

Appendix A - Broadland and South Norfolk Non Residential sites

Table of allocated non-residential sites with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Urban Fringe Non-residential Allocated				
Colney (Strategic Employment Area)				
South of Norwich Research Park extension	GNL0331BR	1.26	Class E (gii) Science Park development	This site is allocated to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (ref COL1)
South of Norwich Research Park extension	GNL0331CR	5.59	Class E (gii) Science Park development, hospital expansion and other ancillary proposals	This site is allocated to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (ref COL1)
Adjacent to Norwich Research Park (NRP)	COL 1	38.8	E (gii) Science Park development, hospital expansion	This site was allocated in the 2015 South Norfolk Local Plan but has not yet been fully developed out. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038. The Norwich Research Park is a strategic location for employment and this allocation is carried forward.
Land rear/east of Institute of Food Research (IFR)	COL 2 / GNL0140-C	4.24	E (gii) Science Park development, hospital expansion	This site was allocated in the 2015 South Norfolk Local Plan but has not yet been fully developed out. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038. The Norwich

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				Research Park is a strategic location for employment and this allocation is carried forward.
Colney Development Boundary	COL 3	44.32	Redevelopment of existing hospital and science park uses	The settlement boundary for Colney, and the Norwich Research Park, is carried forward from the last South Norfolk Local Plan. Retention of the development boundary and policy to guide the uses permitted is considered justified. Therefore the COL 3 allocation is carried forward.
Bawburgh and Colney Lakes	BAW 2	70.54	Water-based country park	This site was allocated in the 2015 South Norfolk Local Plan. The principle of establishing a new water-based country park in this location is already accepted. The use and management of the land for recreational use and conservation is expected to further grow over the plan period up to 2038. Therefore the BAW 2 allocation is carried forward.
Costessey				
Longwater Employment Area, Costessey	COS 3/ GNLPSL2008	15.29	Employment uses	The Longwater Employment Area continues to thrive and the control of uses here remains appropriate. The COS 3 land was allocated in the 2015 South Norfolk Local Plan. These land parcels are the next sequential areas for development and the inclusion of the GNLPSL2008 land is also a logical extension of the employment area. Therefore the COL 3 allocation is carried forward with the addition of GNLPSL2008.
Costessey Longwater Development Boundary	COS 4		Longwater Employment Area	The settlement boundary for the Longwater Employment Area is carried forward from the last South Norfolk Local Plan. Retention of the

