

Appendix B - Urban Fringe – excluding the Norwich City Council area

Unallocated residential sites with reasons for rejection.

(Sites highlighted in grey were shortlisted through the site assessment process as reasonable alternatives and therefore subject to SA)

| Address | Site Reference | Area (ha) | Promoted for | Reason for rejection |
|--------------------------------|----------------|-----------|----------------------------------|--|
| Colney | | | | |
| Land at Hall Farm, Watton Road | GNLP0158 | 2.92 | Residential (unspecified number) | This site is not considered suitable for allocation because it is considered to be relatively remote, with a poor relationship to the form and character of existing development and in the river valley. In addition there is no safe walking route to Little Melton Primary School, over 3km away, and due to the distance, it would not be feasible or viable to provide one. |
| Old Watton Road | GNLP0514 | 0.59 | Residential (unspecified number) | This site is located off the Old Watton Road, adjoining the River Yare in the river valley. Despite its location near to existing housing in Colney it is remote from services and facilities and there is currently no settlement limit. Development in this location would encroach on the open character of the river valley. The site has significant trees, so development would harm landscape character. In addition, the northern section of the site is within flood zone 3 with identified surface water flood issues. There is no safe walking route to Little Melton Primary School over 3km away, and due to the distance, it would not be feasible or viable to provide one. It is |

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| | | | | recognised that the site is closer to schools in Bowthorpe, with a potential safe route, but these are still over 2km away and are not the catchment school. |
| 32 Watton Road | GNLP0592 | 2.99 | Residential development of an unspecified number or continuation of the Research Park. | This site is located some distance to the west of Colney south of the B1108 towards the junction with the southern bypass. It is wholly within the southern bypass landscape protection zone. It is considered to be unreasonable for allocation due its relative remoteness and poor relationship with the form and character of existing development. There is no safe walking route to Little Melton Primary School, and due to the distance, it would not be feasible or viable to provide one. |
| Costessey | | | | |
| Land to the North East of Town House Road | GNLP0039 | 11.39 | Residential (Unspecified number) | This site is not considered to be suitable for allocation as it is disconnected from the existing settlement limit and within the designated river valley which raises some landscape concerns. Development here would have a poor relationship to the existing settlement pattern, and it is likely that the purchase of third-party land would be required to facilitate a suitable access. |
| Land South of Cleves Way / East of Longwater Lane | GNLP0206 | 17.82 | Residential (Unspecified number) | The site is not considered to be suitable for allocation due to a significant band to the south of this site which is at risk of flooding (zone 3b). To avoid this area the site would need to be developed with GNLP0284 for access and to form a cohesive development. |

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| Land North of Farmland Road | GNLP0238 | 7.09 | Approx. 84 dwellings and public open space | This site is not considered to be suitable for allocation as a recent appeal was dismissed due to adverse impact on the designated river valley and poor connectivity |
| 12 Longwater Lane | GNLP0243 | 2.75 | Residential (Unspecified number) | This site is not considered to be suitable for allocation due to access constraints and form and character concerns. The majority of the site is in the designated river valley with a number of established trees. The access point is between an existing dwelling and a belt of trees which have preservation orders on them which could be problematic for achieving adequate vehicular access. |
| Costessey Landfill Site, and adjoining land, Dereham Road | GNLP0266 | 46.62 | Mixed use | Although the western end of the site (near to the existing employment/industrial uses) could have potential for commercial use the remainder is not favoured for housing due to the possible contamination issues of building on a landfill site, indeed Norfolk County Council Minerals and Waste have objected to development of the site. In addition, the site would create an isolated area of residential development with possible amenity issues from the existing commercial development nearby. Land could be required for an all traffic link between the A1074 Dereham Road and Ernest Gage Avenue. |
| Townhouse Road | GNLP0284R | 8.98 | Residential (Unspecified number) 3 masterplan options | This site is not considered suitable for allocation due to potential adverse impact on the character of the designated river valley. Three different masterplans have been submitted varying in |

