

<b>Cluster Name:</b>	<b>Long Stratton and well related part of Tharston and Hapton parish</b>
<b>Settlement Hierarchy:</b>	<p>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 Main Town in the Greater Norwich Local Plan. 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.</p> <p>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.</p> <p>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.</p> <p>At the base date of the plan there are no carried forward allocations but a total of 1,892 additional dwellings with planning permission.</p> <p>The Towards a Strategy document identifies Long Stratton as a Town (together with Aylsham, Diss, Harleston and Wymondham) and suggests that circa 900 – 1000+ additional homes should be provided between them. This site assessment booklet looks in detail at the sites promoted in Long Stratton to determine which are the most suitable to contribute towards the overall allocation figure for the Main Towns.</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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Long Stratton</b>			
Land south of St Mary's Road	GNLP0509	3.60	60-100 dwellings with associated open space
<b>Tharston &amp; Hapton (part of parish adjacent to Long Stratton)</b>			
Land west of Chequers Road	GNLP0142	1.74	Residential (unspecified number)
Land next to Tharston Industrial estate, west of Chequers Lane	GNLP0201	3.90	Mixed use (residential and industrial)
Land to the west of Chequers Road	GNLP0458	0.96	Approx. 20 dwellings with open space
Blyth Green Park, Stratton Road	GNLP0576	1.45	Residential (unspecified number)
Land at Ciudad Rodrigo Farm, Fornsett Road	GNLP1050	7.50	Housing with associated access and open space, ranging from 35-100 homes
South of Swan Lane	GNLP3033	5.28	80 dwellings plus 40 bed care home
<b>Total area of land</b>		<b>24.43 ha</b>	

### **LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			

(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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Tharston &amp; Hapton</b>			
Land to the west of Tharston Industrial estate	GNLP0272	7.55	Employment

(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														
<b>Long Stratton</b>														
GNLP0509	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
<b>Tharston &amp; Hapton</b>														
GNLP0142	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber
GNLP0201	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green
GNLP0458	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green
GNLP0576	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP1050	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP3033	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green

### **STAGE 3 – SUMMARY OF CONSULTATION COMMENTS**

<b>Site Reference</b>	<b>Comments</b>
<b>Long Stratton</b>	
GNLP0509	<p><b>General comments:</b> One comment submitted in support of site. On behalf of our client Orbit Homes (2020) Limited we wish to make representations to the Greater Norwich Local Plan (GNLP) 'New, Revised and Small Sites' consultation. These comments are made in light of the fact that no additional sites in Long Stratton were submitted as part of the previous 'Growth Options document and Site Proposals' in early 2018 and in light of our client's ongoing promotion of Land at St Mary's Road, Long Stratton.</p>
<b>Tharston &amp; Hapton</b>	
GNLP0142	<p><b>General comments:</b> One objection suggested the site is more suitable for commercial development not residential.</p> <p><b>Tharston and Hapton Parish Council comments:</b> The Infrastructure is very poor and local roads are already being used as rat runs meaning that local residents are against future development till this infrastructure is better and local residents are able to feel safe in their own village. The area also suffers from a problem with speeding due to the lack of infrastructure</p>
GNLP0201	No comments submitted
GNLP0458	<p><b>General comments:</b> One comment requested road safety improvement if the site would be developed.</p> <p><b>Tharston and Hapton Parish Council comments:</b> The Infrastructure is very poor and local roads are already being used as rat runs meaning that local residents are against future development till this infrastructure is better and local residents are able to feel safe in their own village. The area also suffers from a problem with speeding due to the lack of infrastructure</p>
GNLP0576	<p><b>General comments:</b> One comment suggested mixed use may be better for the site.</p>
GNLP1050	<p><b>General comments:</b> One comment in support of site. However, a junction needs to be improved and new homes would need to be connected to existing settlement by a new footpath.</p> <p><b>Tharston and Hapton Parish Council comments:</b></p>

