

UNREASONABLE SITES - RESIDENTIAL

VILLAGE CLUSTERS – Broadland

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blofield Heath				
Blofield Nurseries, Hall Road	GNLP0099	2.85	Up to 25 dwellings	This site is considered to be unreasonable for allocation as it is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings	This site is considered to be unreasonable for allocation as the planning history suggests there are access constraints which means that the site would only be suitable for small scale development off a private drive. It therefore would not be able to accommodate the minimum allocation size of 12-15 dwellings.
Land east of Park Lane	GNLP0300	0.78	Residential (unspecified number)	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster.
Dawson's Lane	GNLP2080	2.65	42 dwellings	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster. In addition, the proposed access to the site is

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				currently a narrow track with an unmade surface which would need upgrading to be acceptable.
South of Blofield House	GNLP2172	3.90	85 dwellings	This site is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
Buxton with Lamas and Brampton				
Land off Scottow Road	GNLP0294	23.68	720 dwellings	This site is too large for the capacity of the cluster. It is not well related to Buxton, being closer to Scottow which is in North Norfolk. North Norfolk District Council have said there is no intention to seek large scale growth in Scottow so the site is considered to be unreasonable for allocation.
Land at Back Lane	GNLP0387	3.62	Approx. 110 dwellings	This site is considered to be unreasonable for allocation as Back Lane is a narrow single-track road with limited scope for improvement. The site is located to the south of the built edge of the village with no safe pedestrian route to Buxton Primary School.
Land West of Coltishall Road	GNLP0601	0.57	Extension to settlement limit for potential housing	This site is considered to be unreasonable for allocation as it is located to the south of the built edge of the village, detached from the existing settlement limit. There is no safe pedestrian route to Buxton Primary School, and due to the narrowness of the verge on both sides of Coltishall Road the necessary footway

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				improvements would be difficult to achieve.
South of the Beeches, Coltishall Road	GNLP3015	1.06	Up to 30 dwellings	This site is located to the south of the existing built edge of the village, some way from the existing settlement limit. It is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement and there is no safe pedestrian route to Buxton Primary School. Approximately 600m of footway would be needed to link with the existing which is unlikely to be feasible or viable.
Feofee Cottages, North of Crown Road	GNLP3016	0.47	Affordable rented housing up to 20 properties	This site is centrally located within the settlement limit and could be progressed now as a planning application to deliver the affordable rented housing proposed rather than waiting for the Local Plan process.
Cantley				
The bungalows/garages and stable block, Grange Road	GNLP0281	0.82	Approx. 20 homes	This site is considered to be unreasonable for allocation due to access constraints as Grange Road is an unmade road. Reference is made to access via Peregrine Close, however this does not appear achievable on the boundary of the site as promoted.
Cawston, Brandiston and Swannington				
Land off Fred Tuddenham Drive	GNLP0126 A and B	0.42 + 1.18	14 residential dwellings and mixed use of 36 dwellings with commercial development	These sites are reasonably well located in terms of form and character and accessibility to the services and facilities in Cawston, however they are considered to be unreasonable on highway grounds. Footway

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				provision between the sites and the school is not continuous and would require multiple road/junction crossings. Children would need to make a challenging crossing at the Aylsham Road/Chapel Road junction and the footway at Aylsham Road is narrow with no scope for improvement. Clarification would also be needed that access can be gained to the highway without ransom.
Heydon Road	GNLP2134	3.14	Mixed use including 30 dwellings, care home and commercial uses	This site is considered to be unreasonable for allocation because it is remote from the existing settlement limit and the services and facilities in Cawston. Development of this site would not be well related to the form and character of the settlement. There is no safe pedestrian route to Cawston Primary Academy and due to the distance, it is unlikely to be feasible or viable to provide one.
Coltishall, Horstead with Stanninghall and Belaugh				
Land south of Jordans Scrapyard, Coltishall	GNLP0265	2.51	25-30 dwellings	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and landscape issues. This site is adjacent to the conservation area and its current landscaping is important to the setting. This land is on a higher level behind the street frontage with a sharp embankment and mature landscaping. Significant