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| | | | of different sizes put forward | <p>scale. A small road frontage scheme may be more acceptable, but this would still have landscape impact as well as a heritage impact on the adjacent Grade II Listed Church.</p> <p>Site GNLP0284 was originally submitted in 2016 for 92 houses on a 3.86ha boundary but this was revised to the 3 masterplan options prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.</p> |
| Land off Ringland Lane | GNLP0468 | 4.43 | Approx. 50 dwellings with open space | This site is not considered to be suitable for allocation as it is located some distance from the existing settlement limit in the designated river valley. There is a central band of surface water flood risk which would significantly affect the developable area. |
| Land off Gunton Lane | GNLP0489 | 2.57 | Residential (Unspecified number) | Much of this site is affected by flood zones 2 and 3 and surface water flood risk. Anglian Water infrastructure in the vicinity of the site could be a further constraint and for these reasons the site is not considered to be suitable for allocation. |
| Land off Bawburgh Road and New Road | GNLP0581R | 40.39 | 600 dwellings | An alternative version of this site has been chosen for allocation – see allocated site table. |
| Roundwell Works Site | GNLP0593 | 1.27 | Approx. 55 dwellings | This site was considered to be a reasonable alternative through the Regulation 18C consultation if further housing was needed in the urban area. An additional allocation is not needed at Regulation 19 therefore the site is not allocated. |

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| | | | | As a brownfield site within the settlement boundary it could come forward through the planning application process. |
| Rear of 23 Longwater Lane | GNLP2004 | 0.60 | 4-10 dwellings | This is a difficult shaped site unlikely to be able to accommodate enough dwellings to enable an allocation. Established trees, flood zones 2 and 3 and surface water flood risk would significantly affect the developable area. |
| North of Gunton Lane | GNLP2138 | 2.60 | Residential (Unspecified number) | This site is not considered to be suitable for allocation as it is covered by flood zones 2 and 3 and surface water flood risk which would significantly affect the developable area. In addition, the site is within the designated river valley and wholly within a County Wildlife Site. |
| 10 Longwater Lane | GNLP2156 | 1.90 | Residential (Unspecified number) | This site is not favoured for allocation. It is located a short distance from the existing settlement limit within the designated river valley. Vehicular access to the site would be difficult as the whole frontage is an area of established trees with preservation orders on them. |
| Brickfield Farm | GNLP4045 | 6.48 | 30 dwellings | This site was submitted during the Reg.18C consultation. The site is located in the designated river valley and development in this location would detract from the rural character as you leave Costessey. Development here would extend the built form further into the open countryside with potential amalgamation to Old Costessey with the Queens Hills development. In addition, there are |

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| | | | | mature trees and hedgerows at north west boundary. |
| Cringleford (including Keswick and Intwood for employment purposes) | | | | |
| Land off Gurney Lane | GNLP0461 | 2.79 | Approx. 40 dwellings with open space for amenity purposes | This site is not considered to be suitable for allocation, as it is not feasible to achieve an acceptable visibility splay southwards along Colney Lane from Gurney Lane. There are also possible landscape impacts on the Yare Valley to consider |
| South of Cantley Lane South | GNLP4037 | 1.11 | 12 dwellings | This site was submitted during the Regulation 18C consultation. It is not considered suitable for allocation as it is remote from the settlement boundary and disconnected from services and facilities in either Cringleford or Ketteringham. The site also intrudes into the Southern Bypass Landscape Protection Zone and the Strategic Gap. |
| Drayton | | | | |
| Land between Taverham Road and Costessey Lane | GNLP0270 | 3.15 | 20-30 dwellings with village green and public open space | This site is not considered to be suitable for allocation, as it is not feasible to provide a safe access/route to A1067. There is also limited opportunity for improving pedestrian facilities. In addition, the smaller area of the site on the south side of Costessey Lane is immediately adjacent to the River Wensum where there is a high risk of flooding as well as landscape and ecological constraints. |
| Land south of Drayton Low Road | GNLP0271 | 3.04 | Approx. 74 dwellings and open | This site has planning permission for 71 dwellings (reference 20170212). This permission will be |

