

Appendix 6C

Other sites investigated

Sites were considered in three stages – an initial “long list”; a second stage following an inspection of sites, and a third stage following investigations of costs of providing utility services, and likely availability.

A47 Corridor

(Note: top left of box for each site gives the Grid Reference. A map showing any site can be provided on request.)

TG 185051	Ketteringham – north of 102-124, Cantley Lane South
For	Good access to A47 via slip roads, reasonable screening except on frontage but screened from wider views to east by A47 embankment and landscaping, reasonable clearance from high-voltage overhead lines, footbridge link to Cringleford school and bus service – within walking distance.
Against	Narrow site close to dwellings. Incompatible with potential transit site location nearby to north-east
Action	Originally accepted as “possible” by member working group. However, in view of choice of Thickthorn transit site, exclude.

TG 223043	Caistor St Edmund – Harford Farm, Markshall Lane West
For	Close to A47 junction, Tesco supermarket and bus stop. Access direct onto fast stretch of A140 without speed limit, but between traffic lights and A47 roundabout. . “Hilltop” site but reasonable screening. Remote from other dwellings.
Against	Minor road access currently gated and blocked at A.140 junction – opening it could make wide area of prominent landscape in vicinity more vulnerable to unauthorised occupation – recent unauthorised occupations using unacceptable informal accesses.
Action	Member working group decided to exclude at first stage.

TG 170062	Colney – NW of Braymeadow Lane/Hetherset Lane
For	Well-screened in dip (but not flood risk), and reasonable distance from village. Good western frontage visibility along good road linking B1172 and B1108 near their junctions with A47. Norwich City FC training ground nearby to North.
Against	Close to small group of dwellings. Braymeadow Lane on south boundary is narrow with passing places. Not on bus route. Part of developer suggestions for housing in joint core strategy, so unlikely to be readily available.
Action	Excluded by member working group at second stage.

TG 175078	West of Hall Farm, Watton Road, Colney
For	Access to B1108, previously used for frequent heavy lorry traffic to mineral workings – good splays. Within walking distance of bus stop, close to Hospital.
Against	Inconsistent with allocation for Norwich Research Park. Rather remote from other facilities
Action	Excluded by member working group at second stage.

TG 196046	Keswick – Intwood Lane, NE of bridge over A47
For	Well screened by A47 landscaping on realigned Intwood Lane - site is part of old alignment
Against	Remote, poor access, can only reach A47 via Cringleford village, close to overhead grid lines, restricted access visibility to north, close to railway level crossing
Action	Member working group decided to exclude.

A11 Corridor

TG 165053	Hethersett, east side of Colney Lane, near Norwich Road
For	Tall thick hedge to east, well-treed ground to west. Close to bus stop. Good access to A47/A11 along B1172 (“old” A11), and reasonably near facilities in Hethersett
Against	No screening from frontage to Colney Lane and house to south. Narrow site, less easy to develop – too small for number of pitches required.
Action	Excluded by member working group at second stage.

TG 157046	Hethersett – west of Hethersett Hall, Norwich Road
For	On B1172 (“old” A11) reasonably near to A47/A11 junction and village facilities. Well screened from adjoining open land by tree belts on boundaries.
Against	Incompatible with adjoining care home which shares access to site. No pedestrian crossing over B1172– 50 mph speed limit.
Action	Excluded by member working group at first stage.

TG 130008	Wymondham – west of oil-storage terminal, Stanfield Road
For	Good access from A11 junction. Slopes down to shallow valley, partly open on frontage to B1135 but seen against good tree screening on all other sides.
Against	Rather remote from facilities. No bus. Within safeguarding zone of oil depot - risk to occupiers.
Action	Some merit, but excluded on balance because of risk.

TG 131008	Wymondham –north of oil-storage terminal, Stanfield Road
For	Good access from A11 junction. Lies below B1135 road and slopes down to stream in shallow valley, seen from north and north-west against tree belt, but additional screening required.
Against	Remote from facilities/buses but not as well screened. Less visibility at access point, on inside of bend. Within safeguarding zone of oil depot - risk to occupiers.
Action	Excluded by member working group at second stage.

TM 079977	Wymondham - London Road, Sutton, opposite Turnpike Farm
For	Good hedges to all boundaries. Fronts onto former trunk road with good access to A11 at nearby grade-separated junction – (A11 in cutting at this point, with slip-road adjoining site, limiting noise). On bus route, within walking distance of Besthorpe village, but not close to dwellings except house /business centre opposite
Against	
Action	Excluded by member working group at third stage, as felt to be inferior to preferred and reserve sites.

TM 098990	Wymondham – Sutton Street, opposite Sawyers Lane
For	Good screening on all sides. , but within walking distance of bus route. Dwellings in hamlet nearby but not adjoining. Low cost of providing services and available – Council-owned.
Against	Rather remote from A11 access and facilities. Narrow road with limited visibility at access point. Small – could be combined with following site to provide six pitches in total.
Action	Excluded by member working group at third stage, as felt to be inferior to preferred and reserve sites.