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

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				is a safety concern regarding increased stopping and turning movements as the carriageway is constrained immediately to the west.
Land at Buxton Road, Horstead	GNLP1056	0.46	Up to 20 dwellings	This site is considered to be unreasonable for allocation as it is some distance from the primary school and other services and facilities in Coltishall and there are site access and landscape issues. Development of this site would not be well related to the form and character of the settlement.
Foulsham and Themelthorpe				
Site of TH Blyth & Sons Builders Yard and Land to west of Claypit Road	GNLP0275	0.55	Approx. 11 dwellings	Although this site is brownfield and well located within the village it is not considered reasonable for allocation due to highway and surface water flood issues. There are significant concerns about the development of this site as Chapel Lane is narrow with no footways and no scope for improvement and Claypit Road is also highly constrained with no footways and insufficient room to provide them. Achieving adequate visibility at the site frontage would also be challenging. The site is located within the settlement limit so could come forward as a planning application.
Land north side of Bintree Road	GNLP0607	0.83	Approx. 20 -25 dwellings	This site is considered to be unreasonable for allocation because it is separated from the residential heart of the village adjacent to commercial development. There are questions over whether a suitable access

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				can be achieved and the site is adjacent to a sewage treatment works, both of which limit its suitability for residential development. In addition, there is no safe pedestrian route to Foulsham Primary School.
The Hawthorns	GNLP2001	2.80	5-6 dwellings	This site is considered to be unreasonable for allocation as it is remote from the village with no safe pedestrian route to Foulsham Primary School. Development of this site would not be well related to the form and character of the settlement.
Freethorpe, Halvergate and Wickhampton				
Rear of 75 The Green	GNLP2033	0.47	20 dwellings	This site is well related to the built form of the village and adjacent to the existing settlement limit, however it is not preferred for allocation as it is considered to be too small to deliver the scale of development promoted given the character of its surroundings. There is no direct access to the site from The Green, so the site is contingent upon redevelopment of the site to the north. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.
Frettenham				
Land south of Harbord Road	GNLP0492	6.37	Residential (unspecified number and enabling large area of GI)	This site has a safe walking route to Frettenham Primary School but is not considered to be suitable for allocation as it has a number of constraints. The site is partly within a County Wildlife Site and is heavily constrained by Tree Preservation Orders and

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				ecological and landscape issues. In highway terms access via Harbord Road would not be acceptable due to visibility constraints. Development in this location has already been tested through the planning application and appeal process.
Adjacent 10 Buxton Road	GNLP2078	1.42	25 dwellings	This site is considered to be unreasonable as it is remote from the main built up area of the village with no safe pedestrian route to Frettenham Primary School. The site appears to be surrounded by commercial development so residential development would not be a good fit here because of potential amenity issues.
Great and Little Plumstead				
Land east of Salhouse Road	GNLP0328	5.18	Approx. 110-165 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land west of Salhouse Road	GNLP0330	4.90	108-162 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land at Hare Road	GNLP0420R	10.93	10-15 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection,

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				visibility at the Church Road/Hare Road junction is poor.
Land at Middle Road	GNLP0441R	4.23	30 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor.
Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
South of Broad Lane	GNLP2040	7.60	Residential (unspecified number)	This site is not considered to be reasonable for allocation as there is no safe pedestrian route to Little Plumstead Primary School over 3km away, which is the catchment school. There is a school closer in Rackheath but this site would be better delivered after site GT19 has been developed which is likely to provide improved footway links. The frontage of the site is affected by surface water flood risk.
East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.

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Home Farm, Water Lane	GNLP3014	14.26	300 dwellings	This site is not considered to be reasonable for allocation. The site as submitted is too large so frontage development is likely to be more acceptable, however there is an area of surface water flood risk on the likely access point into the site.
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Land off Fakenham Road, Attlebridge	GNLP0460	6.08	Approx. 40 dwellings	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe pedestrian route to Great Witchingham Primary Academy 5.6km away, other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.
Council Field, Great Witchingham/Lenwade	GNLP0548	1.81	Residential (unspecified number)	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as Heath Lane is narrow with no footway and there is no scope for improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
Weston Hall, Weston Lonville	GNLP0553	5.18	Approx. 5 dwellings	This site is considered to be unreasonable for allocation as it is separated from the existing built up