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| | | | space/green infrastructure | counted in the development commitment figure so it is not proposed to allocate the site in the local plan. |
| 189A Drayton High Road | GNLP0289 | 2.00 | Conversion of main house to 4 flats (c3), Existing and Detached Units to 8 flats (c3) and erection of 2 extant units to 4 flats (c3) | This site is operated as Drayton Wood Care Home which is assumed to be a viable ongoing business therefore the site is assumed to be unreasonable for allocation as there are questions over deliverability. Should it be demonstrated that the existing venture is unviable as a care home, or it ceases to trade, redevelopment could be an alternative. |
| Adjacent Drayton Wood Care Home | GNLP0290 | 1.00 | 4-6 houses (subject to arboricultural impact assessment) | This is a narrow site next to Drayton High Road including the access road to Drayton Wood Care Home. It is not considered to be suitable for allocation as much of the site encroaches upon Drayton Wood County Wildlife Site. |
| Land east of Drayton Lane and north of Hall Lane | GNLP0301 | 9.19 | Approx. 273 dwellings | This site is not considered to be suitable for allocation as it is poorly related to Drayton in terms of landscape, townscape and services. |
| To rear of Bradshaw Road and accessed via Reepham Road | GNLP0329 | 4.95 | 96-144 dwellings | The primary constraint for this site is access. There is no access via Bradshaw Road and the proposed access from Reepham Road is remote to the existing edge of Drayton. For this reason, the site is not considered to be suitable for allocation. |
| North of Fakenham Road | GNLP2027 | 0.83 | 5 dwellings | This site is only suitable for 4-6 dwellings due to its shape and it is therefore considered to be too small to consider for allocation. |

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| Easton and Honingham | | | | |
| Land at Fellows Road | GNLP0411 | 0.72 | Approx. 13 dwellings | This site is over 4km to primary school in Easton with no safe walking route therefore it is not considered to be suitable for allocation. This site was re-examined through work looking at County Council bus routes to school but was dismissed as it was considered that vehicular access would be difficult as the proposed access point at Fellows Road is extremely narrow and Mill Lane is also sub-standard |
| Honingham Thorpe | GNLP0415 A-G | 457.14 | Strategic mixed use development consisting of residential development, employment, country park and nature reserve | There are currently no proposals to allocate a new settlement in the local plan, however GNLP0415 is being considered within the context of options for a new settlement in the future.. |
| Land off A47 | GNLP0456 | 9.12 | Approx. 25 dwellings | This site is not considered to be appropriate for allocation as it is located on the opposite side of the A47 to the main part of Easton village with no safe route to the primary school. The site also includes a gravel pit of geological interest. |
| North of Dereham Road | GNLP2176 | 3.74 | 55 dwellings | This site was originally submitted on a larger boundary to accommodate 55 dwellings. It was considered through work to look at County Council bus routes to school and included as a preferred option in the Regulation 18C consultation on a much smaller boundary for 12 dwellings. A revision to the site was then |
| | GNLP2176 (18C) | 0.76 | 12 dwellings | |
| | GNLP2176R | 1.37 | 25 dwellings | |

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| | | | | <p>submitted through the Regulation 18C consultation to increase the site to 1.37ha and 25 dwellings.</p> <p>Numerous objections were received to this site through the Regulation 18C consultation, including rural setting, lack of services and facilities, limited bus service, no safe access to school, highway issues and impact on landscape character.</p> <p>The site was initially preferred for allocation given the potential to divert the school bus route to pick up children but after further consideration this is not considered to be appropriate for such a small scale development therefore the site has been deleted as an allocation.</p> |
| Hellesdon | | | | |
| Rear of Heath Crescent | GNLP2173 | 2.11 | 35-50 dwellings | <p>This proposal was considered as a reasonable alternative through the Regulation 18C consultation alongside alternative plans for open space use put forward by the Parish Council to allow for further consideration of both proposals. It has been decided not to allocate either site and leave the land as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The need for open space in Hellesdon presented by the Parish Council is recognised but there does not seem to</p> |

