

**Appendix 6B**

**Landowner proposals**

Location	<b>Tharston – Wacton Road, off Flowerpot Lane</b>
For	Good access within reasonable distance from A140 at light-controlled junction within 30 mph limit, and also is main access route to industrial estate, to north beyond another field with stables. Electricity and water available, good hedge/ small trees to frontage.
Against	Flowerpot Lane passes through part of village. Cottage opposite to south. Land fronts short stretch of straight road (approx 130 metres) effectively on inside of curve – woodland to east and other hedged land to west, both outside his ownership, so not possible to improve visibility distances, and provision of access splays would involve removal of most of frontage hedge. County Highways have discouraged
Action	Do not consider further.

Location	Easton - Marlingford Sports Club
For	Reasonable screening and access to A.47 by two routes
Against	Too near to small private G&T site recently granted planning permission
Action	Do not consider further

Location	<b>Newton Greenways – west of dwellings NW of rail crossing</b>
For	Reasonable screening.
Against	Poor access – long narrow lane through village then crossing rail line – access point to A140 within 40 mph limit (just) but no right-turn facility. Alternatives routes even narrower and more indirect. Adjoins small group of dwellings and long-established caravan. Will inevitably result in substantial increase in large slow-moving vehicles using rail crossing.
Action	Do not consider further.

Location	<b>Great Melton - Turnpike Meadow</b>
For	Access to A.47 along B-road - does not pass through villages.
Against	Fronts onto straight stretch of B.1108 outside speed limits – much of hedge to frontage would have to be removed to form access visibility splays. Rear part is flood risk, reducing usable area. Cottages to west and south-west, water meadows to rear (north). Rather remote from services/facilities.
Action	Do not consider further

Location	<b>Ellingham - off Florence Way, Mill Road.</b>
For	Good access to A143 and village facilities
Against	Too close to housing. Traffic would pass through much of twin villages of Kirby Cane and Ellingham, and use accessroad to newly-buit affordable housing. More suitable as future possible expansion of affordable housing.
Action	Do not consider further

Location	<b>Keswick – west of former playing fields at Keswick Hall</b>
For	Well screened by trees/hedges and landforms
Against	Long access, narrow in places, passing close to dwellings (Keswick Hall complex). Very limited visibility at access to Low Road owing to high banks – costly to improve. Traffic from site towards A11/A47 will tend to pass through Keswick and Cringleford villages. Large part of site is close to high-voltage overhead line – Government may soon increase required clearance - if so, usable portion will be too small for 6-8 pitches.
Action	Do not consider further

Location	<b>Bawburgh – between River Yare and Hockering Lane</b>
For	Well related to village facilities. Access to A47 via Stocks Hill and B1108
Against	Major flood risk. Prominent site in centre of village with no screening - detrimental to character of Conservation Area. Access to A47 passes through part of village.
Action	Wholly unsuitable.

Location	<b>Winfarthing – Mill Farm, Mill Road</b>
For	Access from B road. Fairly close to village facilities.
Against	Prominent in landscape – on side of shallow valley, near minor road – not an enclosed field. Access to A143 is lengthy and passes through town of Diss and village of Shelfanger. Understood to be associated with proposal for residential conversion of farm buildings –not clear how development could be arranged.
Action	Unsuitable