	The Infrastructure is very poor and local roads are already being used as rat runs meaning that local residents are against future development till this infrastructure is better and local residents are able to feel safe in their own village. The area also suffers from a problem with speeding due to the lack of infrastructure.
GNLP3033	No comments, site submitted during Stage B consultation

## **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.**

Long Stratton benefits from a number of core facilities including a high school, library, medical centre and leisure centre, plus a range of other shops, services and community buildings as well as frequent travel to work public transport. These have been the focus around which the settlement has seen steady expansion since the 1960s. To the west of the A140, estate scale development has taken place in four distinct areas, from the 1960s onwards, extending the village into the adjoining parish of Tharston and Hapton. Recent housing development has been focused at Chequers Road, Tharston (120 dwellings at Tharston Meadow) and on land adjoining the district council offices at Swan Lane (50 dwellings and commercial units). Large-scale development to the east of the A140 has been limited to the 370-home Churchfields estate, completed in the early 2000's, alongside a few more recent smaller scale developments. Applications have been submitted covering the major 1800-home allocation promoted through the Area Action Plan. The historic core of the village extends in a linear form along the original Roman road now

forming part of the A140 and is characterised by a townscape of attractive historic buildings. It has Conservation Area status.

Seven sites have been submitted for consideration for potential allocation for housing and/or mixed uses in the GNLP; one within Long Stratton itself to the south of St Mary's Road (GNLP0509, subject to a refused application currently at appeal at the time of writing) and the remaining six in Tharston and Hapton parish on the western edge of the Long Stratton built up area, located to the west of Chequers Road adjoining and around Chequers Road industrial estate; one to the south of Swan Lane adjoining Tharston Meadow housing development.

**Sites considered as reasonable alternatives are:**

Site GNLP0509

Site GNLP0509 south of St Mary's Road is subject to an active proposal for 52 homes and open space which has been refused planning permission against officer recommendation and is at appeal (ref 2017/0810) at the time of writing. At a strategic level the site is suitable to accommodate some development as it has good access to services and facilities with a safe route to school available. Assessment through the HELAA did not highlight any notable constraints or impacts preventing development albeit that the decision to refuse permission refers to encroachment into open countryside, loss of a significant tree and a poorly integrated design. It is noted that the portion of the site extending into open countryside to the west would remain as open space under the submitted proposals.

On that basis (and allowing for potential design improvements and limiting housing numbers to a figure comparable with the submitted scheme) it is considered that the site could not reasonably be excluded as unsuitable in principle, given that the strategy promotes Long Stratton as having further capacity for growth. Site GNLP0509 is consequently proposed as a reasonable alternative.

Site GNLP0201

Site GNLP0201 presents the best opportunity of the sites along Chequers Road for development and is considered to a reasonable alternative for mixed use development with some local employment. A wholly residential scheme in this location is less favoured but a smaller element of housing within a mixed use scheme could be acceptable.

Site GNLP3033

Site GNLP3033 is considered to be a reasonable alternative, since it is on a bus route, highly accessible to the school (150m away), the council offices and a range of local services and facilities. It would be able to deliver a safe route to school and is particularly well related to the form and character of existing settlement, representing a "rounding off" complementary to existing housing development at Tharston Meadow ongoing immediately to the south.

## Sites not considered to be reasonable alternatives are:

### Sites GNLP1050 and GNLP0458

Sites GNLP1050 at Ciudad Rodrigo Farm and GNLP0458 to the west of Chequers Road are not considered to be reasonable alternatives. They would require significant road infrastructure, junction and highway improvements and footpaths to deliver a safe route to school, both would have potentially harmful impacts on adjacent heritage assets (adjoining Chequers Farm and Spreadingoak Farm) and the development of larger site GNLP1050 for up to 100 homes would inevitably involve a major intrusion into the rural gap with landscape and ecological impacts. Site GNLP0458 is subject to a high risk of surface water flooding across a large part of the site which may be difficult to mitigate.