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				area and development here would not be well related to the form and character of the settlement. In addition, there are significant flood risk issues on part of the site and no safe pedestrian route to Great Witchingham Primary Academy.
Land North of Council field, Heath Lane (west of Hall Walk), Great Witchingham/Lenwade	GNLP0586	2.94	Residential (unspecified number) and open space	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as Heath Lane is narrow with no footway and there is no scope for improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
Adjoining Fakenham Road, Attlebridge	GNLP2129	7.22	200 dwellings and commercial	Allocation of this site would lead to disconnected development along the Fakenham Road with limited accessibility to services and facilities and no safe route to Great Witchingham Primary Academy 6.4km away. Other non-catchment schools are closer to the site but still a 3km distance away. Access would be directly onto the A1067 Fakenham Road which would be unlikely to be acceptable in highway terms.
Bernard Matthews South Site, Great Witchingham	GNLP2184	5.00	150 dwellings	This is a large brownfield site beyond the edge of the village with no footways to connect it, and too far to walk to local services and facilities, including Great Witchingham Primary

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				Academy. Despite it being brownfield, the site is considered to be unreasonable for allocation because development here would not be well related to the form and character of the settlement. There may also be possible contamination issues on the site which would need to be resolved.
Hainford and Stratton Strawless				
Land at the junction of Frettenham Road and Buxton Road	GNLP0065	1.04	10-12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space	This site is considered to be unreasonable for allocation as even a smaller area of development than the site proposed would have a significant visual impact and breakout into open countryside. There are also highway concerns. Hainford Road is narrow, and it is unlikely to be feasible to widen it to an acceptable standard and provide a footway to connect with the existing footway to the south. The highway extent at the north west corner of the Stratton Road junction with Waterloo Road is also a constraint with compromised visibility.
Land at Hall Road	GNLP0181	1.16	Approx. 20 dwellings	Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no safe pedestrian route to Hainford Primary School

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				and due to the distance it would not be feasible or viable to provide one.
Arable Land, Hall Lane	GNLP0190	8.44	Residential development (unspecified number) with potential recreation area and leisure, community use and open space	This site is considered to be unreasonable for allocation as it is located some distance from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway.
Land at Hainford	GNLP0393	1.51	Approx. 45 dwellings	This site is well located next to Hainford Primary School however it is not considered appropriate for allocation due to significant surface water flood issues.
Lady Lane/ Hall Road	GNLP0512	3.60	Approx. 12 dwellings	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
Land east of Newton Road	GNLP0582	3.00	60-80 dwellings with consideration of community use	This site is not considered to be suitable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide one.
West of Cromer Road	GNLP2035	2.31	25 dwellings	This site is considered to be unreasonable for allocation as it is quite some distance from the existing settlement limit and development in this location would be out of keeping with the form and character of Hainford. There is no safe pedestrian route to Hainford Primary

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				School and due to the distance it would not be feasible or viable to provide a footway. Direct vehicular access onto the A140 is unlikely to be acceptable.
Harvest Close	GNLP2162	2.50	60 dwellings	Although this site is adjacent to the existing settlement limit it is not considered reasonable for allocation as there is no safe pedestrian route to Hainford Primary School and due to the distance it would not be feasible or viable to provide a footway.
Hevingham				
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings with a potential play area, open p Space and local infrastructure	Although this site is within walking distance of Hevingham Primary School pedestrian access would require crossing the A140 which is not considered to constitute a safe route to school therefore the site is not preferred for allocation.
6 The Turn	GNLP2002	1.13	15+ dwellings	This site is considered to be unreasonable for allocation as it is located in The Heath which is some distance to the west of the services and facilities in main part of Hevingham village. This part of the village does not have a settlement limit. The Turn is a narrow lane without footways with limited possibility for improvement and consequently it is not possible to achieve a safe walking route to Hevingham Primary School.
Horsford, Felthorpe and Haveringland				
Bramley lakes, Dog Lane, Horsford	GNLP0059	3.33	Range of uses (industrial, residential, commercial, recreation,	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the

