SA found in attachment) <ul style="list-style-type: none"> Promoted with site 0321 Site represents rounding-off of built form given development on opposite side of road. 	<ul style="list-style-type: none"> Transport technical note provided as additional evidence. No new evidence re flood risk, which was 	Comments have been taken into account through further site assessment work. However, the large number of	None

		<ul style="list-style-type: none"> • 300m from remains of Bixley Hall and associated garden water features – potential negative impact but given intervening woodland to north of sites and this being accounted for in masterplan, impact will be neutral. • Sustainable location and accessible by non-car transport. • Adjacent to The Beck – through planning process contamination will be prevented • School is close by with bus stops adjacent to site • Small scale employment will contribute to sustainability of area • Will aim to enhance setting of Octagon Barn, heritage statement will also provide evidence site can be developed without undue harm to the significant heritage asset. • Transport technical note included to show how accessibility can be organised. • Flood Risk Assessment will demonstrate proposed development would not increase flood risk on or off site – opportunity to incorporate on-site surface water attenuation which will help site and Barn itself. 	<p>identified as a constraint for this site.</p>	<p>committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP1047 Pine Lodge School of Classical Equitation, Pine Loke, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 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
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2093 South of Caistor Lane, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	4
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	4 Support, 0 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
Member of the public	Support	Significant flood risk would exacerbate traffic problems with joining Norwich Road Caistor Lane is a country road which is already under great strain from recent developments nearby Already enough developments across this key service centre	<ul style="list-style-type: none"> • None 	Comments have been taken into account through further site assessment work. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. This site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2094 North of Stoke Road, Caistor St Edmund (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Poringland Parish Council	Support	<ul style="list-style-type: none"> General support for site being unreasonable 	<ul style="list-style-type: none"> None 	Noted. This site is not allocated.	None
Member of the public	Support	<ul style="list-style-type: none"> Caistor Lane is a country lane with too much traffic already. Poringland has been overdeveloped. flood risk 	<ul style="list-style-type: none"> None 	The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Durrants	Comment	<ul style="list-style-type: none"> Site is between POR1 & 3 forming a natural infill No potential impacts or constraints found within suitability analysis which would not be addressed. Possibly includes a package of off-site highway improvements which may include foot/cycle way enhancements, 	<ul style="list-style-type: none"> Statements about site's suitability but no new evidence provided. 	The large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this	None

		<p>signage/signalling improvements and any widening that may be needed.</p> <ul style="list-style-type: none"> • Only small part of southern boundary at risk of flood, improvements can be made to drainage and dwellings can be built apart from this area. • Available and achievable. 		<p>settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2111 South of Long Lane, Stoke Holy Cross (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 0 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
Member of the public	Support	Will ruin countryside lead to more cars, noise and pollution increase strain on roads, GPs and schools	<ul style="list-style-type: none"> None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2124R Model Farm, Stoke Holy Cross (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 0 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
Member of the public	Support	Will further ruin countryside Substantial developments in area already would result in more cars, noise and pollution, further pressure on roads, GPs and schools	<ul style="list-style-type: none"> • None 	Noted. The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2127 Orchard Farm, Framingham Earl (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 0 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
Public	Support	<ul style="list-style-type: none"> • Already a lot of development in area • Schools, roads and doctors full • Local topography with documented water table issues cannot support development. • Would disrupt disguised edge on this exposed approach to village. • Would overload road which has frequent accidents. 	<ul style="list-style-type: none"> • None 	The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None
Poringland Parish Council	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2153 South of Burgate Lane, Poringland (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	10
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	8 Support, 1 Comment, 1 Object

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Member of the public	Support/ Comment	<ul style="list-style-type: none"> • Original application (2017/2652) unanimously rejected by SNDMC in 2018. • Outside settlement boundary and SN development boundary. • Would impact landscape and lead to loss of agricultural land • Access from narrow country lane • Would require removing important hedgerow that fulfils historical & ecological criteria for retention under hedgerow regulations act 1997. • Unique geology and drainage issues in area. • Percolation/attenuation ponds not suitable in this flood risk area – Poringland SUDS seek to prevent surface water being infiltrated into the ground since the perched water table means water will emerge as springs in other parts of 	<ul style="list-style-type: none"> • None 	The large number of committed sites in Poringland/ Framingham Earl has been taken into account. No new residential sites are allocated.	None