### Sites GNLP0142 and GNLP0576

Of the sites further south along Chequers Road, GNLP0142 and GNLP0576 south of the industrial estate are relatively accessible to services and facilities but slightly more remote, less well related to the built form of Long Stratton and afford less opportunity to deliver a safe route to school, with site GNLP0142 extending some distance into open countryside west of the employment area and into Wacton parish. These sites are considered to be out of scale with the form of settlement and not particularly compatible with adjoining existing and proposed commercial uses and are therefore not listed as reasonable alternatives.

## **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
<b>Long Stratton</b>			
Land south of St Mary's Road	GNLP0509	3.60	60-100 dwellings with associated open space
<b>Tharston &amp; Hapton</b>			
Land next to Tharston Industrial estate, west of Chequers Lane	GNLP0201	3.90	Mixed use (residential and industrial)
South of Swan Lane	GNLP3033	5.28	80 dwellings plus 40 bed care home
<b>Total area of land</b>		<b>12.78 ha</b>	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0201
<b>Address:</b>	Land next to Tharston Industrial estate, west of Chequers Lane
<b>Proposal:</b>	Mixed use (residential and industrial)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Historic Environment and Transport & Roads.
<b>HELAA Conclusion</b> The site is to the north of the existing industrial estate on Chequers Road and is promoted for a mix of residential and industrial uses. The site is on the periphery of Long Stratton but has access to a range of services however the routes are indirect. Constraints on the site are waste water treatment capacity, access, footpath links, road network, the setting of listed buildings and the proximity to two Sites of Specific Scientific Interests. The scale of the site is such that the waste Water Treatment capacity, access and local road network constraints have, based on current evidence, the potential to be overcome through development. The impacts on SSSIs and listed buildings are not considered detrimental given the context of existing development. The site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highway</b> No. Earlier comment – No- Network capacity
<b>Development Management</b> No site-specific comments. DM officers recommend that due to the planned growth in Long Stratton through the existing allocation, the areas of 'white land' currently encompassed within this application should be considered for the purposes of allocation at this time. If an additional site is required St Mary's Rd is the reasonable option however due to the outstanding Appeal this is a politically sensitive site. The Swan Lane site is considered to be too constrained for development and we are concerned that residential development adjacent to the existing Tharston Industrial Estate would constrain future growth of this commercial site. 4 dwellings have been approved in LS since March 2018
<b>Minerals &amp; Waste</b>



No safeguarded mineral resources

**Lead Local Flood Authority**

No comments

**PLANNING HISTORY:**

1970's refusal for residential development

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP0509
<b>Address:</b>	Land at St Mary's Road
<b>Proposal:</b>	60-100 dwellings with associated open space

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Lower quality agricultural land	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> None
<b>HELAA Conclusion</b> This is a greenfield site on the south western edge of the village. It is accessible to a full range of core services in Long Stratton. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability or flood risk. Off-site mains reinforcement, enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. There are no significant concerns in relation to impacts on the historic environment, but the scale of development may have some townscape impact. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to these being overcome the site is considered suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes. Subject to provision of footway at south side of Flowerpot Lane between St Mary's Road and Manor Road.
<b>Development Management</b> No site-specific comments. DM officers recommend that due to the planned growth in Long Stratton through the existing allocation, the areas of 'white land' currently encompassed within this application should be considered for the purposes of allocation at this time. If an additional site is required St Mary's Rd is the reasonable option however due to the outstanding Appeal this is a politically sensitive site. The Swan Lane site is considered to be too constrained for development and we are concerned that residential development adjacent to the existing Tharston Industrial Estate would constrain future growth of this commercial site. 4 dwellings have been approved in LS since March 2018
<b>Minerals &amp; Waste</b>

No safeguarded mineral resources

**Lead Local Flood Authority**

No comments

**PLANNING HISTORY:**

Current planning application subject to appeal (2017/0810)

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Sketch layout Plan

<b>Site Reference:</b>	GNLP3033
<b>Address:</b>	South of Swan Lane
<b>Proposal:</b>	80 dwellings plus 40 bed care home

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

### **CONSTRAINTS IDENTIFIED IN THE HELAA**

#### **Amber Constraints in HELAA**

Site access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.

