

Settlement Name:	Hainford and Stratton Strawless
Settlement Hierarchy:	<p>Hainford and Stratton Strawless form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Stratton Strawless. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Services in the cluster include a primary school, village hall and public transport.</p> <p>The current capacity at Hainford Primary School is rated as green. The school is currently not up to its Published Admission Number and is not landlocked in such a way as to prevent future expansion. Consequently, it is considered that the Hainford cluster could accommodate development in the region of 50-60 dwellings.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 7 additional dwellings with planning permission on small sites.</p>

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
Hainford			
Land at the junction of Frettenham Road and Buxton Road	GNLP0065	1.04	10-12 dwellings
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space
Land at Hall Road	GNLP0181	1.16	Approx. 20 dwellings
Arable Land, Hall Lane	GNLP0190	8.44	Residential (unspecified number), with potential recreation area and leisure community use and open space.
Land at Hainford	GNLP0393	1.51	Approx. 45 dwellings
Lady Lane / Hall Road	GNLP0512	3.60	Approx. 12 dwellings
Land East of Newton Road	GNLP0582	3.00	60-80 dwellings with consideration of community use
West of Cromer Road	GNLP2035	2.31	25 dwellings
Harvest Close	GNLP2162	2.50	60 dwellings
Total area of land		34.26	

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
Hainford			
Chapel Road/Harvest Close	GNLP3046	0.27	6-8 dwellings

(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 USE

	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														
Hainford														
GNLP0065	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0069	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0181	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0190	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0393	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Amber	Amber	Green
GNLP0512	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0582	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2035	Amber	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2162	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Hainford	
GNLP0065	<p>General comments</p> <p>The site is outside the development boundary and is in conflict with the status of "other village" and the Parish Plan. The site is not contiguous with Hainford and there is a reliance on narrow roads which are inadequate and the junction from Frettenham Road has visibility issues. The development is unsustainable due to lack of infrastructure and services. Residents of the development would be more likely to use the amenities of Frettenham.</p> <p>The area is characterised by many old, large and architecturally interesting houses which represent a countryside environment. We recognise the need for affordable housing and large houses to retain the character of the village. However, services should be kept to a minimum to keep it rural. The access road is very narrow which has witnessed many accidents. Buxton Road already has a problem with speeding.</p> <p>The village has a high water table and most areas are therefore subject to flooding. Services and infrastructure are limited and can barely cope with the existing population. There are poor road links and public transport services with nothing to support commuting to Norwich. This would encourage travel by car.</p> <p>Hainford used to have a post office and shop but these closed and community has suffered. New development would hopefully add life to the village.</p> <p>Hainford Parish council comments</p> <p>Objects on the grounds that the site is outside the development boundary, impact on setting of Hainford Hall, flood risk & drainage issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school inaccessible by footway and lacks capacity.</p>
GNLP0069	<p>General comments</p> <p>The proposal is outside the settlement boundary and is in conflict with the Hainford village status of "other village". Hainford is a village, not a suburb. It is disproportionate to the size of the village and would represent an 80% increase in population.</p> <p>The road and sewerage networks would be unable to cope with the increased use. There would be unsafe access onto the B1354 and increased congestion on A140. The area is subject to flooding due to the high water table in the village. There is a lack of infrastructure services as there are many power cuts and the bus service is inadequate. There would be a detrimental impact on mature trees.</p>

	<p>The development is in conflict with Hainford being an "other village". The site is on valuable arable land. Access road would affect the peaceful setting of the church.</p> <p>Hainford has suffered from losing its post office and shop so new development would hopefully improve the amenities.</p> <p>Hainford Parish council comments Objects on the grounds that the site is outside the development boundary, it's too large and disproportionate to existing settlement, impact on setting of Hainford Hall, flood risk & drainage issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school inaccessible by footway and lacks capacity.</p>
GNLP0181	<p>General comments 20 houses seems excessive and the site is outside of the development boundary. The village has a very high water table and many areas are subject to surface water flooding. Narrow roads with no pavements are unsuitable for increased traffic. The infrastructure is poor e.g. there are limited power supplies, slow broadband, poor mobile connectivity, and a sporadic bus service.</p> <p>The proposal is outside of the settlement boundary and in conflict with Hainford village status of "other village". The site is in conflict with the Parish Plan. There are also issues with flooding, infrastructure, power cuts and sewerage system. The development will impact upon the setting of Hainford Hall.</p> <p>Hainford used to have a post office and shop which have since closed. New development would hopefully improve amenities. This site is also near the Village Hall which is a hub of activity and new development would only encourage this.</p> <p>Hainford Parish council comments Objects on the grounds that the site is outside the development boundary, impact on setting of Hainford Hall, flood risk & drainage issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school inaccessible by footway and lacks capacity.</p>
GNLP0190	<p>General comments The proposal is outside the settlement boundary, in conflict with the status of "other village" and the Parish Plan. Development of this scale would change the nature of the village forever. There is inadequate sewerage capacity, public transport, electric supply, no social infrastructure, drainage capacity. If the development went ahead the drains should go in the direction of Buxton Road. Hall Road has a lot of traffic already.</p>