		<p>village – this has not been demonstrated as understood by applicant.</p> <ul style="list-style-type: none"> • Newts, pheasants, bats, partridges, owls, kites and deer all live in area. • Would disrupt disguised edge on this exposed entry to village. • Already enough smaller sites development for GNLP needs • Changes to Burgate Lane (which is narrow and unsuitable currently) would disrupt current traffic which would be greater than the benefit to the new residents • Increased pollution as residents would need to travel out of area for schools/work • Schooling, doctors and public transport/roads not robust enough to support new development. • Development won't conform with policy 32 of NPPF – safe and suitable access can't be achieved due to insufficient lines of access and increased impact on local traffic. 			
Poringland PC	Support	General support for site being unreasonable	<ul style="list-style-type: none"> • None 	Noted	None
Gladman Developments	Object	<ul style="list-style-type: none"> • Poringland 5th largest settlement outside Norwich Urban area, has wide range of local services and regular bus services to Norwich – concerned that no growth here planned. • Site is available, deliverable, achievable/suitable. • No adverse effects which cannot be mitigated against. • Up to 36% affordable housing • 2.56ha of GI included in plan. • Childs play provision 	<ul style="list-style-type: none"> • Vision document submitted as evidence. Site promoted for 98 dwellings, 5 live-work units plus open space. 	Landscape impacts identified by Reg18C and a landscape impact assessment are referred to in the vision document but not provided. The large number of committed housing sites is the principal reason	None

		<ul style="list-style-type: none"> • Integrated walking trails to connect with public right of way system to south of site • Sustainable transport improvements. • Existing vegetation retained as much as possible and additional planting throughout site • Situated in flood zone 1 • No designated heritage or landscape assets 		<p>that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0323 Park Farm, Bungay Road, Bixley (Unreasonable Non-Residential 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
Crown point Estate via Pegasus Group	Object	<ul style="list-style-type: none"> • Client has sufficient landholdings in area to ensure adequate highway access – highways and transport technical note included. • Enables employment uses closer to existing settlements to south of Norwich. • Site well-screened • Possible to mitigate any landscape impacts • Would result in net increase in employment floorspace • Brownfield site, building here could mean less building on greenfield sites elsewhere. • Provides opportunity for low-tech and smaller/start-up businesses, at a 	<ul style="list-style-type: none"> • Transport technical note submitted. • Reconsider need for employment land for low-tech B1 and start-up development 	Flood Risk Assessment and heritage statement referred to but not submitted. Evidence suggests that currently committed land is more than sufficient to meet the employment growth needs in the area.	None

		<p>reasonable cost, not catered for within GNLP.</p> <ul style="list-style-type: none">• Listed building noted and setting will remain largely unchanged in terms of character and appearance.• Flood Zone 1			
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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 consult.
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
Cherry Trees, Bungay Road	GNLP0280R	2.55	Care home and care bungalows	Unreasonable
Land north of Caistor Lane, Caistor St Edmund	GNLP0485R	12.23 (36.70ha includes 24.47ha country park)	180 dwellings with 24.47 ha of GI (new Caistor Country Park), 2ha play space, 420 place primary school, community building, car park	Unreasonable
Land south of Poringland Road, Stoke Holy Cross	GNLP0494R	1.03	Housing	Unreasonable
Green Fall	GNLP4032	0.57	Up to 5 dwellings	New site submitted
TOTAL		40.85		

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
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)														
GNLP0280R	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green
GNLP0485R	Green	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0494R	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber
GNLP4032	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Green	Green

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

One new site has been promoted for residential development in Poringland/Framingham Earl on sites 0.5ha or larger. Additionally, the boundaries of three existing sites have been revised. Therefore we are considering four sites, totalling 40.85ha.

The settlement of Poringland has coalesced with Framingham Earl, and parts of the village reach into several other parishes. The village is linear either side of the B1332, with subsequent traffic constraints. There is woodland to the east and surface water drainage issues in many locations. Allocations from the current local plan are still under construction. A high priority for enabling more development in Poringland is securing a new additional primary school.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HELAA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation. This will be done through discussions with the Highways Authority, Lead

Local Flood Authority, and officers in Development Management with specialist knowledge about landscape, townscape, trees, etc. These comments will be sought through the Regulation 18D consultation and taken account of at Regulation 19:

GNL0280R, Cherry Trees, Bungay Road, 2.55ha, Care home and care bungalows

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over intrusion into the open countryside; site access; the high level of commitment in the village; and local infrastructure constraints. During Reg.18C, the parish council supported the unreasonable status of the site, but the site promoter increased the site and proposed a care home and care bungalows on the site. The revised HELAA shows a few constraints on the site, but the proposed use for housing with care should be considered further, subject to the views of the Highways Authority, Adult Services and Development Management in particular.