TM 084978	Wymondham – Sutton, south of Little Dial Farm
For	Good access – existing “leg” onto B1172 roundabout at, adjoining slip road to A11 junction (A11 in cutting). Well screened. On bus route. Reasonably near to school in Spooner Row.
Against	Small. Would need to be combined with another site to provide required number of pitches.
Action	Excluded by member working group at third stage, as felt to be inferior to preferred and reserve sites nearby.

TG 146039	Hetherset- former Filling Station, Ketts Oak
For	Good access from B1172 reasonably close to A11 junction. Good hedge to west, hedge to rear
Against	Adjoins row of houses and opposite access to Park Farm leisure complex. Rather remote from facilities. Planning permission for dwellings commenced, so unlikely to be readily available.
Action	Disadvantages outweigh advantages – excluded by member working group at first stage.

A143 corridor

TM 059809	Bressingham - adjacent Pooley Street
For	Fronts onto “old road” with good access to realigned A1066 road. Well-screened site, standing well above small stream along western side, which marks District Boundary. Good hedge to west and minor road frontage, rising ground to north and west, A1066 to north (in cutting). On bus route.
Against	To west (in Breckland), adjoins dwelling and business premises in hamlet. Rather remote from facilities.
Action	Excluded by member working group at second stage.

TM 257844	Harleston - Redenhall Road West, NW of A143 roundabout
For	Well-screened site, with good road links. Northern part along Beck is low-lying, but could be used for grazing. On bus route.
Against	Opposite small group of dwellings and business uses to south-west, farm use to west. Somewhat remote from facilities.
Action	Excluded by member working group at second stage.

TM 203794	Brockdish - Scole Road, south-west of Church
For	On “old” A143 close to junction with A143 bypass. Part of large field, capable of being sub-divided several ways to leave usable remainder. Land rises to good screening to A143 to north and church to NE. Reasonable distance to village, on bus route.
Against	Open frontage to “old road”, would require screening. Long-distance footpath “Angles Way” adjoins west and north boundaries of field.
Action	Excluded by member working group at second stage.

TM 259842	Harleston - Redenhall Road East, SE of A143 roundabout
For	Large site close to A143, on bus route
Against	Part of large field. Some natural screening but parts would need additional screening. Best location in western part is least screened, but eastern part is close to dwellings in Redenhall hamlet. Rather remote from both Harleston town and Wortwell village.
Action	Excluded by member working group at second stage.

TM 373933	Kirby Cane - east of Church Road North
For	Part of larger field but in “acute angle corner” which could be separated to leave viable arable field. Thick existing planting belt along boundary to A143 – would need screening belt along new NE boundary. Very good access from minor road to A143.
Against	Need to cross A143 to village to south.
Action	Excluded by member working group at second stage.

TM 314894	Hall Road, Earsham
For	Reasonably near A143, very well screened site in woodland. Two existing access points from Hall Road serving timber storage use.
Against	Crossed by minerals conveyor from current mineral workings south of Hall Road. Rather remote from facilities.
Action	Classed as possible reserve by member working group

TM 254827	Harleston – south of Mendham Lane, east of A143
For	Good access to A143, good screening to A143 and Mendham Lane
Against	Part of very large field - would need sub-division and screening.. Remote from facilities. in Harleston across A143.
Action	Disadvantages outweigh advantages – excluded by member working group at first stage.

TM 165786	Scole – layby next public house, Bungay Road, Billingford
For	On A143. Good hedge to south.
Against	Too small, close to road and remote from facilities for permanent site – investigated as possible transit site.
Action	Excluded by member working group at first stage.

TM 202792	Brockdish – south of Scole Road, by gas governor kiosk
For	Screened from wider views. Good access to A143, on bus route, fairly close to village
Against	Part of larger field east of West Bank Lane – would need much additional boundary screening. Need to break through existing tree belt to gain access to Scole Road. Access would cross public footpath and gas main needing special construction - would be costly and levels may not be feasible.
Action	Excluded by member working group at third stage.

TM 269846	High Road, Wortwell
For	On bus route, near villages on bypassed section of “old” A143.
Against	Part of large field - would need much additional screening Access from A143 would have to pass through villages.
Action	Excluded by member working group at first stage.

TM 294869	Denton - east of footbridge at Low Farm, Low Road
For	Visual impact likely to be similar to existing seasonal farm storage use. Screened on east by tree thickets, to west by footbridge approach and to north by rising ground.
Against	Site open to view from A143 and footbridge. Remote from facilities. Access to A143 is lengthy to west and via weak bridge to east.
Action	Excluded by member working group at first stage.