

Settlement Name:	Loddon & Chedgrave
Settlement Hierarchy:	<p>The combined settlement of Loddon and Chedgrave is identified as a Key Service Centre in the Greater Norwich Local Plan. There is a range of services including shops, infant, junior and high schools, medical centre, library, public houses and industrial estate. The settlement is well served by buses linking to Norwich, Beccles and Lowestoft, and a development of 200 homes north of George Lane, Loddon is currently being progressed.</p> <p>At the base date of the plan there are no carried forward residential allocations in Loddon or Chedgrave and 200 dwellings with planning permission.</p> <p>The 'Towards a Strategy' document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres up to 2038. This site assessment booklet looks in detail at the sites promoted in Loddon and Chedgrave to determine which are the most suitable to contribute towards the overall allocation figure for the Key Service Centres.</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
Chedgrave			
Land off Langley Road	GNLP0463R	5.58	70 dwellings with open space to the north as necessary
Land on the west side of Norwich Road	GNLP1014	1.60	Residential (unspecified number)
Big Back Lane	GNLP2055	3.45	Residential (unspecified number)
Loddon			
Wood Farm, Bungay Road	GNLP0008	2.01	Up to 15 dwellings including access roads
Land to the east of Beccles Road	GNLP0312	7.70	Up to 228 dwellings
Land to east of High Street	GNLP0313	1.62	Approx. 68 dwellings
Land off Low Bungay Road	GNLP0314	0.74	Approx. 19 dwellings

Land to the east of High Bungay Road	GNLP0372	3.14	Approx. 130 dwellings plus a Scout Hut and public open space. (An initial phase of 60 starter homes could be promoted on the southern section of the site)
South of Beccles Road	GNLP2032	0.52	Residential (unspecified number)
Total area of land		29.36	

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
Chedgrave			
Pebblers, Norwich Road	GNLPSL0015	0.21	Settlement Limit
Land Bordering Hardley Road and Pits Lane	GNLP0541	0.49	5-8 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
Loddon			
Land to the south of A146	GNLP0347	3.41	Commercial development of storage and distribution hub

(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														
Chedgrave														
GNLP0463R	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green
GNLP1014	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green	Amber
GNLP2055	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Green
Loddon														
GNLP0008	Amber	Red	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0312	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber
GNLP0313	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP0314	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP0372	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2032	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Amber	Amber	Green	Green	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Chedgrave	
GNLP0463R	<p>General comments Objections raised to the original site boundary, concerns regarding lack of infrastructure, services and capacity of services. Concerns the site will remove valuable farmland and the community and the description of Chedgrave as a village. Better access to A146 is required before any more development. Other issues include drainage, scale of development</p> <p>One comment submitted in support of site, see full submission regarding initial site plan, changed boundary, aerial plan and information in relation to the landscape.</p> <p>Chedgrave Parish Council comments Chedgrave PC Considered this matter 1st March 2018. Cllrs referred to feedback from residents during the parish plan consultation which is broadly in favour of small scale development as long as: Houses are not all together, there are mixed types of property, there is mixed tenure for rental, there is mixed ownership, housing density is as per the village at the moment - it was noted that this site would not accommodate 70 houses. Parishioners showed some interest in retail development.</p>
GNLP1014	<p>General comments Objections raised concerns regarding overdevelopment, removal of open spaces, busy unsuitable roads, road safety and the site is outside the development boundary.</p> <p>Comments made. It has no impact on the two conservation areas in the village and, unlike the other two sites, has ready access to the A146 without having to use any of the narrow village roads. However, at least two sites in Loddon appear more suitable as they offer good access to the A146 and are closer to the schools and other shared community facilities.</p> <p>Comment submitted in support of site. This would seem to be a sensible place to have new development in the village as it is adjacent to the current development boundary, has good road access and is opposite existing development. A mix of housing would be preferable with some smaller starter homes included.</p> <p>Parish Council comments Chedgrave PC considered this matter 1st March 2018. Cllrs referred to feedback from residents during the parish plan consultation which is broadly in favour of small scale development as long as: houses are not all together, there are mixed types of</p>