GNL0485R, Land north of Caistor Lane, Caistor St Edmund, 36.70ha of which 12.23ha for 180 dwellings; 24.47 ha for new Caistor Country Park, including 2ha play space, 420 place primary school, community building and car park

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over site access from the south and east; the impact on the landscape; the high level of commitment in the village; and local infrastructure constraints. During Reg.18C, the parish council supported the unreasonable status of the site, citing concerns over local road, junction and service capacity but the site promoter revised the access to the site. The revised HELAA shows several constraints but the wider eastern access may address some concerns and the new evidence on the site should be reviewed, subject to the views of the Highways Authority and Development Management in particular.

GNL0494R, Land south of Poringland Road, Stoke Holy Cross, 1.03ha, housing

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over site access; residential amenity; the high level of commitment in the village; and local infrastructure constraints. During Reg.18C, the parish council support the unreasonable status of the site, but the site promoter reduced the size of the site. The revised HELAA shows several constraints, but the reduced scale of development means the site is appropriate to reconsider, subject to the views of the Highways Authority and Lead Local Flood Authority in particular.

GNL04032, Green Fall, 0.57ha, up to 5 dwellings

This site to the east of Poringland is promoted for housing. There are concerns about site access from Green Fall. A small area within the site is at risk of surface water flooding. The site is adjacent to priority woodland habitat but has access to some services. It has potential to contribute to the range of small sites (under 1ha) and should be considered further in that context, subject to the views of the Highways Authority, ecology specialists and Lead Local Flood Authority in particular.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED 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
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)			
Cherry Trees, Bungay Road	GNLP0280R	2.55	Care home and care bungalows
Land north of Caistor Lane, Caistor St Edmund	GNLP0485R	12.23 (36.70ha includes 24.47ha country park)	180 dwellings with 24.47 ha of green infrastructure in the form of the new Caistor Country Park, 2ha play space, 420 place primary school, community building and car park
Land south of Poringland Road, Stoke Holy Cross	GNLP0494R	1.03	Housing
Green Fall	GNLP4032	0.57	Up to 5 dwellings
TOTAL		16.38	

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

Site Reference:	GNLP0280R
Address:	Cherry Trees, Bungay Road, Poringland
Proposal:	Care home and care bungalows

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Care home & two dwellings	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Access to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Transport & Roads</p>
<p>HELAA Conclusion: This partly brownfield site, lying to the south of the village, has been increased from 2.17 to 2.55ha and is proposed for a care home and care bungalows. Initial Highways Authority comments state development would require a transport assessment. A small part of the site's northern boundary is at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land. 0.4ha can be considered suitable for land availability purposes.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to acceptable access/visibility, improvement required to footway at site frontage and between site access and Shotesham Road. Bus stops required at site frontage for both directions, along with associated short section of footway at northeast side of road.</p>
<p>Adult Social Services Comments submitted to planning application 2019/0667</p>
<p>Development Management See previous comments, and response to planning application 2019/0667</p>
<p>Lead Local Flood Authority There is a water course within 100m of site boundary, obstructed by a road. Surface water sewer within 100m is also obstructed by a road. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.</p>

PLANNING HISTORY:

2019/0667 60 bed care home, 56 extra care apartments and 31 extra care bungalows together with vehicular access, landscaping and communal facilities including cafe bar, restaurant, lounge, gym, salon and spa, bowls green, allotments and multi-functional open space
--

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Proposed layout

Site Reference:	GNLP0485R
Address:	Land north of Caistor Lane, Caistor St Edmund
Proposal:	180 dwellings with 24.47 ha of green infrastructure in the form of the new Caistor Country Park, 2ha play space, 420 place primary school, community building and car park

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural, pasture, woodland	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Access to Services, Utilities Capacity, Flood Risk, Sensitive Townscapes, Biodiversity & Geodiversity, Transport & Roads, Compatibility with Neighbouring Uses</p> <p>HELAA Conclusion: This greenfield site lies to the north-west of Poringland village and has been revised to address access issues. It is proposed for housing-led mixed use development including contributions to education, community and green infrastructure. Initial Highways Authority comments identified mitigations to make the site acceptable. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and mostly in Grade 3 agricultural land (the north-eastern part is in Grade 2). There are TPO trees at the northern boundary and veteran trees and Caistor Wood CWS within the site. The site is in Old Buckenham airport safeguarding zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.</p>

