

SOUTH WALSHAM AND UPTON-WITH-FISHLEY

South Walsham's Fairhaven Primary School brings together South Walsham and Upton with Fishley into a village cluster. The school currently has limited capacity.

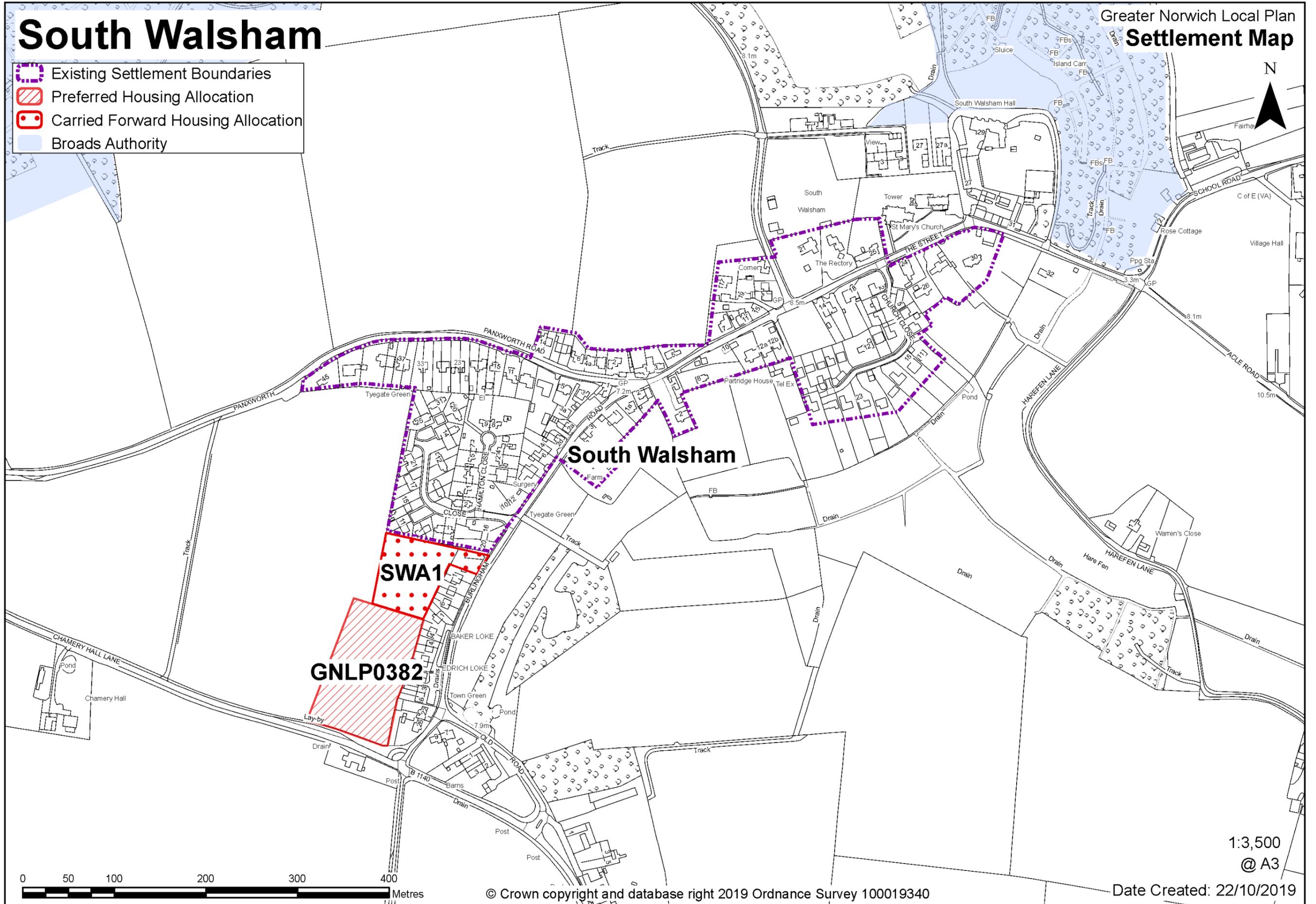
It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the South Walsham cluster. The cluster has a range of facilities including a primary school, village hall, recreation land, public house, and access to public transport, but no food store.

One site is identified as a preferred option, providing for between 20-25 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 5 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 45-50 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.