	<p>property, there is mixed tenure for rental, there is mixed ownership, housing density is as per the village at the moment - density numbers are not stated in the consultation paper and this needs to be clarified. Parishioners showed some interest in retail development.</p> <p>Norfolk Wildlife Trust comments There may be biodiversity constraints with regard to adjacent stream habitats</p>
GNLP2055	<p>South Norfolk Council comments No foul sewer available</p> <p>Chedgrave Parish Council comments Chedgrave PC considered this matter 6th December 2018. Cllrs referred to feedback from residents during the parish plan consultation (and previous responses to the GNLP consultation) which is broadly in favour of small scale development as long as: houses are not all together, there are mixed types of property, there is mixed tenure for rental, there is mixed ownership, housing density is as per the village at the moment - density numbers are not stated in the consultation paper and this needs to be clarified. Parishioners showed some interest in retail development.</p>
Loddon	
GNLP0008	<p>General comments One objection raised concerns regarding overdevelopment.</p>
GNLP0312	<p>General comments Objections raised concerns regarding removal of prime agricultural land, conservation area and the site is outside the development boundary. Other concerns include loss of wildlife, lack of stretched facilities, would create a dangerous junction, site would dominate area due to topography, invasion of privacy,</p> <p>One comment. Norfolk County Council have in the past made outline plans for relocating the Fire Station to an NCC-owned site on the A146 junction with George Lane, adjoining the school. The scheme would facilitate a sympathetic residential development which would improve the Conservation Area. The Fire Service supported the relocation operationally, but the scheme did not progress; land values of this small site in isolation did not justify the outlay. It may be worth reconsidering this as part of a larger scheme, since it would enable resolution of the current access constraint on site 0313</p> <p>One comment submitted in support of site. The site lies in a wholly sustainable location, adjacent to the main employment area of Loddon, whilst benefits from an existing frontage footway to Beccles Road, which enables direct pedestrian linkages into the</p>

	<p>centre of Loddon. Public transport also passes directly along the site frontage, enabling connections to Norwich, Beccles and other larger centres beyond. In view of the above sustainability credentials, Hopkins Homes considers that this site should be Allocated for residential development within the forthcoming Draft Local Plan. See full report.</p>
GNLP0313	<p>General comments Objections raised concerns regarding traffic congestion, impact on listed building & conservation area, overdevelopment, access, road safety and the area already had two major developments.</p> <p>Broads Authority comments GNLP0313 - 68 dwellings This is near the Broads border. Would welcome early discussions on this. Would be extending the built up area in a way that could affect the Broads. More limited potential for visual impact.</p> <p>Loddon & District Business Association comments This is a town centre site and we feel that greater and more flexible consideration should be given to the development of this site and uses in connection with town centres should be incorporated. The Association in general welcomes further residential development in Loddon but is also mindful of the needs in relation to additional commercial/social uses.</p>
GNLP0314	<p>General comments Objections raised concerns regarding flood area/zone, overdevelopment, traffic congestion, road safety and loss of livestock.</p>
GNLP0372	<p>General comments Objections raised concerns regarding flood risk, overdevelopment, access, road safety and traffic congestion.</p>
GNLP2032	<p>General comments Objections raised concerns regarding site has been turned down previously by the parish and district council and twice by the national planning inspectorate.</p> <p>One comment submitted in support of site. In summary, no statutory protected habitats were identified on the site, or within close proximity. Whilst development of the site would result in the loss of some poor semi-improved grassland and herb vegetation, the introduction of new landscaping within any new development would provide the potential for ecological enhancements of the site through the introduction of gardens and landscaping across the site. The report recommends a number of mitigation measures to ensure that impacts during the construction phase are minimised</p>

as well as a range of biodiversity enhancements to be incorporated within any proposed development. See full report.

The Suitability Assessment published at page 315 of the HELAA capacity assessment identifies a number of potential constraints to the development of the site. The landowner has commissioned the technical assessments necessary to establish that the site is suitable for development. A summary of the findings in relation to access, ecology and biodiversity, flood risk and trees is provided - see full submission.

South Norfolk Council Parish Council comments

Eastern and southern areas of the site in flood zones 2 & 3 and at risk of flooding from surface water.

Low risk of surface water flooding affecting much of the site with depths generally below 300mm but some ponding above 300mm

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.