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				development boundary and policy to guide the uses permitted is considered justified. Therefore the COS 4 allocation is carried forward.
Royal Norfolk Showground	COS 5 / GNLP2074		Leisure, tourism, recreation, arts and exhibition uses	The Royal Norfolk Showground is a well-established and unique venue for food, farming, leisure, tourism, recreation, arts, and exhibitions. The policy is carried forward from the last South Norfolk Local Plan but has been updated to recognise the need to support its role as a major visitor attraction and events locations and to reflect the fact that it is located within and supports the Food Enterprise Zone. The policy has been altered to permit small scale food, dining and leisure led development. In terms of site boundary the land area is unchanged, except for a small area east of Long Lane and the land that is now the golf centre.
Cringleford (including employment land at Keswick)				
Land west of Ipswich Road, Keswick	KES 2 (including GNLP0497)	13.02	employment uses	This allocation is a combination of an existing allocation from the South Norfolk Local Plan coupled with a permission on a larger boundary (reference 2017/2794). The permission is now beginning to build out and it is expected that the whole development will take place over the new local plan period up to 2038. Therefore the existing allocation is carried forward but on a larger site boundary.
Drayton				
No non-residential allocations				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Easton and Honingham				
No non-residential allocations				
Hellesdon				
North east of St Marys Church, Hellesdon	HEL3 / GNLP1020	1.3	Extension to the existing burial ground	GNLP1020 reiterates the proposal of existing allocation HEL3. Given the proximity to the parish church of St Mary, and the surrounding landscape, retaining the burial land allocation is regarded appropriate. Worth noting is that GNLP1020 is partly overlapped by a larger site (GNLP2142) that seeks to expand the Hellesdon Park Industrial Park. This larger site is not allocated as evidence suggests there is no need for additional large-scale employment development.
Land northeast of Reephams Road, Hellesdon	HEL4 / GNLP1019	11.9	Recreational open space	GNLP1019 reiterates the proposal of existing allocation HEL4. The existing allocation was made in the last Broadland Local Plan based on the need for additional recreational open space in Hellesdon. Retaining the existing open space allocation is considered appropriate. However, it is noted that the land is also promoted for a large-scale urban extension (GNLP0332R). This larger site is not allocated. GNLP0332R is constrained by its location, such its proximity to the Airport, and is not necessary to meet the housing requirement set out in the Part 1 GNLP Strategy.
Old Catton				
No non-residential allocations				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Rackheath				
No non-residential allocations				
Sprowston				
No non-residential allocations				
Taverham and Ringland				
No non-residential allocations				
Thorpe St Andrew				
No non -residential allocations				
Trowse and Bixley				
No non-residential allocations				
Towns Non-residential Allocated				
Aylsham (including Blickling, Burgh & Tuttington and Oulton)				
Land at Dunkirk Industrial Estate (west), south of Banningham Road	AYL3	0.95	E(g), B2 & B8 uses	This site was allocated in 2016 Broadland Local Plan. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.
Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham	AYL4	3.2	E(g), B2 & B8 uses	This site was allocated in 2016 Broadland Local Plan. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.
Diss (including part of Roydon)				
No non-residential allocations				
New and carried forward allocations are devolved to the Diss and District Neighbourhood Plan				
Redenhall with Harleston (including well related parts of Needham)				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land off Station Hill, Harleston	HAR 5	1.23	Employment uses will include class E(g) office, research and development, and industrial process that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities	This site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. Notably, however, a planning application exists for residential use and so the allocated commercial/community uses may not come forward. As at early November 2020, application 2019/2115 is awaiting determination for up to 40 dwellings.
Land north of Spirketts Lane, Harleston	HAR 6	1.48	Employment uses in Class E(g)/B2.	This site is to the south of the town with vehicular access from Fuller Road. The site's location is recognised for commercial uses and the land is partially developed as premises for a retail wholesaler. It is expected that the remainder of the site will build out over the plan period up to 2038.
Land south of Spirketts Lane, Harleston	HAR 7	4.47	Employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution	This site is to the south of the town with vehicular access from Spirkett's Lane. Nevertheless, this is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.
Hethel (Strategic Employment Area)				
South of Hethel Industrial Estate, Bracon Ash	GNLP2109	0.79	Employment uses associated with, or ancillary to, advanced	This site has access from Potash Lane and is located adjacent to industrial premises to the north and east. As a relatively small site