#### **HELAA Conclusion**

This is a site of 5.28 ha located to the south of Swan Lane and immediately to the north of a 120 dwelling site, which is under construction, off Chequers Road (Tharston Meadow). It would form a northern extension to that scheme and is promoted for 80 dwellings and a care home. An existing care home and surgery adjoins its south eastern boundary. Initial highway advice has not raised concerns regarding access or impact on the local road network but advises that the site should be viewed in the context of development already committed in Long Stratton. The site is accessible to a range of core services in Long Stratton and is on a bus route; the nearest school is around 150 metres away and whilst there is no footpath access at present, it could be provided. There are no known constraints in relation to contamination/ground stability or utilities infrastructure. A low lying narrow tract of land running diagonally across the site from its northeast corner is prone to surface water flooding and this would need to be addressed through design (e.g. open space provision, water features and Sustainable Drainage Systems), as has been implemented in the adjacent development. There is a public footpath across the site from north to south which should be retained; there are no known significant impacts on other ecological sites or important landscapes. There could be some limited impact on the setting of the listed Spreadingoaks Farm to the west. Subject to addressing identified constraints, the site is considered suitable for the land availability assessment.

### **FURTHER COMMENTS**

#### **Highways**

No, network concern at A140/Swan Lane

#### **Development Management**

No site-specific comments. DM officers recommend that due to the planned growth in Long Stratton through the existing allocation, the areas of 'white land' currently encompassed within this application should be considered for the purposes of allocation at this time. If an additional site is required St Mary's Rd is the reasonable option however due to the outstanding Appeal this is a politically sensitive site. The Swan Lane site is considered to be too constrained for

development and we are concerned that residential development adjacent to the existing Tharston Industrial Estate would constrain future growth of this commercial site. 4 dwellings have been approved in LS since March 2018

**Minerals & Waste**

The site is within the consultation area of a safeguarded water recycling centre. 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 consultation with the Mineral and Waste Planning Authority.

**Lead Local Flood Authority**

No comments

**PLANNING HISTORY:**

No recent planning history - 1970's refusal for residential use on western section of the site

**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).**

Three reasonable alternative sites have been identified in Long Stratton 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.

Long Stratton is considered to be transitioning from Key Service Centre to Main Town and the ‘Towards a Strategy’ document identifies a requirement for 900 – 1000+ dwellings across this sector of the hierarchy. Through further discussion the scale of planned but as yet undeveloped homes in the town is considered significant. In order to allow permitted housing sites in Long Stratton to be developed and existing service capacity to be clarified, there will be no new allocations in the Greater Norwich Local Plan. There is considered to be no reasonable alternative to this approach.

Sites GNLP0142, GNLP0201, GNLP0458, GNLP0509, GNLP0576, GNLP1050, GNLP3033, have been dismissed on highway and landscape grounds, as well as relation to the existing built form and ability to provide a safe route to school.

In conclusion, 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 Long Stratton & part of Tharston & Hapton of 1,892 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Long Stratton (including part of Tharston)</b>				
NO PREFERRED SITES DUE TO THE SCALE OF EXISTING COMMITMENT				

**Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
<b>Long Stratton (including part of Tharston)</b>				
NO REASONABLE ALTERNATIVE SITES				

**Unreasonable Sites:**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Long Stratton (including part of Tharston)</b>				
Land west of Chequers Road, Tharston and Hapton	GNLPO142	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.
Land next to Tharston Industrial Estate, west of Chequers Lane, Tharston and Hapton	GNLPO201	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	GNLPO458	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 may be difficult to