South Walsham

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Housing Allocation
-  Broads Authority



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1:3,500
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Date Created: 22/10/2019

New allocation proposed

POLICY GNLP0382 – Land north of Chamery Hall Lane, South Walsham (approx. 1.21ha) is allocated for residential development. The site is likely to accommodate 20-25 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) to be onto Burlingham Road, through the existing SWA1 allocation, with a masterplan provided to ensure a cohesive development with that site.
- Provision of adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school, which may involve improvements to junctions throughout the village

Notes

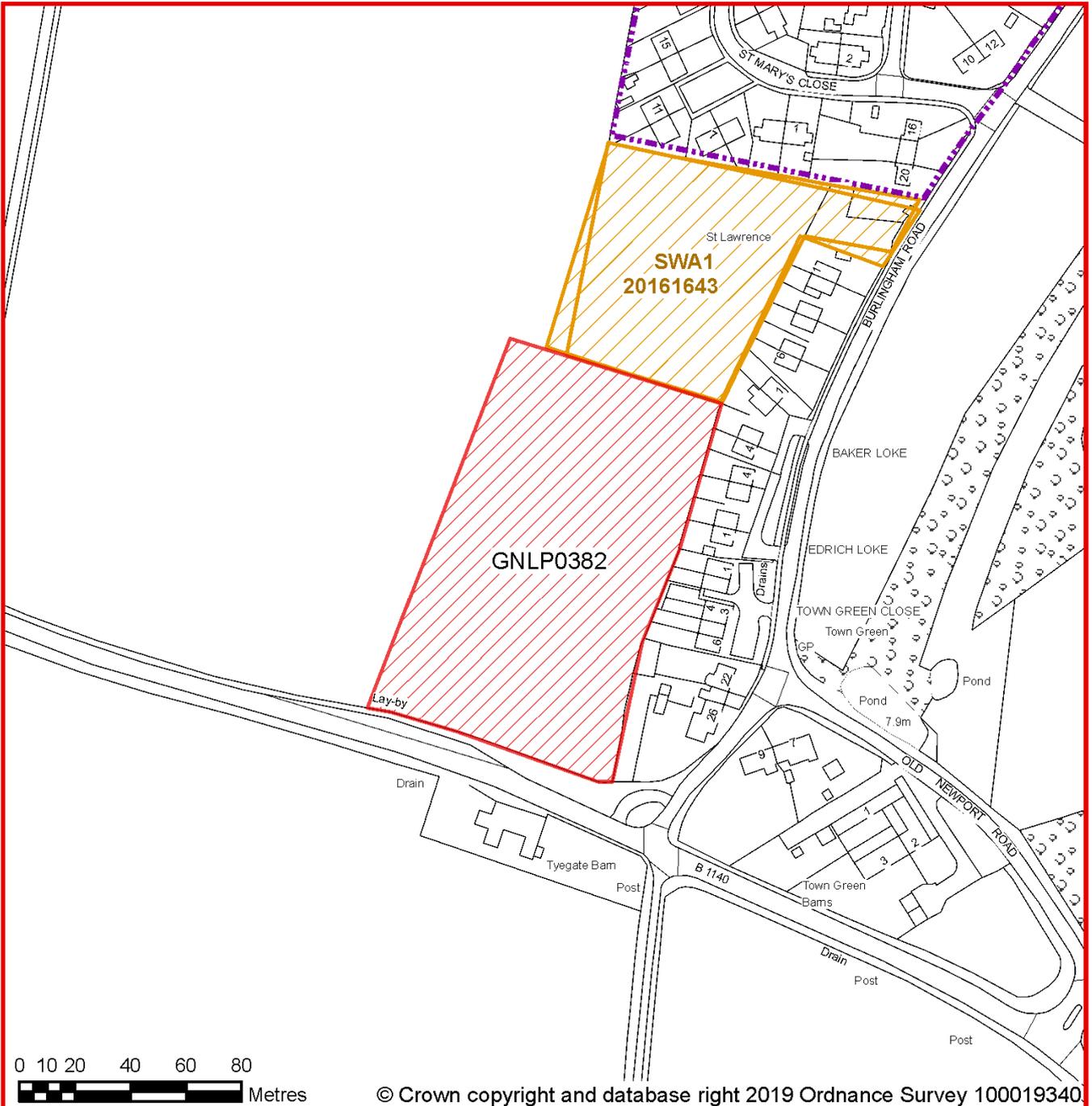
GNLP0382: This is the only site promoted in South Walsham. It has minimal constraints and is preferred for allocation subject to highway improvements to ensure a safe and continuous pedestrian route to Fairhaven Primary School.

SOUTH WALSHAM

Site Reference GNL0382
Location Land north of Chamery Hall Lane
Allocation Residential Development (20-25 dwellings)
Area 1.21 ha

N
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@ A4

Date Created: 24/10/2019



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-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing allocation to be carried forward

POLICY SWA1 Land to the rear of Burlingham Road/St Marys Close, South Walsham (of approx. 0.6ha) is allocated for residential development. This will accommodate at least 20 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Vehicular access from Burlingham Road.
- A sustainable drainage system (SUDS) should be provided. If this is not possible then restricted discharge to watercourse or surface water sewer may be required.
- Compensatory provision for the loss of recreational space may be required.
- Access to be made available to GNLP0382.

