

Settlement Name:	Colney
Settlement Hierarchy:	<p>Due to its concentration of strategic employment, medical and educational facilities Colney is functionally distinct. Home to the Norfolk and Norwich University Hospital (NNUH); the Norwich Research Park (NRP) and satellite facilities associated with the University of East Anglia (UEA), Colney is therefore regarded as part of the Norwich urban fringe for planning purposes in the Greater Norwich Local Plan. The historic village core of Colney itself, north of the B1108, is very small in terms of its resident population and there are very limited services and facilities in the parish other than those ancillary to the existing medical and research establishments, which generally have good accessibility to and frequent and convenient public transport links with Norwich.</p> <p>Colney is an urban fringe parish in the emerging Greater Norwich Local Plan. It falls within the south-west sector which includes Costessey, Easton, Cringleford and Little Melton although Colney is not explicitly listed in the group. Early work in the 'Towards a Strategy' document indicated 600 dwellings as an indicative scale of allocations in the south-west sector of the urban fringe.</p> <p>Colney lies within the catchment area for Little Melton Primary School. Little Melton Primary School has capacity and there is scope for expansion which is currently being investigated. There would therefore be capacity for some development in the cluster, potentially between 50 and 60 dwellings subject to suitable sites being available. However, because Colney has very limited facilities, is functionally and geographically separated from Little Melton by the A47 and from neighbouring Cringleford by intervening institutional development, housing potential is likely to be limited, especially in view of the significant commitments in Cringleford and in Norwich at Bowthorpe Three Score.</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Colney			
Land at Hall Farm, Watton Road	GNLP0158	2.92	Residential (unspecified number)
Colney Hall, Watton Road	GNLP0253	26.30	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.
Old Watton Road	GNLP0514	0.59	Residential (unspecified number)
32 Watton Road	GNLP0592	2.99	Residential development of an unspecified number or continuation of the Research Park.
Total area of land		32.80	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Colney			
University of East Anglia Sites Adjacent to Norwich Research Park and John Innes Institute	GNLP0140 A - C	7.52	<p>University research and teaching uses, a sports pavilion, and car parking:</p> <p>A: Proposed Colney Lane Clubhouse/Pavilion and Artificial Grass Match Pitch (application ref: 2016/0233);</p> <p>B: Colney Lane Car Park extension - included as part of Clubhouse/Pavilion (application ref: 2016/0233); and,</p> <p>C: UEA 'Triangle Site' university related development such as teaching / research / accommodation / general infrastructure / ancillary uses.</p>
South-east of N&N	GNLP0331R A	14.8	Employment-led mixed use development
South of NRP extension	GNLP0331R B	1.26	Employment
South of NRP extension	GNLP0331R C	5.59	Employment

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference	Colney													
GNLP0158	Amber	Amber	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP0253	Amber	Amber	Amber	Green	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP0514	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Green
GNLP0592	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Colney	
GNLP0158	<p>General comments Objections raised concerns regarding extra housing is already planned for the area and the impacts on the environment and quality of life for residents. The site will remove a substantial amount of protected green space. Other issues include loss of popular walking routes, any reduction in area could impact along the corridor and impair ability to function effectively.</p> <p>Norwich Green Party comments We consider this land should be part of a Norwich Greenbelt and therefore protected from significant development so that it is retained as protected green space. Area is identified as a Strategic Green Corridor.</p>
GNLP0253	<p>General comments Objections raised concerns regarding the extra amount of housing already planned for area, removal of more protected green space and the impacts on the wellbeing of people and wildlife biodiversity. Plan will contribute to unsightly urban sprawl and will damage a Strategic Green Infrastructure corridor.</p> <p>One comment submitted in support of site. Colney Hall Estate is to be developed to an older living community combining world leading research & technology to extend and improve independent living for all. It will be an exemplar project involving world leading concepts and be led by partners of UEA, such as IBM and other major international players, integrating the best technology and research facility to a high environmental standard. The site is available with single ownership and is viable and deliverable. In consultation with UEA, the community would be funded through the residential units in a first phase to fund remaining community and research facilities.</p> <p>Norfolk Wildlife Trust comments Constraints relating impacts on existing CWS 235 and impacts on floodplain may be significant and should also be recognised as factors potentially making this allocation unsuitable for the proposed development</p> <p>Norwich Green Party comments GNLP0253 and GNLP0158 (land within Yare Valley N of Watton Road) - We consider this land should be part of a Norwich Greenbelt and therefore protected from significant development so that it is retained as protected green space.</p>