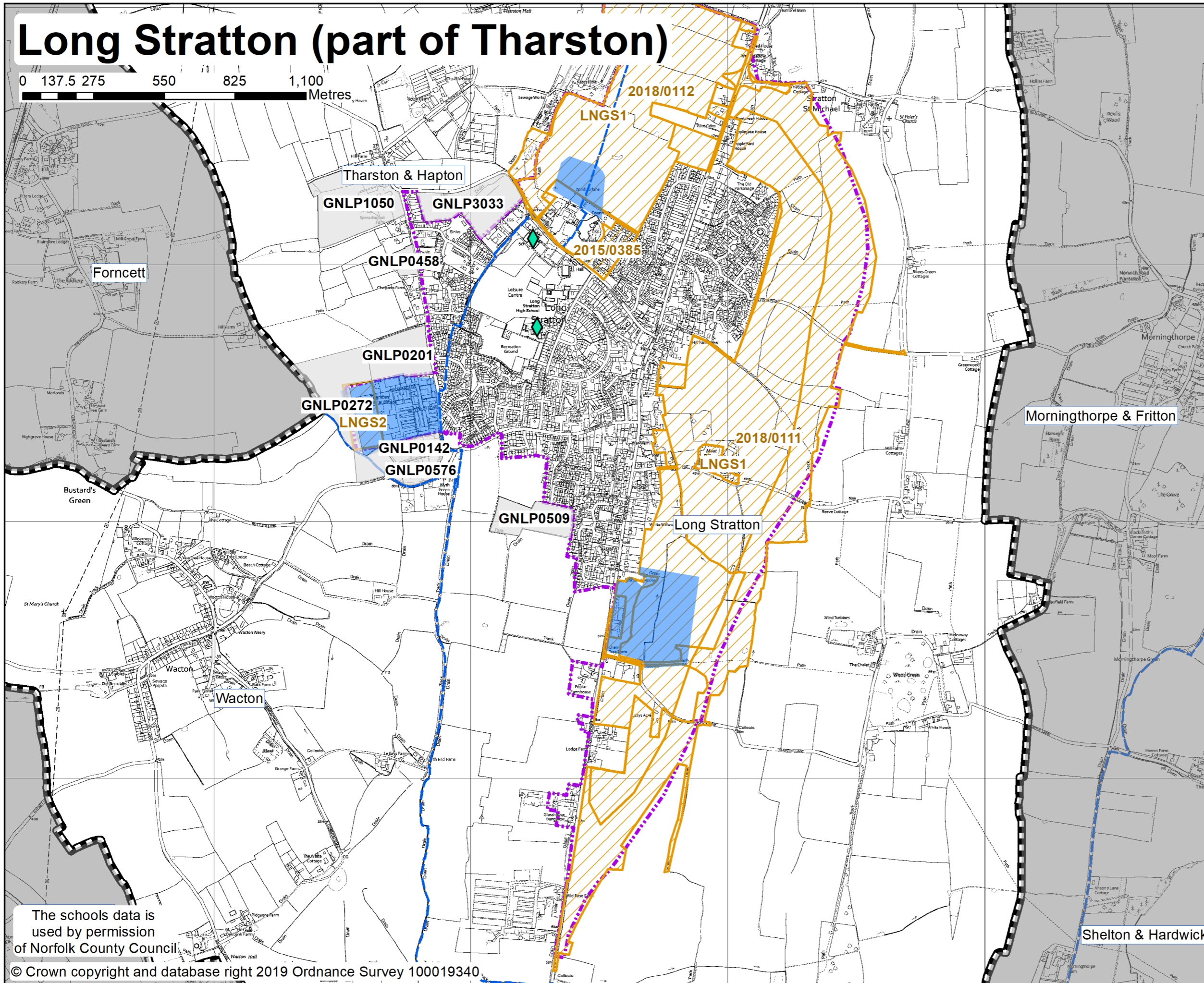
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				mitigate. The existing level of commitment in Long Stratton through the Area Action Plan is high, limiting the need for additional sites.
Land south of St Mary's Road, Long Stratton	GNLP0509	3.60	60-100 dwellings with associated open space	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.
Blyth Green Park, Stratton Road, Tharston and Hapton	GNLP0576	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, Forngett Road, Tharston and Hapton	GNLP1050	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 commitment in Long Stratton through the Area



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



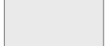

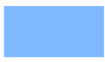


# Long Stratton (part of Tharston)

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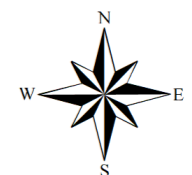
## Greater Norwich Local Plan

### Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary

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