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			leisure and tourism	capacity of the junction with Holt Road. There is no safe walking route to Horsford Primary School.
Pronto Joinery, Dog Lane, Horsford	GNLP0151	2.34	Residential (unspecified number)	This site is considered to be unreasonable due to highway constraints along Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road.
Pronto Joinery, Dog Lane, Horsford	GNLP0153	0.85	Mixed Use (unspecified number)	This site was considered worthy of further investigation due to its proximity to the existing built edge of the village, brownfield nature and the fact that it would fulfil the NPPF requirement for sites of 1ha or less. However, the site is considered to be unreasonable for allocation due to highway constraints along Dog Lane, the capacity of the junction with Holt Road and potential loss of existing commercial operations.
Arable Land, Dog Lane, Horsford	GNLP0192	2.66	Residential (unspecified number)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.
Land to east of Brands Lane, Horsford, (partly in Drayton)	GNLP0222	11.05	Light industrial and office uses, market and affordable housing including starter homes, live work and public open space	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford. It is closer to Thorpe Marriot but still separated from the built-up area by the Broadland Northway. Development here, of either a residential or commercial nature, would be remote and quite

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				prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools in Taverham or Drayton are closer but again with no safe walking route.
Land at 33 St Helena Way, Horsford	GNLP0251	1.44	15-20 dwellings	This site is not considered to be reasonable for allocation due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.
Land off Holt Road, Horsford	GNLP0283	3.43	105 dwellings	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School.
Land off Reepham Road, Horsford	GNLP0302	7.34	150-200 dwellings	This site is considered to be unreasonable for allocation as it some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in

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				Horsford. Non catchment schools Taverham or Drayton are closer but again with no safe walking route.
Reepham Road/ Cromer Road, Horsford	GNLP0332R	64.00	600-700 dwellings	This site was considered worthy of further investigation due to its location as an urban extension to Hellesdon. Development here would benefit from proximity to the extensive range of services and facilities in Hellesdon. However, the site raises potentially significant landscape issues given the scale of development and setting between the existing built edge and the Broadland Northway and it is therefore not considered to be reasonable for allocation. Noise and safety concerns with the airport are also critical. Surface water suds are unlikely to be allowed due to the potential to attract birds.
Reepham Road/Holt Road	GNLP0333	36.60	Residential (unspecified number), improved cricket field, employment, roadside services and retail	This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to catchment schools in Horsford. Non-catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.

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West of Reepham Road, Horsford	GNLP0334R	11.70	250-300 dwellings	<p>This site was considered worthy of further investigation due to its location as an urban extension to Hellesdon. Development here would benefit from proximity to the extensive range of services and facilities in Helesdon. However, the site is not considered to be reasonable for allocation as it would represent a significant expansion into the countryside and would impact on the character of Reepham Road. Noise and safety concerns linked with the airport are also critical. Surface water suds are unlikely to be allowed due to the potential to attract birds. Roadside trees may impact on achieving suitable access.</p>
Land adjacent Drayton Lane, Horsford	GNLP0359R	8.10	Up to 150 dwellings	<p>This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School.</p>
Land at Holly Lane/ Reepham Road, Horsford	GNLP0419	40.65	Approx. 750 dwellings with associated access and open space	<p>This site is considered to be unreasonable for allocation as it is some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Hellesdon or Drayton but still separated from the built-up area. Development here would be remote and have potential significant landscape impacts. There is no safe walking route to</p>

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				catchment schools in Horsford. Non catchment schools in Hellesdon or Drayton may be closer but again with no safe walking route.
Land at Lodge Farm, Horsford	GNLP0422	1.65	40 dwellings	This site is not considered to be reasonable for allocation as it has convoluted access and it is not clear how the site would be accessed from the highway. The site could not accommodate the scale of development proposed.
Land at Mill Lane, Horsford	GNLP0423	0.95	10 dwellings	This site is considered to be unreasonable as it is unlikely to meet the minimum 12-15 dwelling requirement for allocation and is already committed for development of 8 dwellings under planning application reference 20170707.
Land off St Helena Way, Horsford	GNLP0469	2.64	Approx. 10-15 dwellings with remaining land available as open space	This site is considered to be unreasonable due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.
Land east of Holt Road, Horsford	GNLP0479	4.38	Approx. 80 dwellings with open space, play equipment and GI	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.

