

LONG STRATTON (including part of Tharston and Hapton parish)

Long Stratton is a large village which is set to grow into a small town, with Long Stratton having recently become a Town Council, and it is therefore identified as a Town in the GNLP. The settlement includes land that falls within the parish of Tharston and Hapton on its western edge. Current plans for Long Stratton, set out in Long Stratton Area Action Plan (May 2016), allocate a minimum of 1,800 new houses, 12 hectares of employment, an enhanced town centre and supporting infrastructure including a by-pass on the eastern side of the settlement.

Long Stratton has a good range of services and facilities that are mainly located along The Street (A140). On the western side of the town there are primary and secondary schools, a leisure centre, the district council offices, and Tharston Industrial Estate. The historic core of Long Stratton evolved north-south along the A140 but in recent decades estate development has been added away from this area. In terms of the landscape and environment, the Tas Valley is to the west and various designated common lands are to the east and south. In terms of new housing, the existing commitment of as yet unbuilt homes is 1,970 (April 2018). In 2016 a Neighbourhood Plan area for Long Stratton was agreed that covers the same area as Long Stratton Area Action Plan. The Neighbourhood Plan is currently being progressed.

There are no new sites identified as preferred options in Long Stratton. There are no carried forward allocations but a total of 1,892 additional dwellings with planning permission. This gives a total deliverable housing commitment for the Long Stratton & part of Tharston & Hapton of 1,892 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Long Stratton

-  Existing Area Action Plan Boundary
-  Existing Settlement Boundaries



Note: Please refer to the Long Stratton Area Action Plan for Carried Forward Allocations



1:16,000
@ A3

No new allocations are proposed

Existing allocations to be carried forward

Notes:

The allocations identified in the Long Stratton Area Action Plan will not be superseded by the Greater Norwich Local Plan.

Reasonable Alternatives

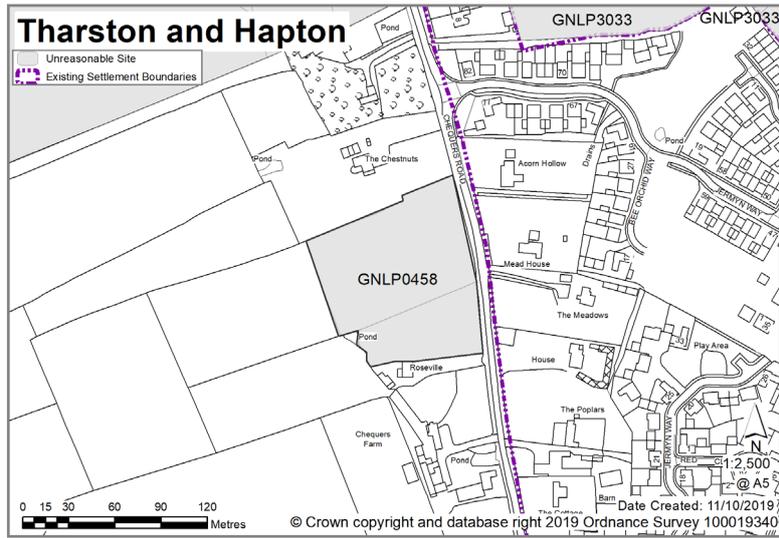
Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Long Stratton, (including part of Tharston and Hapton parish)				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites - Residential

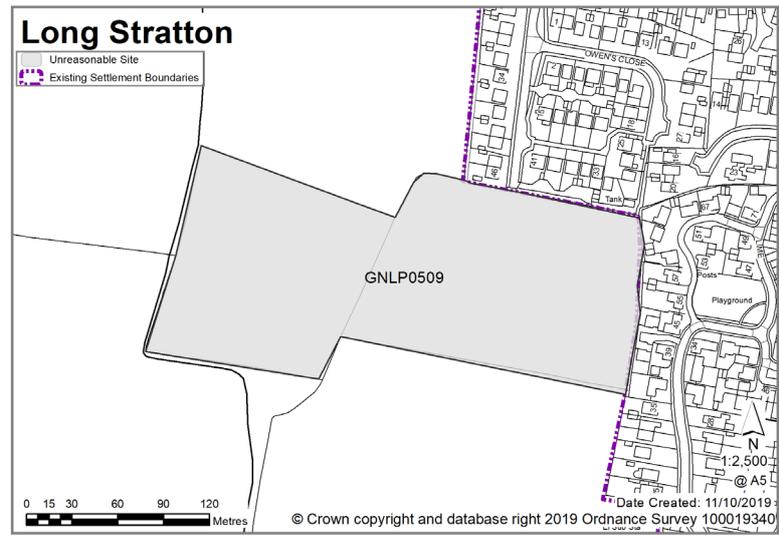
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Long Stratton, (including part of Tharston and Hapton parish)				
Land west of Chequers Road, Tharston and Hapton	GNL0142	1.74	Residential (unspecified number)	This site is relatively accessible to services and facilities but is less well related to the built form of Long Stratton and affords less opportunity to deliver a safe walking route to school than other sites put forward. The site is not considered to be suitable for allocation as it extends some distance into open countryside, out of scale with the form of the settlement and residential development in this location would not be particularly compatible with adjoining existing and proposed commercial uses. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land next to Tharston Industrial Estate, west of Chequers Lane, Tharston and Hapton	GNLP0201	3.90	Mixed use (residential and industrial)	This site is not considered to be suitable for allocation due to highway concerns over network capacity. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land to the west of Chequers Road, Tharston and Hapton	GNLP0458	0.96	Approx. 20 dwellings with open space	This site is not considered to be suitable for allocation as it would require significant road infrastructure, junction and highways improvements and as well as new footways to deliver a safe walking route to school. The site is also subject to a high risk of surface water flooding across a large part of the site which