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
			engineering and technology-based business	GNLP2109 adds diversity to the land options for employment growth and it is anticipated that development can come forward within the local plan time-period up to 2038. Within the policy wording regard is given to the residential amenity and heritage value of nearby Brunel House to the south-east. Various requirements are set too for providing landscaping, highways improvements, mitigating surface water flood risk, and ecological impact assessment.
Hethel Strategic Employment Area	HETHEL 1		Defined development boundary at Hethel	A development boundary is drawn for the promotion of advanced engineering and technology based businesses. Retention of the development boundary and policy to guide the uses permitted is considered justified. Therefore the HETHEL 1 allocation is carried forward.
Hethel Strategic Employment Area	HETHEL 2	20.98	Uses associated with, or ancillary to, advanced engineering and technology-based business	This site was allocated in the previous South Norfolk Local Plan but has not yet been developed. Nevertheless, this is a key strategic employment location for Greater Norwich. Interest in development remains high and it is expected that development can come forward within the new local plan time-period up to 2038.
Long Stratton (including part of Tharston and Hapton)				
No non-residential allocations There are no new allocations in Long Stratton. The Long Stratton Area Action (or any successor document) remains the primary document for site allocations				
Wymondham				
No non-residential allocations.				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
The Wymondham Area Action Plan (or any successor document) remains the primary document for site allocations				
Key Service Centres (KSCs) Non-residential Allocated				
Acle				
Former station yard	ACL3	1	Use class B2.	The site was allocated in 2016 as part of the current Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development.
Blofield				
No non-residential allocations				
Brundall				
Land north of Berryfields	BRU2	7.3	Recreational open space	The site was allocated in the previous Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. However, it is likely that the allocation of BRU2 will need further revision given the recent planning permission on the site for 155 dwellings and a supermarket which includes alternative provision for recreation (reference: 20161483). The site was also promoted through the local plan process as GNLP0325. The recreational allocation under BRU2 remains appropriate pending the residential development taking place.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land east of the Memorial Hall, Brundall	BRU3	4.9	Recreational open space	The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. A planning application was made for up to 170 dwellings with alternative recreation provision (reference 20171386) that is now approved on appeal. Although the recreational allocation remains appropriate it is now likely that the residential permission will prompt its revision.
Hethersett				
Land west of Poppyfields, Hethersett	HET 3	6.5	Informal open space	The site has not been brought forward as part of the current permissions on the HET 1 allocation. Yet the site still has good prospects of coming forward as green infrastructure. With further development proposed for Hethersett retaining an allocation for informal open continues to be important, and this allocation safeguards the archaeological interest relating to the land. Therefore the HET 3 allocation is carried forward.
Hingham				
Hingham Industrial Estate at Ironside Way, Hingham	HIN2	2.24	Use classes E(g)/B2/B8 as an extension to the existing industrial estate	The site was allocated in 2015 as part of the current South Norfolk Local Plan but has not yet been developed. However, HIN 2 remains a logical extension of Hingham Industrial Estate. The principle of development is accepted and it is expected that development will take place within the new local plan time-period. Therefore the HIN2 allocation is carried forward.
Loddon and Chedgrave				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon	LOD 3	1.83	employment uses in Classes E(g)/B2/B8	The site was allocated in 2015 as part of the current South Norfolk Local Plan but has not yet been developed. However, LOD 3 remains a logical extension of Loddon Industrial Estate. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period. Although development will likely require mitigation measures for nearby SSSI/Natura 2000 designations, this site is re-allocated for employment/commercial development.
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
Ex MOD site, Pine Loke, Poringland	POR3	4.3	employment uses in Class E(g)	The site was allocated in 2015 as part of the current South Norfolk Local Plan but is yet to be developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is unsuitable for housing (or many other uses) and for that reason is outside the development boundary, but it is suitable for light industrial uses. The site also sits beneath two radio masts which dominate the site and require access for ongoing maintenance. To gain planning permission, proposals will have to be compatible with nearby residential and equestrian land uses, but nevertheless POR3 is re-allocated.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Reepham				
No non-residential allocations				
Wroxham				
No non-residential allocations				
Broadland Villages Non-residential Allocated				
Blofield Heath and Hemblington				
No non-residential allocations				
Buxton with Lamas				
No non-residential allocations				
Cantley				
No non-residential allocations				
Cawston, Brandiston and Swannington				
Land to the west of the existing cemetery, Cawston	CAW1	0.08	Extension to the existing burial ground	This site was allocated as an extension to the existing burial ground in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within this local plan time-period up to 2038.
Coltishall, Horstead with Stanninghall and Belaugh				
No non-residential allocations				
Foulsham and Themelthorpe				
Land at Old Railway Yard, Station Road, Foulsham	FOU2	1.1	Employment use (Use Class E(g), B2, B8)	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				the time-period of this local plan up to 2038. The site is re-allocated for employment/commercial development.
Freethorpe, Halvergate and Wickhampton				
No non-residential allocations				
Frettenham				
No non-residential allocations				
Great and Little Plumstead				
No non-residential allocations				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
No non-residential allocations				
Hainford and Stratton Strawless				
No non-residential allocations				
Hevingham				
No non-residential allocations				
Horsford, Felthorpe and Haveringland				
No non-residential allocations				
Horsham and Newton St Faith				
Land east of the A140 and north of Norwich International Airport, Horsham St Faith	HNF2/ GNLP0466R	35	Employment uses including for those benefitting from a location close to the airport	This site to the east of the A140 and north of Norwich Airport was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is allocated for a full range of employment/commercial development, including

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				those benefitting from a location close to the airport.
Land at Abbey Farm Commercial, Horsham St Faith	SL2007R/ GNLP4061/ HNF3	4.39	Employment uses (Use Classes E(g) B2, B8)	Site HNF3 at Abbey Farm Commercial was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development with a small extension to include site GNLP4061, which is already partly built out.
Lingwood and Burlingham, Strumpshaw and Beighton				
No non-residential allocations				
Marsham				
No non-residential allocations				
Reedham				
No non-residential allocations				
Salhouse, Woodbastwick and Ranworth				
No non-residential allocations				
South Walsham and Upton with Fishley				
No non-residential allocations				
Spixworth and Crostwick				
No non-residential allocations				
South Norfolk Villages Non-residential Allocated				
Brooke Industrial Estate	BKE3	4.8	Employment use	The site was allocated in 2015 as part of the South Norfolk Local Plan. Brooke Industrial Park has experienced incremental growth over time

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				and has now become an established employment site. There remains some opportunity for growth, which this policy seeks to promote. It is important that the site remains as an employment site and that other uses, such as residential development, are resisted given its location removed from established settlements such as the villages of Brooke and Poringland.