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| | | | | be any agreement between the Parish Council and the landowner about the future use of the site so it was considered that delivery for open space could not be guaranteed. |
| Old Catton | | | | |
| No unallocated sites | | | | |
| Rackheath | | | | |
| Land to the East of Salhouse Road | GNLP0095 | 5.27 | Up to 8 dwellings off of a private drive | This site is not considered to be suitable for allocation as it is located within land designated as a landscape buffer to the Broadland Northway and is close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available |
| Land east of Green Lane West | GNLP0478 | 44.60 | Residential development of 142 open market and affordable dwellings with 31.78ha of green infrastructure in the form of a Country Park and recreation ground | There is potential to consider this site in combination with other sites put forward for development along Green Lane West which is paved and could provide a safe pedestrian route to the school. However, the site is currently an unreasonable alternative, unless the landowner can demonstrate an acceptable access strategy. |
| Land east of Back Lane | GNLP1029 | 0.81 | Approx. 20 self-build plots | This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In |

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| | | | | addition, the site is 3 km from the primary school with no safe pedestrian route. |
| Land south of Dobb's Lane | GNLP1030 | 2.81 | 84 dwellings | This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In addition, the site is 3 km from the primary school with no safe pedestrian route. |
| Land to the south of Swash Lane and Muck Lane | GNLP1060 | 24.73 | Relocation of Wroxham Football club with mixed use development of residential and commercial | This site is promoted for mixed use development and relocation of Wroxham Football Club. Relocating the football club would require significant investment, likely to be significantly more than would be achieved from redevelopment of the ground. Given this situation there is not a reasonable likelihood that the proposed residential development at Wroxham (GNLP0041) would take place and so an allocation for the football club at this location is unlikely to be justified at the current time. |
| North-east of Green Lane West | GNLP2037 | 1.04 | 10 dwellings | This site is within the existing settlement limit where development is acceptable in principle provided that it does not result in any significant adverse impact. The site is not considered suitable for allocation as it is unlikely to be able to accommodate the minimum level of allocation and would be better to come forward through the planning application process. |
| South of Salhouse Road | GNLP2092 | 20.84 | Residential (unspecified number) | This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens |

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| | | | | with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available. |
| South of Warren Road | GNLP2166 | 12.94 | 216 dwellings plus GI | This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available. |
| Land at Home Farm | GNLP4001 | 8.90 | 82 dwellings plus open space | This site was submitted through the Regulation 18C consultation. The site is located off Wroxham Road and approx. 150-200 m south from the NDR roundabout where noise is likely to be a constraint. It is also situated within the landscape buffer in the NE GT AAP, between Sprowston and Rackheath to create definition of the southern extent of the landscape setting to the future build edge of Norwich therefore it is disconnected from services and unsympathetic to the character of the area. For these reasons the site is considered to be unsuitable for allocation. |
| Sprowston | | | | |
| Land at Rear of Hill Farm House, Wroxham Road | GNLP0042 | 4.28 | Residential (unspecified number) | This site is not suitable for allocation as it is located beyond the settlement and existing commitment. It is considered to be remote, |

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| | | | | disconnected from services and unsympathetic to the character of the area. |
| Lushers Loke | GNLP2178 | 0.91 | 25 dwellings | This is a brownfield site bordering a light industrial employment site which may cause compatibility issues. There are concerns about road capacity and lack of footpath provision and there is a high risk of surface water flooding in the south east portion of the site. As it is located within the built-up area it could come forward through the planning application process so it is not considered for allocation in the local plan. |
| Taverham and Ringland | | | | |
| Field at Taverham Road | GNLP0062 | 6.14 | Mixed use 144 dwellings, community technology hub, drainage and services infrastructure | This site is located on the undeveloped south side of Taverham Road, development here would intrude into and have a significantly harmful visual impact on the Wensum Valley and so therefore the site is not considered to be suitable for allocation. |
| Land adjacent to Beech Avenue Business Park, Ringland Road | GNLP0159 | 11.31 | 150-200 dwellings | An alternative version of this site has been chosen for allocation – see allocated sites table. |
| Land between Fir Covert Road and Reepham Road | GNLP0337 | 78.36 | Approx. 1400 dwellings, associated public open space, new primary school and local centre | An alternative version of this site on a very slightly different boundary has been chosen for allocation – see allocated sites table. |
| Land at Beech Avenue | GNLP0457 | 2.67 | 50 dwellings and associated open space | This site already has planning permission (reference 20172148). This permission will be |