Loddon, together with Chedgrave, fulfils the role of a key service centre with a range of shops and facilities serving the nearby settlements. Nine sites have been promoted for residential development on sites 0.5ha or larger (3 in Chedgrave and 6 in Loddon) totalling 29.36 ha.

Loddon

In Loddon itself sites, GNLP0312, GNLP0313, GNLP0314, GNLP0372, and GNLP2032 are reasonably well located in relation to the settlement, though GNLP2032 may be affected by flood-risk on part of the site which may make a suitable layout of development problematic, and there may be some surface water flooding issues to be considered on a number of the sites. Access to GNLP0313 may be difficult to achieve unless adjoining land at the fire station is included. GNLP0314 also has inadequate access and this is off Low Bungay Road which does not have pedestrian footways. Site GNLP0008 is located in open countryside a considerable distance from any settlement, with no pedestrian access to any services. Consequently, sites GNLP0312, GNLP0313, GNLP0372 and GNLP2032 are regarded as reasonable alternatives for more detailed assessment, but sites GNLP0008 and GNLP0314 are not due to the reasons given above.

Chedgrave

In Chedgrave, site GNLP0463R off Langley Road is directly adjacent to the settlement limit, and relates well to the form of the settlement. It is on the northern edge of the settlement and is approx. 1 – 1.5 km from the main facilities that are located in Loddon, but it has access to the main road through the village, including pedestrian footways. Consequently, GNLP0463R is regarded as a reasonable alternative for more detailed assessment.

To the west of Chedgrave, site GNLP2055 is divorced from the settlement and development here would appear as a separate enclave. Also, access to the site is via the single width Big Back Lane which does not have footways. Whilst road improvements including footway provision here might be feasible for the scale of the development, there is also the issue of lack of footways along Norwich Road. Therefore, there would not be safe pedestrian access to the facilities of Loddon & Chedgrave. Consequently, site GNLP2055 is not regarded as a reasonable alternative for more detailed assessment.

Site GNLP1014 is close to the settlement of Chedgrave, but still divorced from it, other than for some low density ribbon development located to the north. As such, it does not relate well to the form of the settlement and would appear as a separate enclave of development, though there is a narrow pedestrian footway along the Norwich Road into Loddon & Chedgrave. Site GNLP1014 is not regarded as reasonable alternatives for more detailed assessment.

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
Loddon			
Land to the east of Beccles Road, Loddon	GNLP0312	7.70	Up to 228 dwellings
Land to east of High Street, Loddon	GNLP0313	1.62	Approx. 68 dwellings
Land to the east of High Bungay Road, Loddon	GNLP0372	3.14	Approx. 130 dwellings plus a Scout Hut and public open space. (An initial phase of 60 starter homes could be promoted on the southern section of the site)
South of Beccles Road, Loddon	GNLP2032	0.52	Residential (unspecified number)
Chedgrave			
Land off Langley Road Chedgrave	GNLP0463R	5.58	70 dwellings with open space to the north as necessary
Total area of land		18.56	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0312
Address:	Land to east of Beccles Road, Loddon
Proposal:	Up to 228 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Flood Risk, Transport and Roads, Compatibility with Neighbouring Uses
HELAA Conclusion This site is located on the edge of the built up area of Loddon, opposite the industrial estate with good accessibility to services. Initial highway evidence has highlighted concerns that there are potential access constraints which could be overcome by development. Subject to suitable footpath provision any potential impact on the functioning of local roads could reasonably be mitigated. The site is at low risk of flooding although the edge of the site facing Beccles Road has a small area at risk of surface water flooding. Enhancement to the water recycling centre and sewerage infrastructure upgrades may be required. There are no significant landscape, historic environment, townscape or biodiversity concerns on the site, although it is adjacent to conservation area with listed buildings to the north. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability study.