Notes

SWA1: The site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038, reflecting planning permission given on site (20161643). The site is considered in the calculation of the housing requirement, providing for 20 homes.

Adjacent land is proposed to be allocated for a further 20-25 new homes and both sites should be masterplanned together to bring forward a cohesive development.

SOUTH WALSHAM

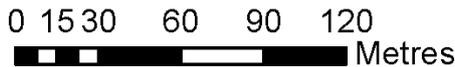
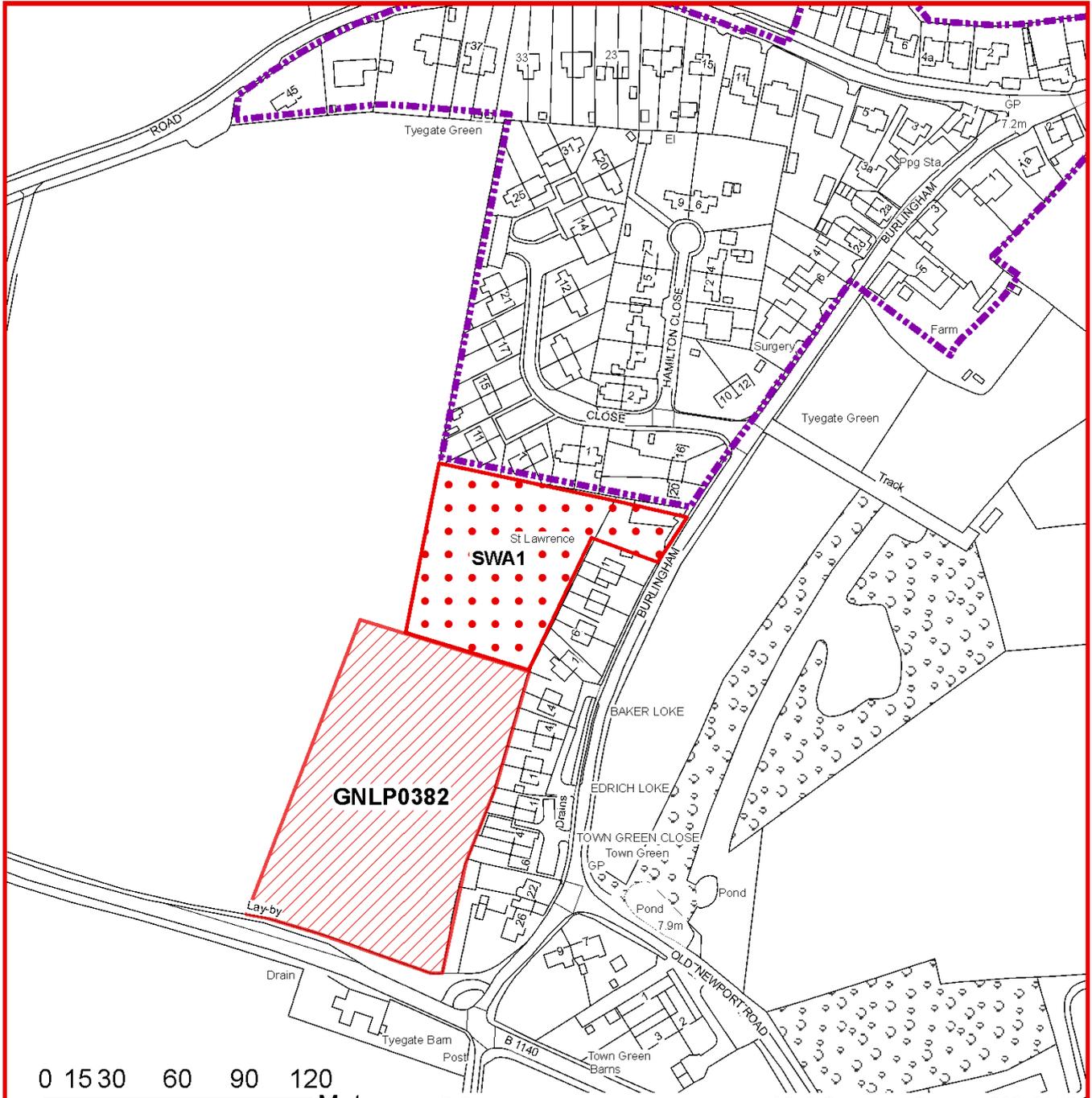
Greater Norwich Local Plan Carried Forward Allocation

Site Reference SWA1
 Location Land to the rear of Burlingham Road/St Marys Close
 Allocation Residential Development (Approx. 20 homes)
 Area 0.6 ha

(Also shown as commitments
on other maps)

N
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Date: 31/10/2019



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-  Existing Settlement Boundary
-  Carried forward Housing Allocation
-  Preferred Housing Allocation

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
South Walsham and Upton with Fishley				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
South Walsham and Upton with Fishley				
NO UNREASONABLE SITES				