GNLP0514	General comments Objections raised concerns regarding impacts on the strategic green infrastructure corridor, effects on biodiversity & peoples wellbeing and no nearby facilities/services.
GNLP0592	No comments submitted during consultation

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Colney is situated mainly within the Yare Valley and although dispersed in nature, forms an attractive identifiable settlement. Residential development is concentrated to the north of the Old Watton Road. The Spire Hospital and care home sit between the B1108 and the Old Watton Road, with the NNUH and NRP to the south of the B1108. Colney Hall is an important and significant feature, with an extensive locally listed historic parkland between the listed hall and the B1108. The landscape south of the B1108, around the NNUH and the main NRP institutes, is more open in character, with few significant hedgerows; however, there are densely planted shelterbelts and the area is generally well screened from the A47. The Yare Valley is identified as a key Green Infrastructure corridor in the JCS, with the aim of improving access to the valley. The emerging GNLP proposes retaining strong landscape protection policies and potentially extending South Norfolk's current approach to protecting locally important landscape to the whole area.

Existing local plan allocations south of Watton Road are COL1 (39.4 hectares west of the NRP, subject to the preparation of a master plan and specified development criteria) and COL2 (3.7 ha south of Watton Road), both for hospital expansion and/or research park development. Policy COL3 requires any new development proposed within the existing institutions to satisfy broadly the same criteria as Policy COL1.

Many of the sites promoted in Colney attracted significant objection on the grounds of lack of services, urbanisation and unacceptable impact on protected landscapes

and safeguarded green infrastructure corridors, particularly in regard to the institutional and other development promoted by the UEA (see below).

Residential and mixed use sites:

Four sites have been promoted in Colney for potential housing and mixed use development, totalling 32.8 hectares. These include three sites for general needs housing; **GNLP0514** at Old Watton Road adjoining the River Yare; **GNLP0158** north of the B1108 west of Hall Farm and **GNLP0592** some distance to the west of Colney south of the B1108 towards the junction with the Southern Bypass. The latter is also promoted provisionally for a research park expansion, albeit that it is not physically connected to the existing or proposed research park. A substantial 26 hectare proposal is also put forward at Colney Hall (**GNLP0253**) including 200 retirement apartments and associated care and lifelong learning facilities.

It is considered that none of the sites for general needs housing should be shortlisted due to their relative remoteness, significant impacts on protected landscapes (the Yare Valley and Southern Bypass landscape protection zone) and having a poor relationship with the form and character of existing development. They are in addition remote from services and facilities and could not offer a safe walking route to the catchment primary school at Little Melton, a key criterion for determining shortlisting suitability for this exercise.

Currently there is no detailed evidence to quantify the need for retirement housing per se, although the County Council's strategy *Living Well – Homes for Norfolk* identifies a need for 2,842 additional extra care units in the county by 2028. There are no definite site-specific proposals yet promoted by an extra care housing provider, and so a generally supportive policy of allowing extra care housing in sustainable locations is the preferred policy approach through the GNLP. Given the likelihood of a growing requirement for special needs housing for the elderly, as well as the aspiration for integrated elderly care and residential facilities at Colney Hall, it is suggested that site GNLP0253 be shortlisted so that its potential contribution to meeting these needs can be further assessed as evidence emerges.