	<p>The proposal is outside the settlement boundary, in conflict with the status of "other village" and the Parish Plan. Development of this scale would change the nature of the village forever.</p> <p>Comments submitted in support of site. The site is considered suitable for development and would potentially improve amenities.</p> <p>This development would have little effect on the village as it is behind the car spare yard. Houses could potentially encourage someone to rescue Hainford Hall if they overlook it.</p> <p>Hainford Parish council comments Objects on the grounds that the site is outside the development boundary, impact on setting of Hainford Hall, flood risk & drainage issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school inaccessible by footway and lacks capacity.</p>
GNLP0393	<p>General comments</p> <p>The proposal is outside the settlement boundary and in conflict with the village status of "other village" and the Parish Plan. There are issues with flooding, parking, lack of capacity in the school, lack of infrastructure and services. The site has a high water table, floods on a regular basis and has been previously objected by the Environment Agency. It will infringe on the setting of the church and school car park. There will be a loss of mature trees.</p> <p>If some of the land was used for school facilities then that would be OK. However some of the land is owned by the Diocese of Norwich who won't allow any permanent development.</p> <p>There are issues with flooding, parking, lack of capacity in the school, lack of infrastructure (social and transport) and services. There is no public transport to support commuting to Norwich. The site has a high water table, floods on a regular basis and has been previously objected by the Environment Agency. The number of homes is disproportionate to the size of the village.</p> <p>Comment in support of the sites as more people could mean that the village facilities improve. Hainford used to have a post office and shop but these have closed and the village has suffered. New development would add life to the village and improve amenities.</p> <p>Some of this site could be used for the school e.g. car park. Building more family sized houses will ensure more pupils attend the school and save it from potential closure as most kids go elsewhere.</p> <p>Hainford Parish council comments Objects on the grounds that the site is outside the development boundary, impact on setting of Hainford Hall, flood risk & drainage</p>

	<p>issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school lacks capacity.</p>
GNLP0512	<p>General comments</p> <p>There are issues with flooding, parking, lack of capacity in the school, lack of public transport, lack of social infrastructure and services. The site has a high water table, floods on a regular basis and the proposal is not contiguous with existing settlement. Loss of protected trees is an issue. The site is on a single track road with no street lighting, footpaths etc. Sewerage system cannot cope. Site is outside of the development boundary.</p> <p>The proposal is outside the settlement boundary and in conflict with the village status of "other village" and the Parish Plan. There are issues with flooding, parking, lack of capacity in the school, lack of public transport, lack of social infrastructure and services. The site has a high water table, floods on a regular basis and the proposal is not contiguous with existing settlement.</p> <p>Lady Lane will not support higher volumes of traffic as it is single file. The development will spoil the outlook of the village. There will be an adverse effect on a wide range of wildlife. Many walkers, cyclists etc. go around the block so development would make it dangerous for them. Inadequate sewerage and electrical systems.</p> <p>Hainford used to have a post office and shop but these have closed and the village has suffered. New development would add life to the village and improve amenities. Houses are already in the area so it makes sense to build here.</p> <p>Hainford Parish council comments</p> <p>Objects on the grounds that the site is outside the development boundary, impact on setting of Hainford Hall, flood risk & drainage issues, conflicts with status of 'other village' and parish plan. Lacks infrastructure and facilities, very limited public transport and school lacks capacity.</p>
GNLP0582	<p>General comments</p> <p>The proposal is outside the settlement boundary and in conflict with the village status of "other village" and the Parish Plan. There are issues with flooding, parking, lack of capacity in the school, lack of public transport, lack of social infrastructure and services. The site has a high water table, floods on a regular basis and the proposal is not contiguous with existing settlement. Loss of protected trees is an issue. The site is on a single track road with no street lighting, footpaths etc. Sewerage system cannot cope. Site is outside of the development boundary.</p>

	<p>Hainford Parish Council comments Objections raised concerns regarding scale, aspect and status of site. Issues raised include flood risk, drainage issues, tree preservation, agricultural impacts, inadequate infrastructure and roads with increased congestion at junction with B1354 and A140. The school is not accessible by footway and has insufficient capacity.</p>
GNLP2035	<p>General comments Objections raised concerns regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Objections raised regarding flooding and drainage. Concern that the form and character of the village would be changed by development.</p> <p>Hainford Parish council comments This site is outside the current development boundary and being remote from the main part of the village is totally disconnected from it with no pavements to access the school. There are no nearby facilities of any kind and any residents would have to rely on motor vehicles or the limited public bus service to access employment or shopping. Access to the development would be from the A140 which is difficult with fast flowing traffic in both directions. The site has a risk of flooding and there are nearby protected woodlands and species.</p>
GNLP2162	<p>General comments Objections raised concerns regarding conserving the natural environment, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Comments received regarding site promotion to date, review of evidence base, addendum to the HELAA, Alternative Scale of Development, Delivery and Conclusions.</p> <p>Hainford Parish council comments This site is again outside the current development boundary and is totally disproportionate to the categorisation of "other" village". The surrounding area particularly Chapel Road and Dumbs Lane have repeated flooding problems with unresolved drainage issues. The Council is also doubtful that existing sewerage systems could cope with this size of development. The local road system is very narrow and has no pavements to access the school making it totally unsuitable for an increase in housing in this area.</p>

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

Nine residential sites larger than 0.5ha have been promoted in Hainford, with no sites submitted elsewhere in the cluster. The sites vary in scale, ranging from 0.27 ha to 10.7 ha. The majority of sites could not provide a safe walk with a footpath to the primary school on Newton Street and are therefore not considered to be reasonable alternatives for further assessment. The exceptions are GNLP0393 and GNLP0069. A footpath leads northwards of the school connecting Newton Street to Waterloo Road and Hainford Road. GNLP0393 is adjacent to the school, and GNLP0069 is 900 metres away. GNLP0393 is shortlisted for further assessment, as is GNLP0069 subject to a revised site boundary more appropriate to the scale of development sought in Hainford.

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
Hainford			
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space
Land at Hainford	GNLP0393	1.51	Approx. 45 dwellings
Total area of land		12.21	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0069
Address:	Land off Stratton Road
Proposal:	Approx. 404 dwellings with associated open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Site Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Sensitive Townscapes, Biodiversity & Geodiversity, Transport & Roads

HELAA Conclusion

This site lies to the north of Waterloo, just north of a recent permission on Stratton Road. Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote from services, although there is a bus stop and primary school within walking distance. It is likely that sewerage infrastructure would need to be upgraded and parts of the site are at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes or public open space, but there are listed buildings nearby and the site is within the impact risk zone of a SSSI. Although the site is constrained, it is considered suitable for the land availability assessment.

FURTHER COMMENTS

Highways

No. No access and feasibility of providing footway, concern also with visibility at B1354 Waterloo Road

Hainford Road is narrow and it doesn't appear feasible to widen to an acceptable standard and provide a footway to connect with the existing facility to the south. Additionally, there is concern that the highway extent at the north west corner of the Stratton Road junction with Waterloo Road is a constraint. Visibility requires on sight lines across private land and as such, development at this location would not be supported due to highway concern associated with traffic increase. Email from Highways 26/7/19

Development Management

Site has significant landscape impacts and would not be very well related to existing settlement.

As submitted the proposal is unacceptable from a DM perspective. We have also considered a potentially smaller allocation to the west of the proposed allocation

along the frontage of Hainford Road similar to the recent development to the south however serious concerns remain regarding the visual impact of this and the breakout into the countryside. We appreciate that new development will have a landscape impact and this has to be accepted but this is an attractive piece of countryside that is not currently affected by the existing built development. From recollection there were also highway concerns with this site which may need to be understood better to see if mitigation can be designed in? Email Development Management 25/7/19

Minerals & Waste

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

Few or no Constraints - Standard information required at a planning stage.

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0393
Address:	Land at Hainford
Proposal:	Approx. 45 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Site Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Sensitive Townscapes, Biodiversity & Geodiversity, Open Space & GI, Transport & Roads

HELAA Conclusion

This site lies to the south of Waterloo, separated from the hamlet by a small field and appears to partially overlap the school car park. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. There is a bus stop and primary school within walking distance. It is likely that sewerage infrastructure would need to be upgraded and parts of the site are at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes, but development is likely to affect the setting of listed buildings including the church and impact on the school car park capacity, and the site is in the impact risk zone of a SSSI. Although the site is constrained, it is considered to be suitable for the land availability assessment.

FURTHER COMMENTS

Highways

Reserve Frontage 110m. Visibility not achievable without wholesale removal of trees at frontage.

Development Management

History of the site suggests drainage and flood risk issues. Also, significant impact on setting of church which Historic Environment Officers object to.

Minerals & Waste

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

Lead Local Flood Authority

Mitigation required for heavy constraints - Significant information required at a planning stage. Flowpath crosses site from east to west. No watercourse or SW sewer visible on mapping if infiltration unsuitable

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PLANNING HISTORY:
20090013 Withdrawn due to Environment Agency objections.

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).

Two reasonable alternative sites have been identified in the Hainford and Stratton Strawless cluster at stage 5. 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 allocation. 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 six above. As part of this further discussion it was agreed that neither site was suitable for allocation. Site GNLP0069 was discounted on landscape and highway grounds and despite site GNLP0393’s location next to the school it was discounted on grounds of surface water flood risk.

