

South Norfolk Council Village Clusters

<https://south-norfolk.oc2.uk/document/1/283#d283>

Questions relating to Geldeston are Q 56- 60.

It's important to realise this is about allocating sites for development and not about planning issues. There's an expectation, however, that if a site is allocated then it will be developed for housing subject to planning permission.

The 'preferred' site in Geldeston is SN043. This means it's been 'preferred' by SNDC but not yet allocated as a site, pending the outcome of this consultation.

The 'preferred' site in Geldeston is the field above the site where the new houses were built recently (previously called GEL1) up to the Old Yarmouth Road. It's said this is sufficient for 20 houses. It's outside the settlement boundary (shown by a red line) and outside the conservation area. The settlement boundary will be adjusted if the site is allocated.

I only hope that people in the new houses and in the Kell's estate generally know about this and have commented.

To find out more about the Village Clusters Housing Allocations Plan, please visit our [Virtual Exhibition](#).

There are also two 'rejected' sites in Geldeston which are SN0207 (land at the top of Geldeston Hill to the left as you go up the hill - marked as recreation ground on the map) and SN1004 which is land behind the Wherry. The reasons for SNDC rejecting them are given but they need to be validated.

Landowners have a right to keep submitting sites and unallocated sites can be built on subject to planning permission.

Comments have to be submitted by 5pm on 2 August 2021.

Geldeston

The Settlement Limit has been drawn to include the two main built-up forms of the settlement along The Street and The Kells, including the small allocation west of Kells Way made within the 2016 Site Allocations Plan. The boundary also includes a small cluster of dwellings east of Geldeston, off The Street.

No alterations are proposed to the existing settlement limits within this cluster.

QUESTION 56: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Preferred and Shortlisted Sites

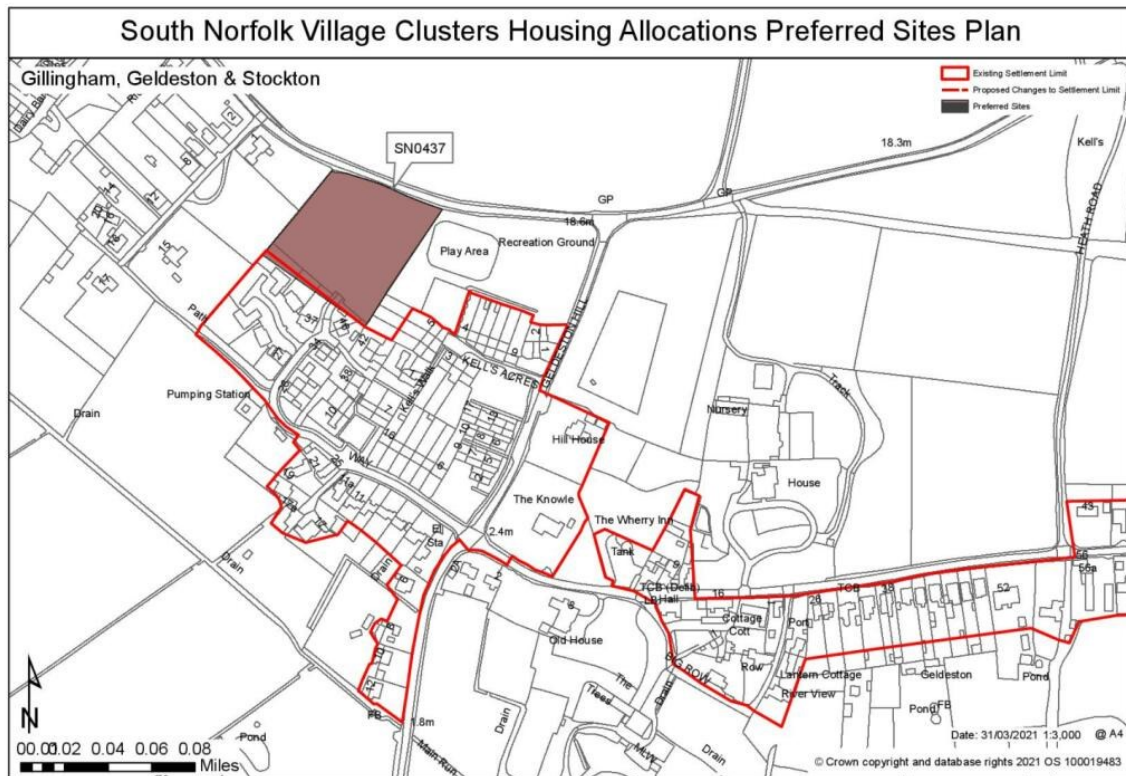
7 sites have been promoted for consideration, of which 2 have been identified as preferred allocations and 2 have been shortlisted.

Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

Site: SN0437, Land off Kells Way, Geldeston
Preferred for up to 20 dwellings on a site of 0.83 hectares.
Reasoned justification: The site has a good relationship with the existing built form of the settlement and would benefit from good connectivity. The site is located to the north of an existing residential development, recently approved and developed. Development of the site would be subject to an access through this recent development as no other access is suitable (Old Yarmouth Road to the north is not viable). Whilst the site adjoins the Conservation Area, any impacts could be mitigated against through careful design and layout. It has been acknowledged that this site has a better relationship with the Valley setting due to existing boundaries.

Site: SN0437, Land off Kells Way, Geldeston



QUESTION 57: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

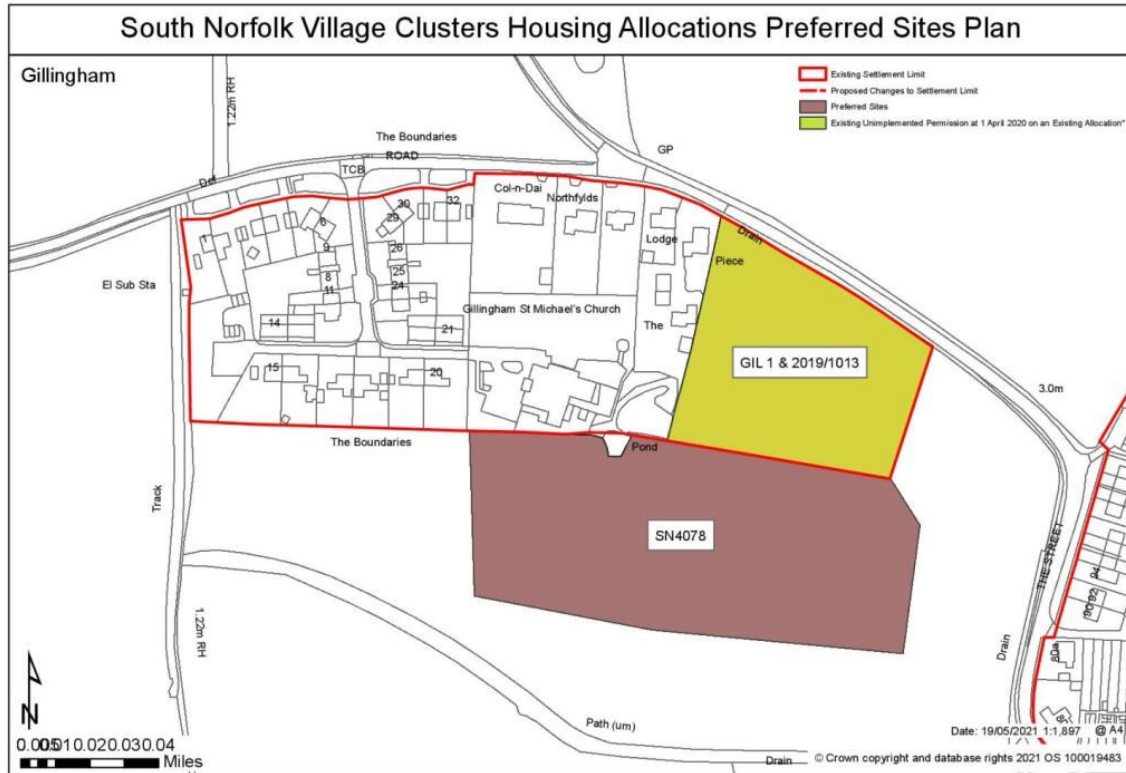
Site: SN0478, Land south of GIL 1, Gillingham

Preferred for 35 dwellings on a site of 1.4 hectares

Reasoned Justification: The site would be accessed through the exiting Hopkins Homes development that is currently under construction and which appears to offer a suitable access. Further highway improvements may be required or proposed numbers restricted if highways constraints cannot be resolved. Much of the surrounding area falls within flood zone 2/3, including land immediately to the south of the site. However, the promoter advised that the report produced by Evans Coastal and Rivers in connection with the current development identified the land to be in Zone 1 in relation to Flood. Further investigation (FRA) would be required to confirm this prior to allocation. It is also noted that the boundaries of the site can be adjusted if required as surrounding fields are in the

Site: SN0478, Land south of GIL 1, Gillingham

same ownership. Landscape constraints have been identified as site is in close proximity to the Broads (King's Dam) and footpaths run parallel to the south and west of the site. A landscape assessment would need to be undertaken to demonstrate that there would not be unacceptable landscape impacts.