Other sites:

The remaining sites in Colney are located on and around Colney Lane and Hethersett Lane south of the B1108, promoted variously for university and research park related development. These sites are considered in separate non-residential site assessment booklets.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Colney			
Colney Hall, Watton Road	GNLP0253	26.30	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.
Total area of land		26.30	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0253
Address:	Colney Hall, Watton Road
Proposal:	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Colney Hall Estate used as residential home and office with surrounding greenfield estate land.	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads, Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site at Colney Hall is proposed for retirement residential/research. It is not well connected to services with only bus stops within walking distance. Initial highway evidence has indicated that a suitable access may be possible, and that impact on local roads could be mitigated. Sewerage infrastructure upgrades would be required, including the water recycling centre, and approximately 10% of the site is at risk of flooding. Part of the site is a former landfill, so contamination would be a concern. The site is within the southern bypass protection zone and the designated river valley, so landscape mitigation is likely to be required. There are large areas of woodland and part of a CWS within the site, and the county ecologist advises that the site would be unsuitable for housing. Conservation officers are concerned at the potential impact on the setting of Colney Hall, which is historic parkland. There are no known constraints from utilities infrastructure and there would be no loss to public open space. This is a heavily constrained site, but mitigation could be possible and on balance, 90% of the site (approx. 23.70 ha) is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management No comments</p> <p>Minerals & Waste</p>

Underlain or partially by S&G any future policy matters should include CS16 if allocated

Lead Local Flood Authority

No comments

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch masterplan
- Statement of Need/Initial Brief

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Only one reasonable alternative site for residential development has been identified in Colney at stage five of this booklet (GNLP0253). This site was considered to be worthy of further investigation to look at its potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. The proposal is for a retirement complex with associated learning and support needs. It is not preferred for allocation at the current time as more information is needed about the proposal.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Colney				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Colney				
NO REASONABLE ALTERNATIVE RESIDENTIAL SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land at Hall Farm, Watton Road, Colney	GNLP0158	2.92	Residential (unspecified number)	This site is located north of the B1108 in the river valley. 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, over 3km away, and due to the distance, it would not be feasible or viable to provide one.
Colney Hall, Watton	GNLP0253	26.30	Mixed-use residential development,	Currently there is no detailed evidence to quantify the need for retirement housing per se,

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Road, Colney			proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.	although the County Council's strategy <i>Living Well – Homes for Norfolk</i> identifies a need for 2,842 additional extra care units in the county by 2028. There are no definite site-specific proposals yet promoted by an extra care housing provider, and so a generally supportive policy of allowing extra care housing in sustainable locations is the preferred policy approach through the GNLP.
Old Watton Road, Colney	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 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, Colney	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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>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.</p>

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0514 Old Watton Road, Colney (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Individual / Agent	Comment	The assessment of site GNLP0514 does not seem specific to the site, has general principles applied that are incorrect. As a site situated as part of an existing settlement, with new homes being build 100 meters further up Old Watton Road, opposite the Spire Hospital, very close to the Research Park and Norfolk and Norwich Hospital, parish church,		This site is not considered to be suitable for allocation as it is remote from services and facilities and there is currently no settlement limit in this location. Site has landscape and flood issues and there is no safe walking route to the	None

		UEA, safe route to local school, etc and a road network that links to A47 and City Centre with access to public transport. This is a sustainable location.		catchment primary school.	
Member of the public	Object	Site should be reassessed. Unfairly classified as unreasonable. It is a reasonable site being sustainable - proximity to two hospitals, adjacent to surrounding housing, local employment at the research park or City centre through public transport with no negative impacts on a very good local road network. Assessment 14 categories 9 green and 5 amber what's wrong with the site Site GNLP0514 should be the preferred site in the absence of any choice of alternative suitable sites. It also will help with the requirement of at least 10% smaller sites in the National Planning Policy Framework."		This site is not considered to be suitable for allocation as it is remote from services and facilities and there is currently no settlement limit in this location. Site has landscape and flood issues and there is no safe walking route to the catchment primary school.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0253 – Colney Hall, Watton Road, Colney (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	GNLP RESPONSE	CHANGE TO PLAN
Feng Li (Agent) on behalf of owner	Object	This offers a unique opportunity to live independently while benefitting from the latest health and social care research Unique opportunity to integrate research and delivery: The on-site research presence will provide direct access to the Colney community who will in turn benefit from unparalleled research outcomes and access to global leading academics and professionals.	Consider additional supporting evidence in the context of providing housing with care	The suitability of this site for allocation has been reassessed in the context of the need to provide for the housing needs of older people. It has been decided to allocate the site for the unique opportunity it presents to secure a residential led development for older people that is supplemented by	Site GNLP0253 to be allocated