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Land to the east of Holt Road, Horsford	GNLP0519	15.59	Approx. 266 dwellings	This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.
Hilltop Farm, Church Street, Horsford	GNLP0578	6.67	Residential (unspecified number)	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village.
Home Farm, Holt Road, Horsford	GNLP1008	20.25	Residential (unspecified number)	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School. The site as proposed is too large for the capacity of the cluster.
Dog Lane, Horsford	GNLP1043	7.21	Residential (unspecified number)	This site is not considered to be reasonable for allocation as access would be via an unadopted part of Dog Lane. An additional limiting factor is the capacity of the junction with Holt Road. There is no safe route to Horsford Primary School.
Green Lane, Horsford	GNLP2160	29.70	600 dwellings	This site is not considered to be reasonable for allocation as the scale of the proposal is a concern with a lack of safe walking/cycling route to the catchment high school. Development would require

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				<p>highway improvements and it is unlikely that a satisfactory access strategy would be able to be developed for the entire level of development. There are also ongoing concerns with the new B1149 roundabout. Smaller areas of the larger site were considered but dismissed as unsuitable due to the standard of Mill Lane and Green Lane.</p>
North of Reepham Road, Horsford	GNLP3005	2.25	Residential (unspecified number)	<p>This site is considered to be unreasonable for allocation as it some distance from the built-up area of Horsford, separated by the Broadland Northway. It is closer to Thorpe Marriot but still separated from the built-up area. Development here would be remote and potentially quite prominent in the landscape. There is no safe walking route to catchment schools in Horsford. Non catchment schools Taverham or Drayton are closer but again with no safe walking route.</p>
Swanington Lane, Felthorpe	GNLP2009	2.00	15-20 dwellings	<p>This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.</p>
Brand's Lane, Felthorpe	GNLP2012	0.63	5 dwellings	<p>This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe</p>

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				walking route to Horsford Primary School which is over 3km away.
North of Church Lane, Felthorpe	GNLP3004	1.24	16 dwellings	This site is not considered to be reasonable for allocation as it has poor access to core services and facilities in Horsford some distance away. In particular there is no safe walking route to Horsford Primary School which is over 3km away.
Horsham & Newton St Faith				
Poor piece, 80 Newton Street	GNLP0085	0.75	Approx. 4 dwellings	Although this site is well related to the form and character of the village adjacent to the existing settlement limit it is not considered to be reasonable for allocation as it unlikely to meet the minimum 12-15 dwelling allocation requirement as frontage development would be preferred. There are mature trees to the roadside, which add to the street scene and should be retained, which may also impact on the developable area. Part of the site already has planning permission for 4 dwellings.
Manor Road	GNLP0246	0.78	Residential (unspecified number)	This site is well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal other constraints. It is not considered to be reasonable for allocation as it is unlikely to meet the minimum allocation threshold of 12-15 dwellings if developed at a similar density to reflect existing built form.
Land off West Lane	GNLP0471	1.21	Approx. 15 dwellings	This site is considered to be unreasonable for flood

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				<p>risk and highway reasons. There is an area of surface water flood risk which will affect the overall developable area and make it unlikely that the minimum 12-15 dwelling allocation requirement could be met. Access would be via West Lane which is a narrow unadopted road that is unlikely to be suitable for development traffic.</p>
Land east of Old Norwich Road	GNLP0482	17.38	Approx. 70 dwellings as well as 8.95ha of green space	<p>This is a sizeable site which if developed in its entirety would be too large for the identified capacity of the cluster. The site is considered to be unreasonable for allocation as development in this location would be particularly prominent in the landscape.</p>
Land off Manor Road	GNLP1054	5.50	Residential development extending the neighbouring allocation HNF1	<p>This site is reasonably well related to the existing built form and character of the village, adjacent to the existing HNF1 allocation, with a safe pedestrian route to St Faiths Primary School. There is a section of surface water flood risk. The site is not considered to be reasonable for allocation due to landscape character and neighbour amenity issues. Current outline planning application 20181525 is under appeal against non-determination.</p>
Oak Tree Farm	GNLP2021	10.83	Residential (unspecified number)	<p>This site is considered to be unreasonable for allocation as it is separated from the existing form and character of the village with resulting townscape and landscape implications. There is no safe walking</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				route to St Faiths Primary School.
The Warren	GNLP2030	1.65	Residential (unspecified number)	This site is considered to be unreasonable for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area. The site also appears to be covered by a large number of mature trees.
Manor Road/ A140 Cromer Road	GNLP2141	2.63	20-40 dwellings	This site has a safe pedestrian route to St Faiths Primary School. However, the site is not considered to be reasonable for allocation as it would be very prominent when viewed from the A140 and traffic noise would be an issue. Development in this location would extend residential development west of Manor Road contrary to the existing settlement pattern and would be out of keeping with the form and character of the village.
East of Manor Road	GNLP3027	2.63	25-50 dwellings	This site is considered to be unreasonable for allocation for flood risk reasons. The site is almost wholly covered by surface water flood risk which would affect the developable area.
North of Meadow Farm Lane	GNLP3028	1.95	25-50 dwellings	This site is considered to be unreasonable for allocation as vehicular access would be from narrow roads and there is no safe walking route to St Faiths Primary School.
Lingwood and Burlingham, Beighton and Strumpshaw				
Land at Lodge Road, Lingwood	GNLP0067	1.97	Mixed use development comprising office, café,	This site is located at the extreme north-eastern edge of the settlement with some surface water flood