FURTHER COMMENTS:
<p>Highways Authority No - Does not appear to be able to form accesses to an acceptable standard with suitable visibility splays over highway. Impact of development traffic using highway network to west of development remains a concern. Question ability to provide sufficiently wide carriageway and suitable pedestrian facilities.</p> <p>Development Management The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over the impact on the landscape. During Reg.18C, the site promoter revised the access to the site. The revised site has new evidence – is it now more acceptable?</p> <p>Lead Local Flood Authority The site is affected by two separate minor/moderate flow paths. There is a large percentage of the site that is not affected by flood risk and deemed developable. Comparative to the site size, the provided comments are very broad. The LLFA recommend a more detailed analysis of the site. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.</p>

PLANNING HISTORY:

No comments

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

- | |
|--|
| <ul style="list-style-type: none">• Preliminary Ecological Overview, Green Infrastructure Strategy (pre-Reg18C)• Vision document, sustainability and delivery statement, transport note, primary care provision statement, flood risk statement, masterplan |
|--|

Site Reference:	GNLP0494R
Address:	Land south of Poringland Road, Stoke Holy Cross
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural and 1 dwelling	Greenfield/Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Access to Services, Utilities Capacity, Flood Risk, Transport & Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion: This greenfield site to the west of Poringland village has been reduced from over 3ha to 1ha. Initial Highways Authority comments raise concerns over the site's access and the capacity of Poringland Road. A small area within the site is at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land and a PRow runs along the eastern boundary. The site is in Old Buckenham airport safeguarding zone. The site was previously included in the HELAA land supply calculations. As it cannot be double counted, it must be considered unsuitable this time, and a reduction of 2ha made in the previous calculation.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to improvements agreed as per planning application 2017/2871</p> <p>Lead Local Flood Authority The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.</p>

PLANNING HISTORY:
Appeal against refusal of application for residential development

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
<ul style="list-style-type: none"> • Preliminary Ecological Overview, Green Infrastructure Strategy (pre-Reg18C) • Revised site plan, constraints statement

Site Reference:	GNLP4032
Address:	Green Fall, Poringland
Proposal:	Up to 5 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Paddocks	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Access to Services, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity</p> <p>HELAA Conclusion: This greenfield site to the east of Poringland is promoted for housing. Initial Highways Authority comments raise concerns about site access from Green Fall. A small area within the site is at risk of surface water flooding (1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land. Site is adjacent to priority woodland habitat. These constraints could likely be mitigated and the site is considered suitable for land availability purposes.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to Green Fall being 4.8m wide min & acceptable vis at junction with Rectory Lane.</p> <p>Lead Local Flood Authority The site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.</p>

PLANNING HISTORY:
No comments

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
Site plan, land registry title

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 considered to be unreasonable
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross				
Cherry Trees, south of Bungay Road, Poringland	GNLP0280R	2.55	Care home and care bungalows	The need for extra care housing has been considered across the plan area. There are several allocations in the GNLP for extra care housing and care homes, and Policy 5 supports accessible and specialist housing on allocated sites with good access to local services. This site is separate from the built form of the village and has been judged to have harmful landscape and townscape impacts.
Land North of Caistor Lane, Caistor St Edmund	GNLP0485R	36.7 (12.23ha of development, 24.47ha of country park)	Approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'	This site is not considered to be suitable for allocation due to highways constraints including carriageway width and pedestrian facilities. Access from the west of the site would be very detrimental to the

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>rural character of that section of Caistor Lane and the surrounding landscape. The revised site access to the east does not appear to provide a suitable standard and the carriageway is not wide enough. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.</p>
<p>Land south of Poringland Road, Stoke Holy Cross</p>	<p>GNLP0494R</p>	<p>1.03</p>	<p>Residential development and green infrastructure comprising public open space, tree planting and new habitats</p>	<p>This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				new housing in Poringland.
Green Fall, Poringland	GNLP4032	0.57	Up to 5 dwellings	This site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 20 sites promoted for residential/mixed use totalling over 143 hectares of land (although this included a proposal for a country park). The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was that, due to the high number of outstanding committed sites, no further sites would be allocated in the village. This preferred option was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in the village of Poringland/Framingham Earl. The main issues raised were concerns that local services and infrastructure are at capacity and the village suffers from surface and ground water flooding (detailed in part 2 above). Site promoters asserted their sites were suitable and capable of mitigating the impacts identified for them. These comments did not result in any changes to the decision not to identify a site in Poringland/Framingham Earl for allocation.

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

Three new sites and one revised site were also submitted through the consultation totalling over 40 ha of land, including a proposed country park. 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 new and revised sites were unreasonable for allocation as, alongside the dwellings already permitted, they would be too large for the scale of development required in the village.

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. The Sustainability Appraisal ([insert link](#)) highlighted a number of negative and positive impacts for the sites in Poringland. There were some variations based upon the distance from a site to particular services, and very large sites showed more intense scores as would be expected.