				related university research space and healthcare facilities.	
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**PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED
DURING THE REGULATION 18C CONSULTATION**

No new or revised sites submitted through the Regulation 18C consultation.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 4 sites promoted for residential/mixed use in Colney totalling 32.80 hectares of land. The outcome of the initial site assessment work (which is detailed in part 1 of this booklet) was not to prefer any of the sites for allocation at Regulation 18C. The sites promoted for market housing were all considered to be unreasonable due to their relative remoteness from services and facilities and lack of safe walking route to primary school. Site GNLP0253 was not preferred for allocation at this stage as there was no detailed evidence to quantify the need for retirement housing and no definite proposals promoted by an extra care housing provider. At the time of the Regulation 18C consultation a supportive policy of allowing extra care housing in sustainable locations was the preferred approach.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in Colney (detailed in part 2 above). The main comments received were requesting allocation of GNLP0514 and the provision of additional evidence to support the allocation of GNLP0253 at Colney Hall for housing with care. These comments have been given further consideration and no change is proposed in relation to site GNLP0514 as it remains remote from services and facilities with landscape and flood issues and no safe walking route to the catchment primary school. In light of new evidence submitted a decision has been taken to allocate site GNLP0253 at Colney Hall for a mixed use residential development for 200 retirement properties and associated facilities. This decision was taken for the unique opportunity it presents to show case and further knowledge about well-being in later life. Its location to nearby university research and healthcare facilities will secure a residential led development for older people that is supplemented by related university research space and healthcare facilities.

Assessment of new and revised sites submitted through the Regulation 18C consultation

There were no new or revised sites submitted through the Regulation 18C consultation.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. Only one site (GNLP0253) in Colney was subject to SA as a reasonable alternative (which can be found in the evidence base [here](#)). It did not perform particularly well through the SA scoring double negatives for air quality and noise, climate change mitigation and adaptation, Biodiversity, Geodiversity and GI, Education, Historic Environment and Natural resources, waste and contaminated land but the SA needs to be balanced against

the exceptional and unique nature of the allocation. It is considered that some of the challenges highlighted by the SA can be mitigated through requirements in the policy including the need for a masterplan for the site incorporating a layout to retain significant trees and enhance the woodland setting as well as sensitive conversion of Colney Hall and its gardens, protection of the Yare Valley and the need for ecological surveys.