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			meeting rooms and up to 15 live/work units	risk. The proposal is to expand the existing planning permission given on appeal from 7 to 15 live work units and offices which to date has not been delivered. If a high level of demand arises for these types of units then this could be considered through a new planning application but there is no current evidence of need to warrant allocation of the site for the proposed uses. Access into the village would be along a relatively busy road without footways therefore there is no safe walking route to Lingwood Primary School.
23 Norwich Road, Strumpshaw	GNLP0090	0.85	Residential (unspecified number)	This site is centrally located within Strumpshaw but access to facilities in Lingwood, including the school would be along Norwich Road which is relatively busy without footways until the edge of the village after the Huntsman Public House. There is a substantial area of surface water flood risk to the north of the site and it is identified as a key green feature to be protected in the Strumpshaw Neighbourhood Plan.
Land to the north of Long Lane, Strumpshaw	GNLP0215	16.09	5-25 dwellings	This is a very large site located to the west of the Strumpshaw which if developed in its entirety would be contrary to the form and character of the village. The site is some distance from the main facilities in Lingwood, including the school, with only intermittent footways along Norwich Road.

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				There is conflict with the Strumpshaw Neighbourhood Plan which seeks to protect the gap between Strumpshaw and Brundall.
Land at Southwood Road/Hantons Loke, Beighton	GNLP0449	2.17	Approx. 36 dwellings	This site is considered to be unreasonable for allocation as it is poorly located to access facilities in Lingwood or elsewhere, in terms of distance and lack of footways. There is no safe pedestrian route to Lingwood Primary School. There are few facilities available in Beighton itself which has no settlement limit.
Land to the north of Lodge Lane, Lingwood	GNLP0499	2.91	Approx. 30 dwellings	This site is considered to be unreasonable as it is divorced from the existing settlement and would appear as a separate enclave if developed contrary to the form and character of the village. Access into the village would be along a relatively busy road without footways therefore there is no safe walking route to Lingwood Primary School.
Mill Lane (South of Norwich Road, North of Buckenham Road), Strumpshaw	GNLP0521	3.05	Approx. 90 dwellings	This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.
Mill Road, Strumpshaw	GNLP2017	3.78	Residential (unspecified number)	This site is located to the south of Strumpshaw, divorced from the settlement and distant from the main facilities in Lingwood including the

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				school with no safe pedestrian route. Vehicular access is down a narrow road which is unlikely to be acceptable in highway terms.
Marsham				
Land to rear of 40-46 High Street	GNLP0171	1.71	Residential (unspecified number) including open space, landscaping & associated infrastructure	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School 250m. The site does back onto a permitted scheme for 8 dwellings off the High Street but there is no vehicular access available through this scheme.
Former Piggeries, Fengate Farm	GNLP0219	1.78	Approx. 25 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School.
Land North, East, West and South of Marsham	GNLP0229	63.42	Approx. 1000 dwellings, public open space, community facilities, retail, commercial development land for school extension if required	This is a very large development proposal which if developed in its entirety would be out of keeping with the form and character of Marsham and would total far more dwellings than is sought in the village cluster. Consideration has been given to whether smaller sections of the larger site could be brought forward and the frontage sections on the north and south side of the High Street would seem to have the most potential. After careful consideration none of the site is thought to be reasonable for allocation due to highway constraints