Therefore, whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 7 dwellings with planning permission on small sites.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hainford and Stratton Strawless				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Hainford and Stratton Strawless				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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

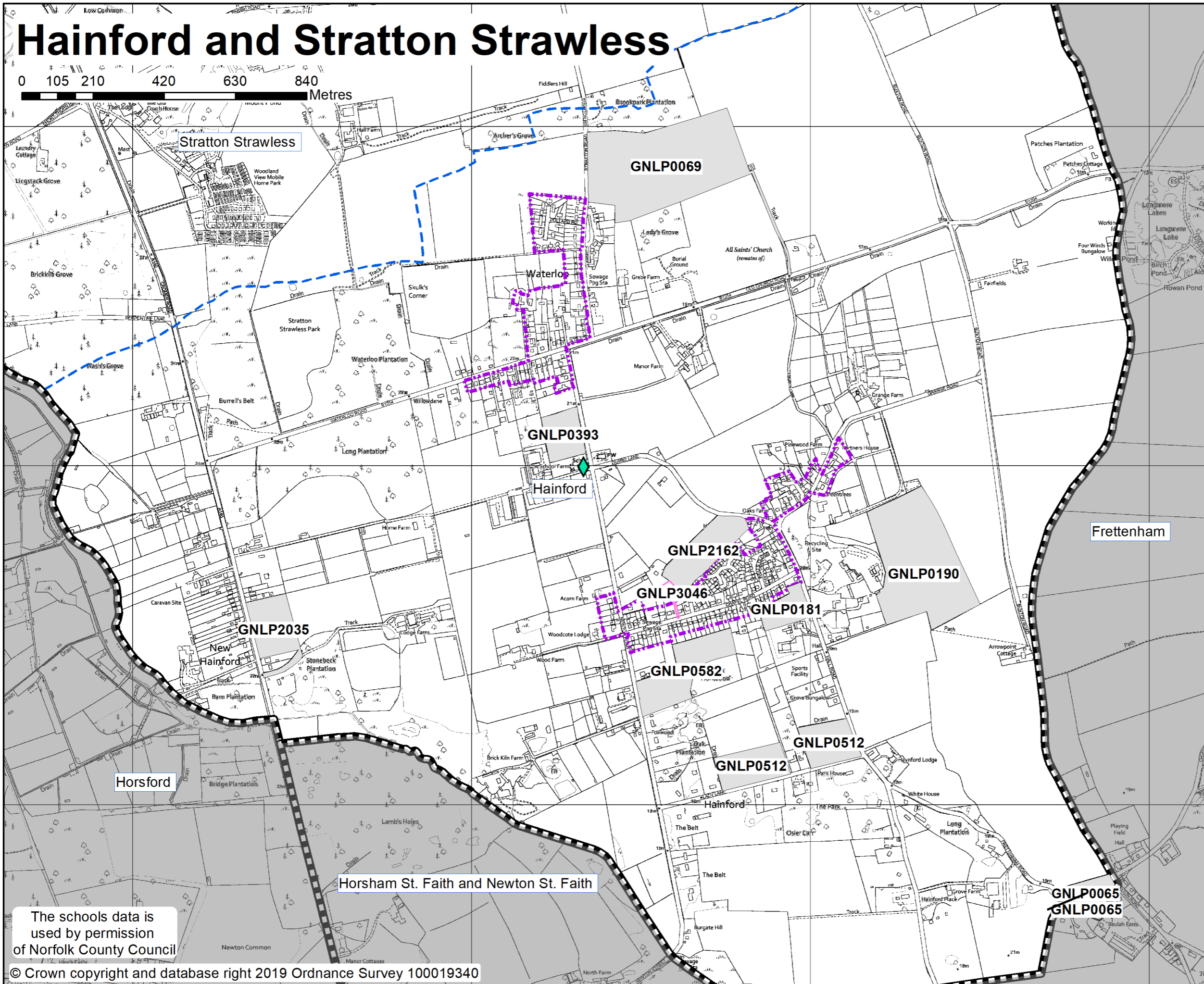
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				feasible or viable to provide one.
Land off Stratton Road	GNLP0069	10.70	Approx. 404 dwellings with associated open space	This site is considered to be unreasonable for allocation as even a smaller area of development 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 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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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 School and due to the distance it would not be feasible or viable to provide a footway. Direct vehicular

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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.



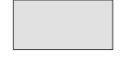



Hainford and Stratton Strawless

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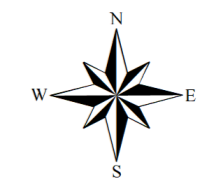
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Small Site
-  Existing Settlement Boundary
-  Parish Boundary

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