FURTHER COMMENTS
Highways Yes. 228 dwellings – subject to two points of access.
Development Management Development Management officers recommend that sites GNLP0463 and GNLP0312 are the most appropriate for development. Both sites are prominent within the landscape, especially the Chedgrave site, and it is therefore considered appropriate for a more prescriptive approach to the allocations (particularly in relation to the Chedgrave site which would benefit from the production of a Design Brief).
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

No comments

PLANNING HISTORY:

No planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site layout

Site Reference:	GNLP0313
Address:	Land to east of High Street, Loddon
Proposal:	Approx. 68 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Amenity land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads</p>
<p>HELAA Conclusion This site is accessed off the High Street in the centre of Loddon with good accessibility to key services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Development in this location would increase traffic along the High Street but subject to suitable footpath provision any potential impact on the functioning of the local roads could be reasonably mitigated. The site is at low risk of flooding and Anglian Water are still to confirm utilities capacity. The site is adjacent to the conservation area and concentrations of grade II listed buildings and also within 1000m of the Broads Special Conservation Area and a SSSI/Ramsar site so mitigations are likely to be required. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability study.</p>

FURTHER COMMENTS
<p>Highways No. (Earlier comment – No- Access)</p>
<p>Development Management This site has been assessed a number of times and is not considered to be suitable for development due to its constraints and very sensitive location</p>
<p>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.</p>
<p>Lead Local Flood Authority No comments</p>

PLANNING HISTORY:

Historic refusals for small scale residential development (1980s);
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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None submitted

Site Reference:	GNLP0372
Address:	Land to the east of High Bungay Road, Loddon
Proposal:	Approx. 130 dwellings plus a scout hut and public open space (an initial phase of 60 starter homes could be promoted on the southern section of the site).

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant agricultural land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Flood Risk, Transport and Roads
HELAA Conclusion This site is well related to the existing built up area of Loddon with good accessibility to services. Access would be from High Bungay Road, one potential access point is narrow and the other is close to the junction with the A146. Initial highway evidence has highlighted concerns that there is no possibility of creating a suitable access to the site. Development may lead to additional traffic on High Bungay Road and the A146 but subject to suitable footpath provision any potential impact on the functioning of local roads could be reasonably mitigated. The site has a low risk of flooding but adjacent areas have a risk of surface water flooding. Enhancement to the water recycling centre and sewerage infrastructure upgrades may be required. There are no significant landscape, historic environment, townscape or biodiversity concerns on the site. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability study.

FURTHER COMMENTS
Highways No. (Earlier comment – No- Access)
Development Management Site previously considered as a preferred option for an employment land allocation (A0018/971) but there were issues raised about viability for employment use only. The site was not considered suitable for residential use principally due to flood risk and access constraints
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

No comments

PLANNING HISTORY:**2017/0864**

REFUSAL - 79 starter homes; a number of issues including impact on form and character of the area and the local landscape.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Transport Statement
- Ecological Scoping Survey
- Assessment of Impact of Road Traffic
- Flood Risk Assessment
- Masterplan

Site Reference:	GNLP2032
Address:	South of Beccles Road, Loddon
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant land and storage of building materials	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Townscapes, Biodiversity and Geodiversity, Historic Environment
HELAA Conclusion This is a 0.54 ha site promoted for residential development in Loddon with a frontage onto the southern side of the Beccles Road. Initial Highway Authority advice has not raised concern, subject to improvements to form a suitable access. The site is adjacent to the Loddon Conservation Area, and there are Grade II listed buildings along Beccles Road, so consideration to townscape matters will be needed. Fluvial and surface water flood risk are crucial matters that will likely reduce the net developable area. The eastern side of the site is in Flood Zone 3. Ecological constraints also relate to the site's proximity to habitats in the Broads. The site is 400 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the flood risk could constrain the developable area, the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Access acceptable for single dwelling only.
Development Management comments Previously promoted as 742. The site was considered to have good accessibility to services but concerns about the flood risk, wildlife concerns and an English Heritage conservation area objection was noted
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments

PLANNING HISTORY:

Various refusals on the site - this site has been tested a number of times by applications and appeals and has consistently been found to be unsuitable for development

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Flood modelling assessment
- Flood Risk Assessment
- Arboricultural Impact Assessment
- Tree Survey

Site Reference:	GNLP0463R
Address:	Land off Langley Road, Chedgrave
Proposal:	70 dwellings with open space to the north if necessary

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads

HELAA Conclusion

This is a large greenfield site off Langley Road and Snow's Lane and adjacent to the development boundary. It is not particularly well related to services as mostly located to the south in Loddon. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include the proximity to Langley Historic Park (opposite) and potential impact on the wider setting of grade 1 listed building. Other environmental sensitivities at this location include the Broads (within the 1,000 m buffer) special area of conservation and SSSI, (within 3,000 m buffer), risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

FURTHER COMMENTS

Highways

Yes. Subject to visibility improvement and frontage development at Langley Rd to north. 2.0m footway required at site frontage to link with existing facilities. If access is via Snow's Lane, it will need to be widened to 5.5m with 2.0m footway.