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				on The Street and the fact that all traffic from the development would have to travel via The Street to access the A140.
Fengate Farm	GNLP0572	0.70	10-12 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footpath provision to Marsham Primary School.
Fengate Farm, Fengate	GNLP3035	3.06	35 dwellings	This former piggeries site is well located in relation to the form and character of the settlement and was considered to be worthy of further investigation due to the benefits of redeveloping previously used land rather than a greenfield site. However, after careful consideration it is considered unreasonable for allocation as there has been a history of planning refusals in terms of access, visual impact and residential amenity. The site is not acceptable in highway terms as Fengate Lane is not of a sufficient standard to accommodate development traffic and the junction with the A140 poses a safety concern. The footway connection to Marsham Primary School is not continuous and it is not possible to improve this within the constraints of the highway.
Reedham				
NO UNREASONABLE SITES				
Salhouse, Woodbastwick and Ranworth				
Land to the south of Stonehouse Road	GNLP0160	15.59	Residential (unspecified number)	This site is considered to be unreasonable for allocation as development

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				<p>here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.</p>
Land to the west of Bell Lane and to the north of Hall Drive	GNLP0161	9.92	Residential (unspecified number)	<p>This site is not considered suitable for allocation as development would have significant landscape and heritage impacts, including the setting of Grade I listed church, Grade II listed war memorial and Grade II listed Salhouse Hall. The Church of All Saints is isolated from the village on a visible high point being prominent within views, particularly from Bell Lane where it is viewed with its rural context and setting. The site also abuts the historic parkland setting of Salhouse Hall.</p>
Land to the north of Norwich Road	GNLP0163	9.99	Residential (unspecified number)	<p>This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form further to the west closing the gap between the two parts of Salhouse. The site is within the Conservation Area and covers the original parkland of Salhouse Hall. Development either side of the hall access would result in considerable harm to the setting of the heritage asset.</p>
Land to the north of Norwich Road	GNLP0164	5.74	Residential (unspecified number)	<p>This site is considered to be unreasonable for allocation as development here would not be well</p>

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				related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Site off Bell Lane	GNLP0175	3.91	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form of the village further northwards into open countryside at an important approach point to the village. Development would also be harmful to the setting of a number of heritage assets along Lower Street, particularly the Grade II listed Grange which is the oldest building in the village apart from the church and the interior of Salhouse Hall.
Site off Lower Street	GNLP0189	4.56	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. This is an important area of undeveloped land within the Conservation Area with a sloping gradient south to north and a sharp bank on the north side of Lower Street where rural character has been retained. Because of the sloping nature of the land development in this location would have a significant impact on the character and appearance of the Conservation Area transforming it into a more urban environment.

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Manor Farm, Land to the west of Wroxham Road (A1151)	GNLP0226	30.55	Approx. 1000 dwellings	This is site promoted as a long-term extension to the large scale Growth Triangle Area Action Plan (AAP) allocation at Rackheath and is not needed for development at the current time. Development of this site without completion of the AAP allocation would lead to an isolated and disconnected form of development in the countryside. There is no safe walking route to Salhouse Primary School.
Land to the north of Norwich Road	GNLP0487	11.38	86 dwellings and 6.37ha of GI	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land south of Norwich Road	GNLP0493	9.26	86 dwellings and 5.09ha of GI	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land to the east of Panxworth Church Road & B1140, Woodbastwick	GNLP0110	2.93	8-10 dwellings with associated landscaping and infrastructure	This site is considered to be unreasonable for allocation as it is remote from services and facilities in Salhouse. Development here would not be well related to the form and character of the settlement and there is no safe walking route to Salhouse Primary School which is

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				over 4km away. It is recognised that non-catchment schools in Blofield Heath or South Walsham may be closer, but these are still some 2km away with no safe walking route.
South Walsham and Upton with Fishley				
NO UNREASONABLE SITES				
Spixworth and Crostwick				
Land off North Walsham Road	GNLP0467	6.20	100 dwellings	This the only site promoted in the cluster but it is not considered to be reasonable for allocation as direct vehicular access onto the B1150 would lead to a form of development which is disconnected from the rest of the village. In addition, it does not seem possible to provide a safe pedestrian route to schools in Spixworth.