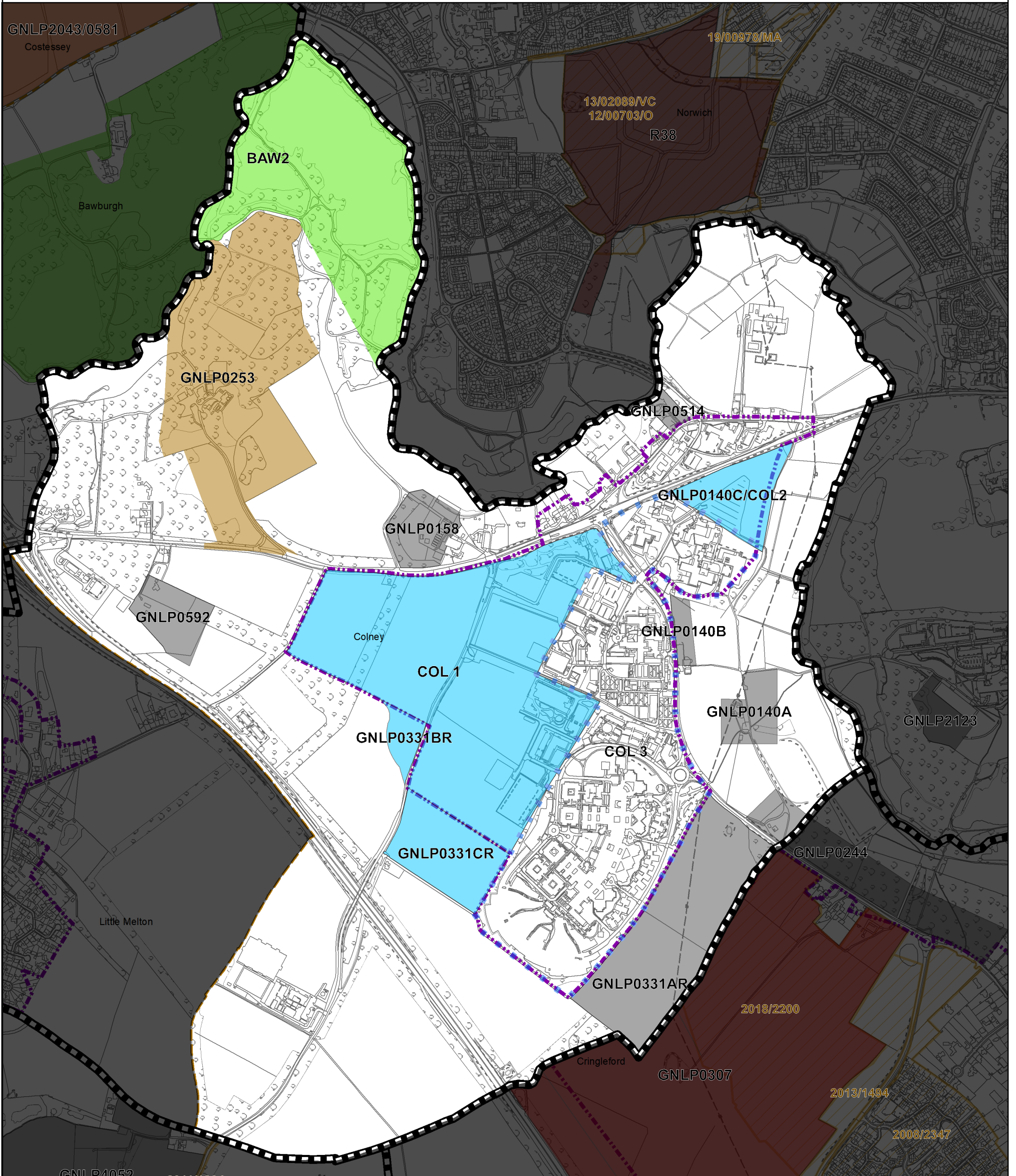
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Colney is to allocate site GNLP0253 for specialist housing for older people and for university research and healthcare uses to support well-being in later life.

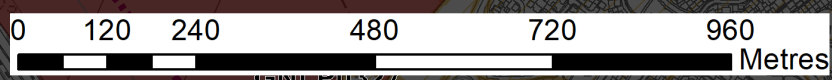
See tables of allocated and unallocated sites at appendices A and B for full list of sites promoted with reasons for allocation or rejection.

COLNEY

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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Primary School	Housing Allocation	Older People's Accommodation	Redevelopment of Existing Uses within Settlement Boundary	Commitment*
Primary School Catchment (2018-19)	Mixed Use Allocation	Open Space/Leisure Amenity Allocation	Not Allocated	Parish Boundary
Contingency Housing Allocation	Employment Allocation	Settlement Boundary	N 1:9,500 at A3 Date: 26/11/2020	
*new and extant permissions at 1st April 2020 (10 or more dwellings)				