PREFERRED SITES – RESIDENTIAL

VILLAGE CLUSTERS - BROADLAND

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Blofield Heath and Hemblington				
Land to the East of Woodbastwick Road	GNLP1048 (part)	0.95	15-20 dwellings	Part of this site is preferred for allocation as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. The site is allocated subject to vehicular access at Woodbastwick Road, provision of a frontage footway, improvement to existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road/Woodbastwick Road junction. The number of homes to be allocated in Blofield Heath has been restricted due to the high amount of existing commitments in the parish of Blofield overall.
Buxton with Lamas and Brampton				
Land to the east of Aylsham Road	GNLP0297	1.68	30 - 40 dwellings	This is the only site considered suitable for allocation in Buxton. It is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Visibility to the north east could be challenging and it is likely that the speed limit will need to be extended.
Cantley				
NO PREFERRED SITES				
Cawston, Brandiston and Swannington				
East of Gayford Road fronting onto Aylsham Road	GNLP0293 (part of a larger site)	1.90	30-40 dwellings	This site is preferred for allocation as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints, although highway capacity would limit the site to a maximum of 100 dwellings. It is proposed to allocate only part of the much larger site with vehicular access through, or adjacent to, the existing Broadland Local Plan CAW2 allocation.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Coltishall, Horstead with Stanninghall and Belaugh				
South of Rail Line	GNLP2019	1.43	20 - 25 dwellings	After careful consideration this is the only site considered suitable for allocation in Coltishall. Vehicular access will need to be taken through adjacent existing Broadland Local Plan COL1 allocation and a Transport Assessment will be needed.
Foulsham and Themelthorpe				
Land west of Foundary Close	GNLP0605	0.67	12 - 15 dwellings	This is the only site considered suitable for allocation in Foulsham. The site is located next to the existing Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school. The site is allocated subject to connection to Aubrey Rix Close. The allocation of this site is subject to confirmation of waste water quality issues.
Freethorpe, Halvergate and Wickhampton				
South of Bowlers Close	GNLP2034	1.51	30 - 40 dwellings	This site is preferred for allocation as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. It is the only site promoted capable of accommodating the level of development identified for the cluster. The site is allocated subject to access via Bowlers Close, although the promoter will need to demonstrate that they can provide a footway and carriageway of adequate width to enable safe access.
Frettenham				
NO PREFERRED SITES				
Great and Little Plumstead				
NO PREFERRED SITES				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
Bridge Farm Field, St Faiths Close, Great Witchingham/ Lenwade	GNLP0608	1.75	15 - 20 dwellings (and open space)	This is the only site in the cluster that has any possibility to provide a safe pedestrian route to Great Witchingham Primary Academy. The site is preferred for allocation, but the promoter will need to provide evidence that vehicular access is achievable as there appears to be a ransom strip

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				between the offered land and the highway. One hectare of the site is proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife Site.
Hainford and Stratton Strawless				
NO PREFERRED SITES				
Hevingham				
NO PREFERRED SITES				
Horsford, Felthorpe and Haveringland				
Dog Lane, Horsford	GNLP0264	1.76	30 – 40 dwellings	This proposal is for the redevelopment of a soft play centre and other commercial premises. It is preferred for allocation as it is well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered. The site is only acceptable for development if access is taken from Horsbeck Way as Dog Lane and it's junction with the Holt Road are not suitable for additional traffic.
Horsham & Newton St Faith				
Land to the west of West Lane	GNLP0125 (part of a larger site)	1.44	20 - 30 dwellings	This site is proposed for allocation but for a smaller area than submitted to reflect the fact that there is limited capacity at St Faiths Primary School. The site has sensitivities relating to the nearby Conservation Area and Listed Buildings.
Lingwood and Burlingham, Beighton and Strumpshaw				
Land north of Post Office Road	GNLP0379 (larger site)	4.74	50 - 60 dwellings (and open space)	This site is proposed for allocation but over a larger area than submitted. This larger allocation would enable open space to be provided to mitigate impact on the nearby Grade I Listed Church, potentially in the form of a linear parkland to the north. The site is centrally located in the village, adjacent to the existing settlement limit and has a safe walking route to Lingwood Primary School. A larger site, along the whole road frontage, would enable road widening to an

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				acceptable standard and encourage a reduction in vehicle speeds.
Marsham				
South of Le Neve Road	GNLP2143	1.97	25 - 35 dwellings (and extension to cemetery)	This is the only site considered suitable for allocation in Marsham. It is allocated subject to vehicular access via Le Neve Road. Development will need to respect the setting of the adjacent Grade I listed church and provide an extension to the cemetery if required.
Reedham				
Land to East of Station Road	GNLP1001	1.10	20 - 30 dwellings	This site is preferred for allocation as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site can be allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site.
Mill Road	GNLP3003 (part of a larger site)	1.30	20 - 30 dwellings	Part of this site is preferred for allocation due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site can be allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3rd party land.
Salhouse, Woodbastwick and Ranworth				
Site adjoining Norwich Road	GNLP0188	0.52	12 - 15 dwellings	This is the only site considered suitable for allocation in Salhouse, as other sites have been rejected due to significant landscape and heritage issues, including the setting of Salhouse Hall and the Grade I listed All Saints Church. This site will need a sensitive design and layout and as a consequence will only be able to accommodate a maximum of 12 - 15 dwellings.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
South Walsham and Upton with Fishley				
Land north of Chamery Hall Lane	GNLP0382	1.21	20 - 25 dwellings	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.
Spixworth and Crostwick				
NO PREFERRED SITES				
Honingham (Part of Easton cluster)				
North of Dereham Road, Honingham (Easton cluster)	GNLP2176 (part).	0.76	12 dwellings	This site is preferred for allocation based on the additional work done on school bus routes. The site as promoted is too large, so it is proposed to allocate a smaller area for frontage development only which would make a nature infill development. The local highway authority support subject to provision of an adequate carriageway and footway for the full extent of the frontage.
BROADLAND TOTAL			**361 - 477 dwellings**	