No site is allocated in Poringland/Framingham Earl village, due to a large number of outstanding committed sites.

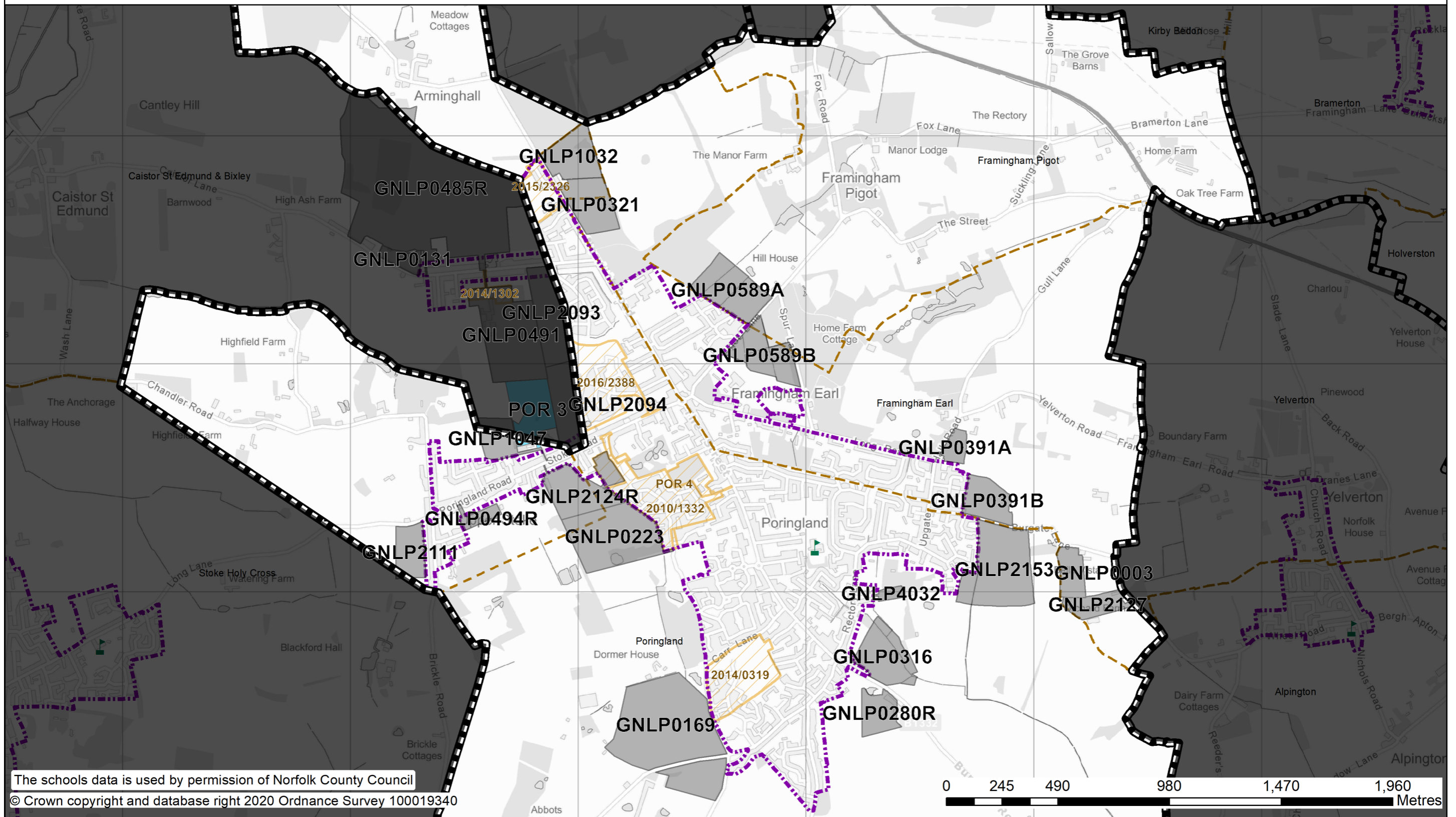
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Poringland/Framingham Earl is not to allocate additional sites, and this option was 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.

PORINGLAND

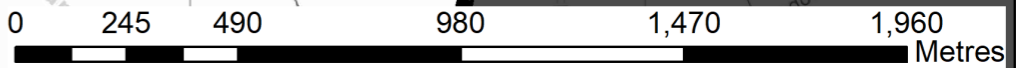
GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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-  Primary School
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary
-  Primary School Catchment (2018-19)
-  Not Allocated
-  Commitment*

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



N
1:15,500
at A3
Date: 25/11/2020