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| | | | | counted in development commitment figure so it is not proposed to allocate the site in the local plan |
| 151 Taverham Road | GNLP2051 | 1.31 | Residential (Unspecified Number) | This site is not considered to be suitable for allocation as there is insufficient frontage to form a safe access. The site is also constrained by adverse landscape impacts. |
| South of Taverham Road | GNLP2106 | 3.30 | 70 dwellings | This site is not considered to be suitable for allocation as it is not feasible to provide a safe access/route to A1067, and there are limited opportunities for pedestrian footways. The site is also constrained by adverse landscape impacts, development in this location would be detrimental to the appearance of the Wensum Valley and the Old Costessey Conservation Area. |
| Weston Road, Ringland | GNLP3039 | 0.87 | 1 dwelling | This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads. |
| South of The Street, Ringland | GNLP3040 | 0.50 | 5 dwellings | This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads. |
| South of The Street, Ringland | GNLP3041 | 1.12 | 5 dwellings | This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe |

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| | | | | walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads. |
| Land facing The Street, Ringland | GNLP3043 | 0.90 | 1 dwelling | This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads. |
| Costessey Lane, Ringland | GNLP3045 | 0.53 | 5 dwellings | This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads. |
| East of Fir Covert Road | GNLP4014 | 11.35 | Mixed use housing/employment | This site was submitted during the Regulation 18C consultation. The site is not considered to be suitable for allocation as it is separate from the built up area and settlement boundary and therefore disconnected from services and facilities with no safe pedestrian access into Taverham. |
| South of Taverham Road | GNLP4039 | 0.69 | 3 dwellings | This site was submitted during the Regulation 18C consultation. The site is considered to be too small to meet the minimum allocation threshold and is partly within the settlement limit so could |

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| | | | | come forward through the planning application process. |
| South of Taverham Road | GNLP4040 | 4.64 | 16 dwellings | This site was submitted during the Regulation 18C consultation .This site is not considered to be suitable for allocation as it has insufficient frontage to form an acceptable access to Taverham Road, Mack's Lane is not suitable to support development traffic, also it is considered intrusive to the landscape character, being located in proximity to the River Wensum SAC SSSI. |
| Thorpe St Andrew | | | | |
| Land to the East side of Woodside Road (Thorpe Woodland) | GNLP0228 | 10.48 | Mixed use (unspecified number) (provides links to Woodside to development to north east of the site) | This site is considered to be unreasonable for allocation as there are other more preferable sites to consider which do not involve the loss of a county wildlife site and which have less ecological and biodiversity impacts. This site also has issues with surface water flood risk. |
| Racecourse Plantations, Plumstead Road East | GNLP0442 | 70.22 | 10 ha for up to 330 dwellings with remainder of the site designated as a community wood land park | This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for 300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan. |
| Oasis Sport and Leisure Centre, 4 Pound Lane | GNLP0540 | 3.03 | Redevelopment of Oasis Leisure Club | This site is within the settlement limit where development is acceptable in principle providing it |

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| | | | including erection of replacement spa and wellbeing club and erection of 27 residential dwellings | does not result in any significant adverse impact. The site was granted on appeal in February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan. |
| Langley North (former playing fields/Langley School) | GNLP2170 | 1.33 | 40 dwellings | This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access. |
| Langley South (former Langley School) | GNLP2171 | 4.38 | 70 dwellings | This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access. |
| Trowse (and Bixley) | | | | |
| No unallocated sites | | | | |