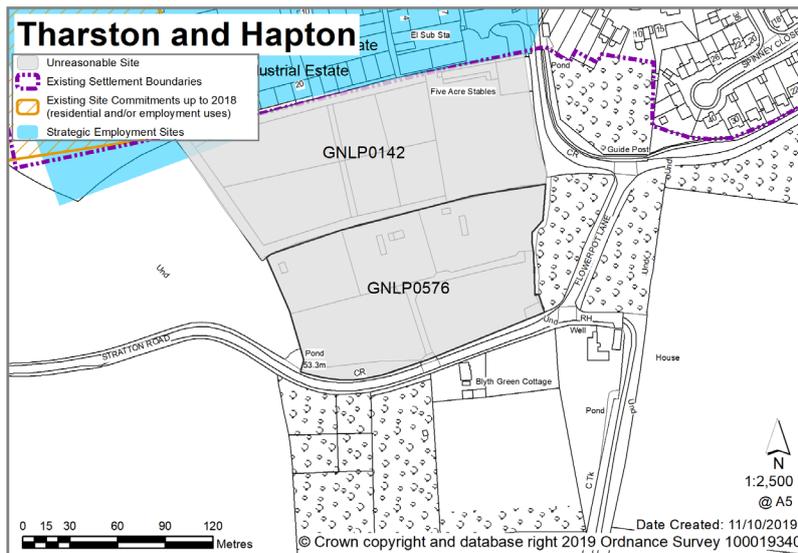
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>may be difficult to mitigate. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.</p>



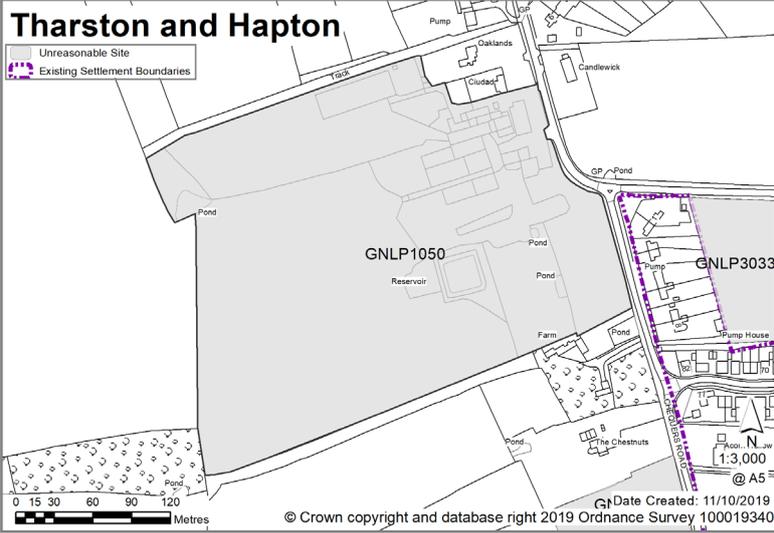
<p>Land south of St Mary's Road, Long Stratton</p>	<p>GNLP0509</p>	<p>3.60</p>	<p>60-100 dwellings with associated open space</p>	<p>This site is not considered to be suitable for allocation as a planning refusal for 52 homes and open space was recently upheld at appeal. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.</p>
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blyth Green Park, Stratton Road, Tharston and Hapton	GNL0576	1.45	Residential (unspecified number)	This site is relatively accessible to services and facilities but less well related to the built form of Long Stratton and affords less opportunity to deliver a safe walking route to school than other sites put forward. Residential development would not be particularly compatible with adjoining existing and proposed commercial uses and therefore the site is not considered to be suitable for allocation. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.



Land at Ciudad Rodrigo Farm, Forncett Road, Tharston and Hapton	GNL1050	7.50	Housing with associated access and open space, ranging from 35-100 homes	This site is not considered to be suitable for allocation as residential development in this location would be a major intrusion into the rural gap with landscape and ecological impacts. The site would require significant road infrastructure, junction and highways improvements as well as new footways to deliver a safe walking route to school. The existing level of
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
				
South of Swan Lane, Tharston and Hapton	GNLP3033	5.28	80 dwellings plus 40 bed care homes	Despite being highly accessible to schools, the council offices and a range of other services and facilities this site is not considered to be suitable for allocation due to highway issues as there are concerns over the network capacity of the A140 and Swan Lane junction. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.

Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Long Stratton				
Tharston Industrial Estate, Long Stratton	GNLP0272	7.55	Employment	This site is promoted as an extension to the Tharston Industrial Estate and would be in addition to employment land already allocated in the Long Stratton Area Action Plan (policy LNGS2). This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