Development Management comments

If the site is considered for allocation it would be appropriate to prepare a design brief for the site. This would need to address the sensitivities of the site within the landscape due to the site topography and should set the design parameters for development in this location.

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
No comments

PLANNING HISTORY:

Historic refusals for residential development on the site (1970's)

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site layout
- Landscape summary

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Five reasonable alternative sites have been identified in Loddon and Chedgrave at stage 5 of this booklet. 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 development. 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 6 above.

Loddon and Chedgrave together are a key service centre and the 'Towards a Strategy' document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. Through further discussion two sites were identified as being suitable to allocate.

GNLP0312 is preferred for 180 dwellings. This site is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. Highways support subject to two points of access.

GNLP0463R is preferred for 20 dwellings. It is not considered appropriate for the 70 homes originally suggested. Although this site is elevated and would be quite prominent it is considered suitable subject to a good layout to work with its setting in the landscape. A design brief would be needed. The site's allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. If access is to be via Snows Lane then it will need to be widened and a footway provided.

No sites have been identified as reasonable alternatives.

Other sites have been dismissed primarily due to flood and/or access concerns. A number of these sites have already been tested numerous times through the planning application and appeal process.

In conclusion, two sites are identified as preferred options providing for at least 200 new homes in the key service centre (one for 180 homes, one for 20 homes). There are no carried forward residential allocations and a total of 200 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 400 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Loddon and Chedgrave				
Land to the east of Beccles Road, Loddon	GMLP0312	7.70	180 dwellings	This site is preferred for allocation as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site.
Land off Langley Road, Chedgrave	GMLP0463	3.07	20 dwellings	Although this site is elevated and would be quite prominent it is preferred for allocation subject to a good layout to work with its setting in the landscape. A design brief would be needed. It is not considered appropriate for the 70 homes originally suggested. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. If access is to be via Snows Lane then it will need to be widened and a footway provided.

Reasonable Alternative Sites:

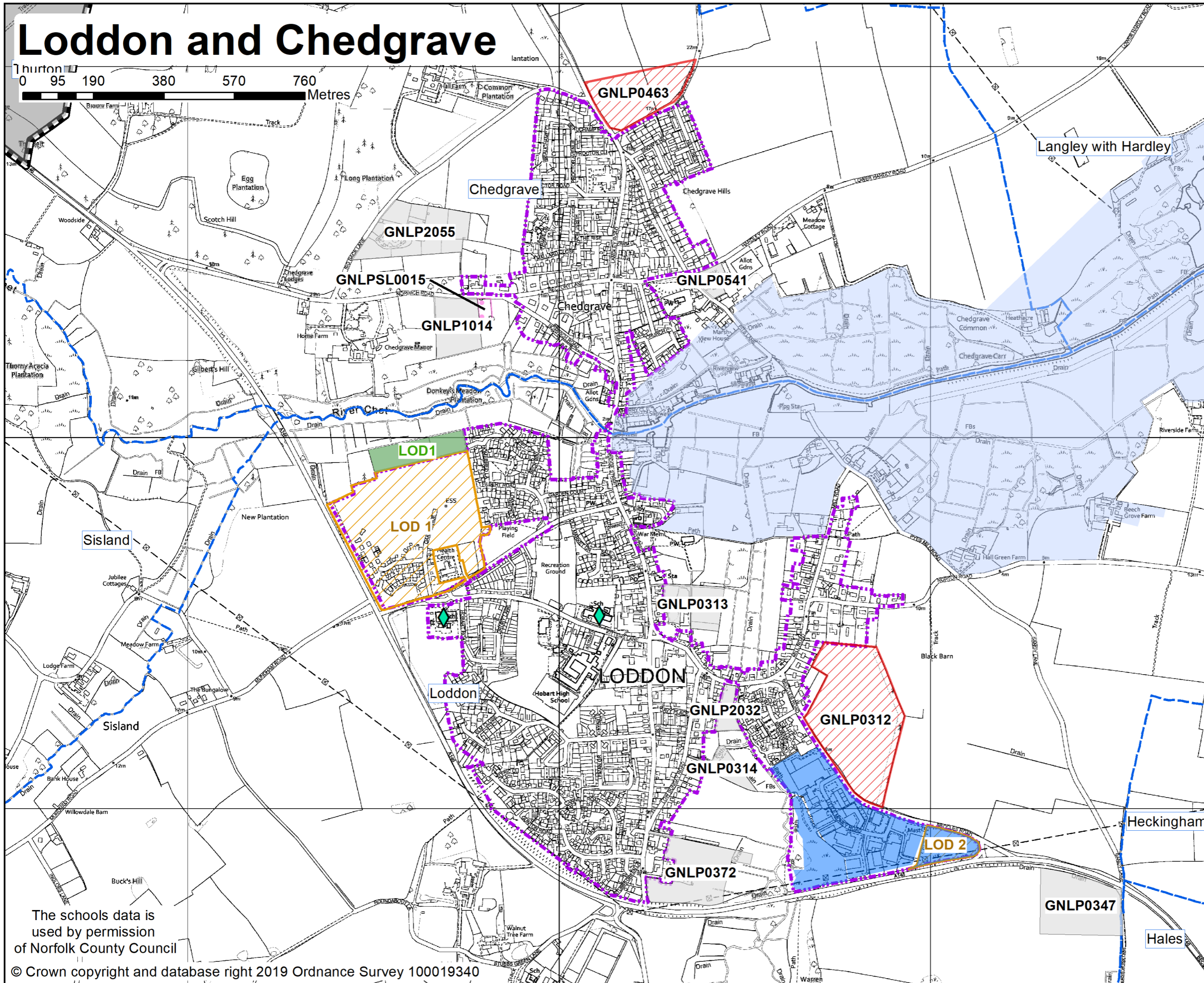
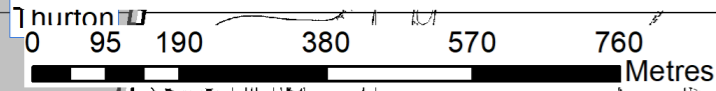
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Loddon and Chedgrave				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Loddon and Chedgrave				
Land on the west side of Norwich Road, Chedgrave	GNLP1014	1.60	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development.
Big Back Lane, Chedgrave	GNLP2055	3.45	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development.
Wood Farm, Bungay Road, Loddon	GNLP0008	2.01	Up to 15 dwellings including access roads	This site is not considered to be suitable for allocation as it is located in open countryside, a considerable distance from any settlement, with no pedestrian access to any services.
Land to east of High Street, Loddon	GNLP0313	1.62	Approx. 68 dwellings	This site is not considered to be suitable for allocation. Significant heritage concerns would be compounded by landscape impacts if trees had to be removed from the site. Crucially, there is no suitable vehicular access unless adjoining land at the fire station is included.
Land off Low Bungay Road, Loddon	GNLP0314	0.74	Approx. 19 dwellings	This site is not considered to be suitable for allocation as it has inadequate vehicular access and no pedestrian footway to Loddon Infant and Junior Schools.
Land to the east of High Bungay Road, Loddon	GNLP0372	3.14	Approx. 130 dwellings plus a Scout Hut and public open space (an initial phase of 60 starter homes could be	Although well-located in relation to the settlement, the site is not considered to be suitable for allocation as there are concerns regarding vehicular access onto High Bungay Road in close proximity to the A146.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			promoted on the southern section of the site)	
South of Beccles Road, Loddon	GNLP2032	0.52	Residential (unspecified number)	This site is not considered to be suitable for allocation. There is flood risk on part of the site which may affect the developable area. There are concerns regarding vehicular access; access would be suitable for a single dwelling only. There have also been a number of dismissed appeals on the site.

Loddon and Chedgrave



Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Parish Boundary
- Broads Authority



Date: 18/12/2019
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