QUESTION 58: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Shortlisted Sites

On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Reasons not preferred for allocation:
SN0274 REVA or REVB	Land to the south of the A143 and A146 roundabout, Gillingham

Site	Reasons not preferred for allocation:
	<p>Shortlisted for up to 25 dwellings on a site of 2 hectares.</p> <p>SN0274 REV A and REV B are immediately adjacent to one another and have therefore been assessed together. Both sites are subject to flood risk constraints. However, the development to the south (application reference: 2019/1013) also falls within Flood Zone 2/3a but the applicant submitted a Flood Risk Assessment (FRA) which identifies the actual 'Residual Risk and Flood Zones' on site and all of the 22 homes proposed were able to be sited within Flood Zone 1.</p> <p>Any allocation of this site would be subject to further investigation to determine the extent of flooding and whether development on one or both of these sites could also be accommodated within Flood Zone 1. The site has few other constraints.</p> <p>The Highways Authority have recognised that the site could provide further highways enhancements with the widening of The Street. In addition, an application to extend the service station to the north of the site has recently been approved where a linkage to the rest of the village has been suggested. It is considered that development of the site could provide this linkage and development in this location could be coherently planned to maximise any opportunities for connections to be created.</p> <p>Due to the sites being adjacent and of the same ownership, it has been identified that the site boundary could extend across REVA and REVB to help mitigate flood risk issues is necessary.</p>

Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0091	<p>Land to the north and east of Church Farm, Church Road, Stockton</p> <p>The site is considered to be remote from services and cannot provide a reasonable or safe walking route to the primary school. The site is detached from the main areas of the settlement and is not adjacent to any existing settlement boundaries. Highway safety constraints have been identified; development of the site could lead to an intensification of slowing, stopping and turning movements onto A146 Principal Route The local road network is limited in width, lacks passing provision and has no footways. It has also been noted that visibility may be require third party consent.</p>

Site	Location and Reasons for Rejection
SN0207	<p>Land off Old Yarmouth Rd/ Geldeston Hill, Geldeston</p> <p>The site is considered unsuitable due to number of highways constraints that are unresolvable. The site also sits elevated within the landscape where impact upon the landscape protection designations may not be mitigated against. Access to the site via Old Yarmouth Road (to the north) is not a suitable access for development. Therefore, the only other access is off Geldeston Hill, via Ketts Acres to the east. Whilst Kell's Acres is an adopted road, it is very narrow and there are concerned that any improvements would impact on two mature trees in the setting of the Tayler and Green housing. Development of this site would also negatively impact on the landscape character of the valley setting and also the adjoining Conservation Area.</p>
SN0276 and SN021SL	<p>Land to the east of the Village Hall, Gillingham</p> <p>The site is considered unsuitable for allocation or an SL extension, due to highway safety constraints. Access to the site would need to come through the village hall car park which is 3rd party land that has not been presented as an option. In addition to this, if access could be achieved there would be issues with junction visibility to the north and south on Loddon Road (which is a busy route from the A146 into Beccles). It is considered that this would be difficult to resolve with the junction to The Street opposite. The site is also heavily constrained by tree cover and also suffers from some small areas at risk of fluvial or surface water flooding to the eastern boundary. It is also noted that the majority of the site falls within the Broads Authority executive area.</p>
SN1004	<p>Land off Old Yarmouth Rd/ Geldeston Hill, Geldeston</p> <p>It is considered that safe access is not achievable due to visibility constraint caused by adjacent building. Whilst the site is located adjacent to the existing SL limited, the site is backland development, out of keeping with the exiting settlement pattern, with potential amenity concerns for existing residents. It has also been identified that the site is located within the Geldeston Conservation Area and there are a number of listed buildings within close proximity of the site.</p>

QUESTION 59: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response and please specify which site(s) you are referring to.

QUESTION 60: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response and please specify which site(s) you are referring to.

Preferred and rejected sites:

