

<b>Cluster Name:</b>	<b>Taverham and Ringland</b>
<b>Settlement Hierarchy:</b>	<p>Taverham is identified as an urban fringe parish in the Greater Norwich Local Plan. There is a good range of services including a library, recreation facilities, shops, a pub, Taverham Secondary School, and permission exists for a new supermarket and other retail to complement the existing garden centre. The A1067 Fakenham Road offers good public transport connections to Norwich, and to the north the A1270 Broadland Northway has improved transport connectivity more generally. In terms of the built form and landscape setting of Taverham there are significant blocks of woodland across the parish. Marriott's Way takes a north-west to south-east direction through the parish, defining the landscape, and dividing Taverham from Drayton on its eastern boundary. The River Wensum has the status of a Special Area of Conservation (SAC), and also marks Taverham's western and southern boundaries. A neighbourhood plan for Taverham reached its pre-submission stage in 2019.</p> <p>Taverham is located within the north and north-west sector of the urban fringe along with Drayton and Hellesdon in the 'Towards a Strategy' document. Towards a Strategy gives an indicative new allocation figure of 500-800 dwellings across all these settlements, with the addition of a potential 1,500 dwelling contingency site at Taverham to the north of Thorpe Marriot. This site assessment booklet looks in detail at the sites promoted in Taverham to determine which are the most suitable to contribute towards the overall allocation figure for the north and north west urban fringe sector.</p> <p>For schools planning purposes the catchment area for Taverham primary school also includes Ringland and accordingly sites promoted in Ringland village are listed within this cluster. Ringland is located to the west of Taverham, accessed mainly by narrow back roads and lanes and is arranged in linear form along The Street presenting an attractive village environment with a mix of historic and more recent development. Ringland is set in the upper valley of the River Wensum which at this point is a Special Area of Conservation and SSSI. There are extensive areas of common land around the village including Low Common and Church Hill Common, the latter is a County Wildlife site. In spite of its relative proximity to the urban fringe of Norwich, Ringland is isolated with very few facilities and services of its own.</p>

	There are no carried forward allocations in the Taverham and Ringland cluster and a total of 114 additional dwellings with planning permission on small sites.
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## **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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Taverham</b>			
Field at Taverham Road	GNLP0062	6.14	Mixed use 144 dwellings, community technology hub, drainage and services infrastructure
Land Adjacent to Beech Avenue Business Park, Ringland Road	GNLP0159	11.31	150-200 dwellings & retirement village complex
Land between Fir Covert Road and Reepham Road	GNLP0337	78.36	Approximately 1,400 dwellings, associated public open space, new primary school and local centre
Land at Beech Avenue	GNLP0457	2.67	50 dwellings and associated open space
151 Taverham Road	GNLP2051	1.31	Residential (Unspecified Number)
South of Taverham Road	GNLP2106	3.30	70 dwellings
<b>Ringland</b>			
Weston Road	GNLP3039	0.87	1 dwelling
South of The Street	GNLP3040	0.50	5 dwellings
South of The Street	GNLP3041	1.12	5 dwellings
Land facing The Street	GNLP3043	0.90	1 dwelling
Costessey Lane	GNLP3045	0.53	5 dwellings
<b>Total area of land</b>		<b>107.01</b>	

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Taverham</b>			
Heathwood, Fakenham Road	GNLP0563	0.41	5 dwellings
East of Fir Covert Road	GNLP2050	0.34	Residential (Unspecified Number)
High Breck Farm	GNLP2047R	0.37	5 dwellings
<b>Ringland</b>			
East of The Street	GNLPSL3005	0.12	2 dwellings
East of The Street	GNLP3042	0.25	5 dwellings
The Street	GNLP3044	0.42	1 dwelling

(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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			

(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														
Taverham														
GNLP0062	Green	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Amber	Green	Amber
GNLP0159	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber
GNLP0337	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP0457	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP2051	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2106	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Green
Ringland														
GNLP3039	Red	Red	Amber	Green	Green	Green	Green	Amber	Red	Amber	Red	Amber	Red	Amber
GNLP3040	Red	Red	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Red	Green
GNLP3041	Red	Red	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Red	Green
GNLP3043	Red	Red	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Red	Green
GNLP3045	Red	Red	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Red	Green

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

Site Reference	Comments
<b>Taverham</b>	
GNLP0062	<p><b>General comments</b>  Taverham Road will not be able to cope with the extra traffic and the safety of the children from the school will be compromised. The road will become a 'rat-run'. There will be a strain on existing services such as the school and surgery. Flooding is a concern. The lack of a road link between the NDR and A47 will only increase traffic congestion on the narrow lanes. Ringland Road is already very busy. No developments should be approved until the final link of the NDR is open and traffic calming measures are installed. Road weight limits are often ignored, and construction lorries will cause damage to the bridge.</p> <p>Objections raised regarding potential development in this area as it should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.</p> <p>The Wensum Valley should be maintained as a green corridor, giving a rural feel to Taverham, Drayton and Costessey. As Greater Norwich expands, the area will have immense value especially if a footpath is created. The site is in a designated area of natural beauty. The site is a SSSI, Conservation Area and in the high-impact area of the Groundwater Source Protection Zone. There is a lot of wildlife in the area such as deer, foxes and birds. The area is low lying, flooding is likely, and the site abuts the Anglian Water Nature Reserve. The site is good arable land. The site has already been turned down for development and nothing has changed since then.</p> <p><b>Taverham Parish Council comments</b>  Field at Taverham Road - Site Reference GNLP0062. This site had been put forward in the past and had been rejected by Taverham Parish Council. This site is in the Wensum Valley, a Special Area of Conservation and SSSI and it was felt that this location could have an impact on important habitats. It was commented that the road network couldn't sustain this number of houses and the area had surface water flooding issues.</p>
GNLP0159	<p><b>General comments</b>  There would be a massive increase in traffic through Ringland Hills which would increase the risk on children. Ringland Road and The Street are narrow country roads. Most drivers on The Street do not stick the 20mph speed limit. There are no paths for pedestrians, so residents will be forced to drive to places. Beech Avenue is already congested. The land will encroach upon Wensum Valley,</p>

	<p>Taverham Hall School and the historic park. The road has become a rat run for traffic going to the southern bypass. The schools and doctors won't cope with the pressure unless there is a good link between the A1067 and A47. Historical properties will be adversely affected by the stress of construction traffic. The GNLP identifies more suitable sites adjacent to the NDR. The countryside feel will be lost.</p> <p>Objections raised regarding potential development in this area as it should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development. The environment cannot support this number of homes.</p> <p><b>Taverham Parish Council comments</b> GNLP0159 is unsuitable due to the topography of the site. Previous applications have been rejected.</p>
GNLP0337	<p><b>General comments</b> The road and parking infrastructure won't be able to cope with the volume of traffic. This would cause many issues and a risk to life. The development would create an urgent need for a western link to the NDR. The bridges on Ringland Hills and Taverham Lane are already being used by vehicles above the weight the limit. There should be a proper link between the A1067 and A47. The development cannot go ahead until the NDR is complete to the southern bypass for safety reasons. A hazard analysis would show that the risk of accidents would only increase. The development would prejudice a no development policy near the NDR.</p> <p>Objections raised regarding conserving the agricultural land and natural environment, road safety issues, access, and infrastructure. Concern that the form and character of the village would be changed by development.</p> <p>Comments submitted in support of site. The site is considered suitable for development and supporting evidence has been provided.</p> <p>This is the only development in Taverham that should be considered but only if it could be accessed only to the NDR. The development should wait for the final link of the NDR between A1067 and A47 to be completed.</p> <p><b>Taverham Parish Council comments</b> The development is accepted but it should be compatible with Taverham as it lacks cohesion with the community.</p>
GNLP0457	<p><b>General comments</b> The development would add to the existing strain on services such as schools, doctors and roads. The natural environment is a</p>

	<p>valuable area. The impact is not shown in the planning presentations. House prices would decrease due to affordable housing being included. Traffic, congestion and pollution are horrendous. Negative impact on quality of life.</p> <p>Objections raised regarding potential development in this area and should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.</p> <p>There will be too much traffic on narrow roads and there are no paths on The Street. The development is outside of the Parish Plan. There will be increased traffic to Beech Avenue junction with Fakenham Road and the junction at Ringland Road. Beech Avenue will be used as a rat run to the southern bypass. Heavy construction vehicles will place too much stress on the weight limited bridges. Traffic from construction and from the extra homes will adversely affect local roads even with road improvement. Egress from Beech Avenue to Fakenham Road would become very difficult. Accidents would be inevitable. Until the NDR link between the A1067 and A47 is open and traffic calming measures are installed, there should be no development. The development would also prejudice a no development policy along the NDR. Character of the village should be retained.</p> <p><b>Taverham Parish Council comments</b> GNLP0457 is suitable but GNLP0159 is not due to the topography of the site.</p>
GNLP2051	<p><b>General comments</b> Objections raised concerns regarding damage to the local landscape, access, loss of open green space, damage to wildlife habitats and further intrusion into and despoliation of the countryside in/around the existing settlements.</p> <p>The Wensum is recognised as a priority habitat within the UK Biodiversity Action Plan (BAP) and as a designated Special Area of Conservation(SAC). It is a haven for wildlife, deer, foxes, hares, rabbits and numerous birds. It would be criminal to spoil all this.</p> <p>Over-development has put an enormous strain on its infrastructure of roads, services such as school places and doctors' appointments, class sizes, waiting times and pollution at major intersections, safety on roads, amenities for youth and young people, disappearance of green spaces...all of these have noticeably declined. The Northern Distributor Route brought further traffic flowing through Sandy Lane and The Street in Taverham on their way to the A47.</p> <p><b>Taverham Parish Council comments</b></p>

	<p>Representations had been made by TRAG opposing the development of this site. This site is in the Wensum Valley, a Special Area of Conservation and SSSI. It was commented the road network couldn't sustain this number of houses.</p>
<p>GNLP2106</p>	<p><b>General comments</b></p> <p>It would intensify the use of the existing road network and there is not enough space to accommodate an adopted road on the site in question. This is a relatively small road with a narrow pavement where vehicles other than cars already need to take extreme caution when passing each other. Another concern is the effect on the character of the neighbourhood. As you will know the existing houses on either of the Taverham Road create an almost rural atmosphere, or at least a leafy suburb. The view out over the meadows to the south goes all the way to Old Costessey, with the church on the horizon. This almost bucolic feel to the immediate area would be permanently sacrificed.</p> <p>The site is on chalk just below topsoil level and as such is likely to be of botanical interest. The fact that natural succession has been taking place over this site for so long means that it will almost certainly have acquired a large and diverse flora and fauna. Full ecological surveys must be carried out here. In addition to general ecological surveys, specific surveys for reptiles, amphibians and bats should be undertaken.</p> <p>Local services are already over stretched. An area of natural beauty, the Wensum valley should be protected. The Taverham Rd /Fakenham Rd junction is already poor. Buses using Taverham road force other road users onto the pavement which is an incident which will happen in the future. There is no information on the future responsibility for the proposed sewage pumping station. Has the applicant obtained a guarantee that Anglian Water will take it over on completion as its maintenance by them is critical to ensure that similar problems as existed in South Norfolk with Queens Hills development are not repeated.</p> <p>One comment in support of site submitted supporting evidence that include highways assessment and access proposal drawing, flood risk/surface water drainage strategy, foul sewage and utilities drainage strategy, strategic ecological assessment and an indicative site plan.</p> <p><b>Drayton Parish Council comments</b></p> <p>Although predominantly in the parish of Taverham, this site would have a detrimental impact on Drayton too. The additional vehicle movements 70 dwellings would generate on Taverham Rd and potentially on the Fakenham Rd is unacceptable. The slope of the land towards the River Wensum would cause serious surface water flooding issues on Costessey Lane and beyond. The proximity to County Wildlife and Special Scientific sites means this location should not be considered for housing development.</p>



<b>Ringland</b>	
GNLP3039	No comments submitted as site submitted during stage B consultation.
GNLP3040	No comments submitted as site submitted during stage B consultation.
GNLP3041	No comments submitted as site submitted during stage B consultation.
GNLP3043	No comments submitted as site submitted during stage B consultation.
GNLP3045	No comments submitted as site submitted during stage B 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.**

### **Taverham**

Five sites are considered to be reasonable alternatives for further assessment.

#### **GNLP0457**

This site on Beech Avenue is under 3 hectares and is promoted for 50 dwellings with open space. It would likely need access improvements at the junction of Beech Avenue with Ringland Road.

#### **GNLP0159**

Also on Beech Avenue, a larger site at just over 11 ha is promoted for 150-200 dwellings & retirement village complex. Due to its size and location, combining this site with the adjacent GNLP0457 may make the required junction improvements appear feasible.

#### **GNLP0337**

This site between Fir Covert Road and Reepham Road is just over 78 ha, promoted for 1,400 dwellings, associated public open space, new primary school and local centre. It appears reasonable to consider further, with the caveat that new services including a primary school would be required if it were developed. This site (extension to the north of Thorpe Marriot) is included as an alternative/contingency site in the 'Towards a Strategy' document.

### GNLP2106

This site is a little over 3 ha, promoted for 70 dwellings south of Taverham Road. Further discussion is needed over site access and the need to mitigate adverse landscape impacts.

### GNLP2051

Also on Taverham Road, this smaller site is proposed for an unspecified number of homes. Again, constraints include landscape impacts and site access issues, but these are considered worthy of further discussion.

One site in Taverham is considered an unreasonable alternative.

### GNLP0062

This 6 ha site on the undeveloped south side of Taverham Road is promoted for 144 dwellings and a community technology hub. The site intrudes into the landscape and would have a significant impact on the landscape setting of Taverham and the Wensum valley.

### Ringland

Five sites have been promoted for potential housing development in Ringland totalling nearly 4 hectares on land in and around The Street, all of relatively small size and none for more than five dwellings. Roads are narrow and the remoteness from the nearest services in Taverham including the absence of a safe walking route to school, heritage, townscape impact and landscape impacts mean that it is not proposed to shortlist any of the submitted sites in Ringland as reasonable alternatives for further consideration.

**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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Taverham</b>			
Land Adjacent to Beech Avenue Business Park, Ringland Road	GNLP0159	11.31	150-200 dwellings
Land between Fir Covert Road and Reepham Road	GNLP0337	78.36	1400 dwellings
Land at Beech Avenue	GNLP0457	2.67	50 dwellings
151 Taverham Road	GNLP2051	1.31	Residential (unspecified number)
South of Taverham Road	GNLP2106	3.30	70 dwellings
<b>Total area of land</b>		<b>96.95 ha</b>	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0159
<b>Address:</b>	Land adjacent to Beech Avenue Business Park, Ringland Road
<b>Proposal:</b>	150-200 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural cropping, conference centre and detached residential dwelling	Part brownfield/greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>          Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Open Space and GI, Transport and Roads, Compatibility with Neighbouring Uses</p>
<p><b>HELAA Conclusion</b>          The site is greenfield land off Beech Avenue and Ringland Road, due to the lack of footpaths it not well related to services and unsympathetic to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are other constraints these include potential impacts to Special Area of Conservation, SSSI, historic park land, Ancient woodland, listed building and TPOs in heavily tree covered site. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>          Yes. Subject to access via GNLP0457 only.</p> <p><b>Development Management</b>          Northern part of the site committed under 20172148. West part of the site unsuitable for development due to tree, landscape and townscape constraints. Eastern part of site where there is a dwelling and curtilage could be developable in conjunction with 20172148 subject to access agreements.</p> <p><b>Minerals &amp; Waste</b>          The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any</p>

successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

**Lead Local Flood Authority**

Few or no constraints - standard information required at planning stage. No watercourse or surface water sewer visible on mapping if infiltration unsuitable

**PLANNING HISTORY:**

**20172148**

See 20172148 which granted outline consent for part of site

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP0337
<b>Address:</b>	Land between Fir Covert Road and Reepham Road
<b>Proposal:</b>	1400 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Utilities Capacity, Townscapes, Biodiversity and Geodiversity
<b>HELAA Conclusion</b> This large greenfield site is bounded by the NDR and Fir Covert Road well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential contamination, SSSI impact risk zone, adjacent to Marriott's Way, close proximity to county wildlife site, within a NBIS Designated Species Site and noise. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes. Preferred site. Subject to provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at A1067 Fakenham Road / Fir Covert Road, highway network to connect Breck Farm Lane and if possible Felsham Way. Bus infrastructure to integrate with Thorpe Marriott.
<b>Development Management</b> Site is a strategic proposal in a sustainable location but necessary infrastructure would need to be provided in addition to regard to the Marriotts Way (especially crossing of) and links back in to existing settlement. A smaller allocation to the western part of the site may be appropriate if not looking to allocate the whole.
<b>Minerals &amp; Waste</b> The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

**Lead Local Flood Authority**

Mitigation required for heavy constraints - significant information required at planning stage. Most of site within Critical Drainage Catchment. Connection to watercourse possible if infiltration unsuitable, but downstream reports of flooding.

**PLANNING HISTORY:**

No applications found

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Townscape Analysis
- Preliminary Ecological Appraisal
- Utilities and Wastewater Assessment
- Indicative Phasing Plan



<b>Site Reference:</b>	GNLP0457
<b>Address:</b>	Land at Beech Avenue
<b>Proposal:</b>	50 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural grassland	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Access, Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads</p>
<p><b>HELAA Conclusion</b>  The site is greenfield land off Beech Avenue and Ringland Road, well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. This is an environmentally sensitive area being located in close proximity to the River Wensum, SSSI, Special Area of Conservation. Other potential impacts include proximity to Grade II listed Taverham Hall, Ancient Woodland, and Historic Parkland of local significance. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  Yes. Existing outline 93 dwellings.</p> <p><b>Development Management</b>  Site is a commitment with outline pp granted under 20172148 (including part of GNLP0159)</p> <p><b>Minerals &amp; Waste</b>  The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.</p> <p><b>Lead Local Flood Authority</b>  Few or no constraints - standard information required at planning stage. No watercourse or surface water sewer visible on mapping if infiltration unsuitable</p>

<b>PLANNING HISTORY:</b>
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Yes pp granted on site and part of GNLP 0159 for 93 dwellings
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP2051
<b>Address:</b>	151 Taverham Road
<b>Proposal:</b>	Residential (unspecified number)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Residential garden and agricultural use	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Biodiversity and Geodiversity</p>
<p><b>HELAA Conclusion</b> This is a 1.31 ha site for residential use at the southern edge of Taverham. Initial Highway Authority evidence has raised concern about forming an access with an acceptable visibility splay onto Taverham Road. The promotor mentions that the site access is either through the garden of no. 151 or to improve a section of Macks Lane. Either option brings challenges but improvements could be achievable with investment through the development process. Immediately to the south-west is the Wensum valley, leading to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. Insufficient frontage to form safe access.</p> <p><b>Development Management</b> Not a suitable site for further consideration due to its size/shape, tree constraints, location to south of Taverham Road and existing built form all limiting the developable area such that unlikely that 15 dwellings could be achieved.</p> <p><b>Minerals &amp; Waste</b> The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.</p> <p><b>Lead Local Flood Authority</b> Few or no constraints - standard information required at a planning stage. No watercourse or surface water sewer visible on mapping if infiltration unsuitable</p>

<b>PLANNING HISTORY:</b>
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Not known
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP2106
<b>Address:</b>	South of Taverham Road
<b>Proposal:</b>	70 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural land with bungalow	Mainly greenfield with part browfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Biodiversity and Geodiversity</p>
<p><b>HELAA Conclusion</b> This is a 3.3 ha greenfield site promoted for approximately 70 dwellings. The site is within an accessible distance of services in Drayton and there is an existing footpath on Taverham Road. Access would be by demolishing an existing property (no. 55 Taverham Road) to form a driveway that continues for at least 70 metres before the land widens into a 'backland site'. Initial Highway Authority evidence has indicated concerns about whether an access with the necessary visibility splays could be achieved, but the site is not categorically ruled out for the purposes of the HELAA. The landscape considerations of the site are intensified by the slope of the land down to the river. From an ecological perspective, the site is in close proximity to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. Not feasible to provide safe access/route to A1067 limited opportunity for pedestrian facilities</p>
<p><b>Development Management</b> Site is backland development detrimental to character and appearance of the area including Wensum Valley and Old Costessey Conservation Area.</p>
<p><b>Minerals &amp; Waste</b> The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.</p>
<p><b>Lead Local Flood Authority</b></p>

No comments

**PLANNING HISTORY:**

No history

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Strategic Ecological Assessment
- Masterplan document
- Foul Sewage and Utilities Assessment
- Sketch Layout Plan
- Transportation/ Highway Strategy
- Surface Water Drainage Strategy

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

Five reasonable alternative sites have been identified in Taverham at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Taverham is grouped in the north and north-west sector of the Urban Fringe parishes. The indicative scale of growth is 500-800 dwellings across this sector in the Towards a Strategy document, with the potential for a 1,500 dwelling contingency site to the north of Thorpe Marriot (site GNLP0337). Through further discussion GNLP0337 was identified as the most appropriate site to allocate for 1,400 dwellings, bringing the contingency site in as a preferred site. The reason for this is due to the extension of the plan period to 2038 with the subsequent requirement for additional dwellings.

In addition, Site GNLP0159 has been identified as a reasonable alternative site if additional growth is needed in the urban area. It is a large site, so it is likely that only the eastern part of it would be needed for development.

Sites GNLP2051 and GNLP2106 have been dismissed on highway and landscape grounds. GNLP0457 is already counted within commitments for the plan, so cannot be allocated to meet growth targets.

In conclusion, there is one site identified as a preferred option in Taverham providing for 1400 new homes. There are no carried forward allocations but a total of 114 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 1514 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Taverham and Ringland</b>				
Land between Fir Covert Road and Reephams Road	GNLP0337	78.36	1400 dwellings	This is a strategic-scale site well-related to the existing edge of Thorpe Marriot with no major constraints to make the site unsuitable for development. The site will need to be master-planned to provide community and recreation facilities including a school and medical care facility. Highway improvements will

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				be needed including provision of roundabout access at Fir Covert Road, priority access at Reephams Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.

#### Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Taverham and Ringland</b>				
Land adjacent to Beech Avenue Business Park, Ringland Road	GNLP0159	11.31	150-200 dwellings	The eastern part of this larger site is considered to be a reasonable alternative if additional housing is needed in the urban area. To be acceptable it would have to be developed in conjunction with either the planning permission on the northern part of the site (20172148) or neighbouring site GNLP0457 which also has consent. The western part of the site is considered to be unsuitable for residential development due to tree, landscape and townscape considerations.

#### Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Taverham and Ringland</b>				
Field at Taverham Road, Taverham	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 at Beech Avenue	GNLP0457	2.67	50 dwellings	This site already has planning permission (reference 20172148). This permission will be counted in development



Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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 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.

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

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0337 Land between Fir Covert Road and Reepham Road, Taverham (Preferred Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	16
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 8 Object, 7 Comments

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
M Scott Properties Ltd/ Bidwells	Support	On behalf of M Scott Properties Ltd (Scott Properties), we strongly support the preferred allocation. The Site is entirely deliverable, and capable of making a significant contribution towards satisfying the Councils housing needs during the period to 2038.  The work undertaken to date is covered in more		Comment noted Consider additional evidence on delivery etc. as part of policy wording revisions.	None

		detail in the Delivery Statement prepared by Scott Properties and submitted in support of this representation See Appendix 1			
Anglian Water	Comment	No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2.	Consistent policy approach to water efficiency needed.	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Drayton Parish Council	Comment	<p>Drayton Parish Council would like to ensure more robust provision is included within the development so that these facilities are available before 25% of the development is built. The Parish Council would also like to ensure that no vehicular access is granted into the new development area from Felsham Way.</p> <p>Other concerns are: with increase in traffic numbers on Reephams Road towards Drayton and Hellesdon from the proposed vehicular access</p>		Comments noted. The policy states that the masterplan should set out the approach to phasing across the site. It also states that Felsham Way will be a pedestrian/cycle link	None

		point from the new development. Suggests a for a left turn only exist to encourage the use of Broadland Northway, the Norwich Western Link and the soon to be delivered duelled A47.			
Members of the public	Objection	Pleased to see access off Reepham Rd and Fir Covert Way and additional facilities included are noted. Neighbourhood Plan must be adhered to. Main concerns are, scale of development, potential flooding, additional traffic on to the A140 and A1067 to Norwich particularly with Norwich Golf Club developments. Opposed to community facilities suggested for the purposes of further development. Development should not commence until the western link is completed.		Comments noted The requirement to provide for housing needs through this plan may mean that development will commence on site prior to the completion of the western link.	None
NPS Property Consultants Ltd	Objection	Representing Norfolk Constabulary whose responsibility for policing and making Norfolk a safe		It has not been demonstrated that this requirement can be delivered so	None

		<p>place where people want to live, work, travel and invest in.</p> <p>Policy GNLP0337 will provide a very large urban extension at the edge of north west Norwich, the policy should also <b>include a new police station</b>. Therefore, the policy should be amended to include this requirement in requiring land to be safeguarded for provision of police station.</p>		<p>it is not intended to include it in the policy..</p>	
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0159 Land adjacent to Beech Avenue Business Park, Ringland Road, Taverham (Reasonable Alternative Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 0 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Brown & Co	Support	The classification of this site as a reasonable alternative is supported. However, it is sought to promote part of this larger site for a small residential development of circa. 9 dwellings, to be considered as part of the review into settlement boundaries.		Following further consideration a small part of this site is considered suitable for allocation with access through the adjacent site which has planning permission.	Include as new site allocation for up to 12 dwellings

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0062 Field at Taverham Road, Taverham (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	3
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 0 Object, 3 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Members of the public	Comment	Resident delighted that the views of local residents have been taken into account and that site GNLP0062 has been deemed unsuitable for development for the reasons given.		Comment noted	None



<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2051 151 Taverham Road, Taverham (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	5
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 Object, 4 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Members of the public	Comment	Resident delighted that the views of local residents have been taken into account and that site has been deemed unsuitable for development.		Comment noted	None
Taverham Road Action Group	Comment	The members of Taverham Road Action Group (TRAG) agree that site GNLP2051 is totally unsuitable for development and fully support the decision to recommend that it should be rejected as a possible site, along with two other sites that		Comment noted	None

		have been put forward in relation to the south side of Taverham Road.			
Site promoter	Object	Objects to site being unreasonable. Further evidence provided to demonstrate new access, and other aspects.		Further consideration has been given to additional evidence and alternative sites submitted but development in this location is still not considered to be suitable for access and landscape reasons.	No change

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2106 South of Taverham Road, Taverham (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 0 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Member of the public	Support	Fully in support the decision that site is an unreasonable alternative site, the proposed development would have had a detrimental effect on the Wensum Valley .		Comment noted	None

**PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION**

**STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT**

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>	<b>Status Reg.18 c</b>
<b>Taverham</b>				
Off Beech Avenue	GMLP0159R	1.08	9 dwellings	Reasonable Alternative 11 ha 150-200 dwellings
Land between Fir Covert Road and Reepham Road	GMLP0337R	78.36	Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site attenuation, a new primary school and a local centre.	Preferred Option
East of Fir Covert Road	GMLP4014	11.35	Mixed use housing/employment	New Site
South of Taverham Road	GMLP4039	0.69	3 dwellings	New Site
South of Taverham Road	GMLP4040	4.64	16 dwellings	New Site
<b>TOTAL</b>		<b>154.37</b>		

## STAGE 2 – HELAA COMPARISON TABLE

	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														
Norwich Fringe														
GNLP0159R	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber
GNLP0337R	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP4014	Green	Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP4039	Amber	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green
GNLP4040	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green	Amber	Green	Green	Green	Green

## **STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION**

(See part 2 above)

## **STAGE 4 – DISCUSSION OF NEW & REVISED 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: sustainability, access, 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 such comments from Development Management on landscape impact, Highways, Local Flooding Authority, Education etc.**

### **Taverham**

Five new /revised sites have been submitted during Reg 18 Consultation in this Parish only one site was not considered to be a reasonable alternative.

**GMLP0159R** is revised greenfield site (previously considered a reasonable alternative) promoted for a housing and retirement complex off Ringland Road which has been significantly reduced from 11.32 ha to 1 ha. Although there is a lack of footpaths the site adjacent has recently had planning permission approved and as a result there is an opportunity to connect both sites reducing any impact to the character of the village. Initial highway advice has highlighted that there are potential access constraints on the site however, these could be overcome through accessing via site adjacent GMLP0457 only. In conclusion this site is considered to be reasonable to shortlist for further consideration at this stage subject to highways comments on the proposed access submitted by the promoter, and subject to Development Management view on landscape character impact. These comments will be taken account of to inform site suitability conclusions at Regulation 19.

**GNLP0337R** is promoted with minor revisions to site boundary (currently a preferred option) to encompass the Marriott's Way with a view for further improvements. This site between Fir Covert Road and Reepham Road is just over 78 ha, promoted for 1,400 dwellings, associated public open space, new primary school and local centre. This site (extension to the north of Thorpe Marriot) is a Preferred Options in the Strategy Document. Therefore, this site is considered to be reasonable to be shortlist for further consideration at this stage subject to highways comments on the proposed road layout submitted by the promoter, and subject to Development Management on potential noise and air quality impact. These comments will be taken account of to inform site suitability conclusions at Regulation 19.

**GNLP4039** is a newly submitted greenfield site 0.69 ha for 3 dwellings off Taverham Road of which part is within the settlement boundary where development is acceptable in principle subject to compliance with other policies. It is submitted alongside sites GNLP4040 and 2051 by the same promoter to provide various scales and options. Forming access with an acceptable visibility splay onto Taverham Road has been raised a concern by the local highway authority. In conclusion this site which could be seen as an extension to the existing settlement boundary is considered reasonable to shortlist for further consideration at this stage subject to highways comments on the proposed access submitted by the promoter, and subject to Development Management view on landscape character impact. These comments will be taken account of to inform site suitability conclusions at Regulation 19.

**GNLP4040** is a newly submitted site partly on greenfield land 4.64 ha for 16 dwellings off Taverham Road which overlaps GNLP4039 and GNLP2051. There are mature trees on part of the site but no concerns over the loss of TPOs or protected public open space. However, there are initial concerns about forming an access with an acceptable visibility splay onto Taverham Road raised by the local highway authority. However, in conclusion this site is considered to be reasonable to shortlist for further consideration at this stage subject to highways comments on the proposed access submitted by the promoter, and subject to Development Management view on landscape impact. These comments will be taken account of to inform site suitability conclusions at Regulation 19.

#### **Sites not considered to be reasonable alternatives:**

##### **Taverham**

**GNLP4014** is a newly submitted site 11 ha proposed for mix uses on partly greenfield and partly within an industrial estate with potential contamination requiring remedial work. In addition, it is located off Fir Covert Rd and north of the NDR where noise is likely to be a constraint. Therefore, the site is separated from the rest of the build-up area and development boundary as such it is considered disconnected from the services and unsympathetic to the character of the area. Access is via Fir Covert Rd where there is also no pedestrian access to the services in Taverham located to the south of the NDR. For these reasons the site is considered to be unreasonable for allocation and is it is therefore not shortlisted for any further consideration.

**STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED 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
<b>Taverham</b>			
Off Beech Avenue	GNLP0159R	1.08	Housing
Land between Fir Covert Road and Reepham Road	GNLP0337R	78.36	Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site attenuation, a new primary school and a local centre.
South of Taverham Road	GNLP4039	0.69	3 dwellings
South of Taverham Road	GNLP4040	4.64	16 dwellings
<b>TOTAL</b>		<b>133.01</b>	



**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE  
NEW & REVISED SITES**

<b>Site Reference:</b>	GNLP0159R
<b>Address:</b>	Land adjacent to Beech Avenue Business Park, Ringland Road
<b>Proposal:</b>	9 dwellings
<b>Ha</b>	1 ha

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural cropping, conference centre and detached residential dwelling	Part brownfield/greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Site access, Utilities capacity, Significant landscapes, Sensitive townscapes, Biodiversity & Geodiversity, Open Space and GI, Transport & Roads and Compatibility with neighbouring uses
<b>HELAA Conclusion</b> The revised site is greenfield land off Ringland Road reduced from 11.32 ha to 1 ha, although there is a lack of footpaths, the site adjacent has had planning permission therefore there could be the opportunity to connect these two sites and therefore reduce any potential impact to the character of the village and improve connectivity. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development if accessed via site GNLP0457. However, that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are other constraints these include potential impacts to Special Area of Conservation, SSSI, historic park land, Ancient woodland, listed building nearby. There are number of constraints but as these may be possible to mitigate. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Subject to access via site adjacent GNLP0457 only (before revisions)
<b>Development Management</b>  Site is next to site currently being developed by Abel Homes – all about connectivity – no footway along Ringland Rd so connection back into Taverham would be important.

**Minerals & Waste**  
**(previous comments)**

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’ (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

**Lead Local Flood Authority**

(previous comments) Few or no constraints – standard information required at planning stage. No watercourse or surface water sewer visible on mapping if infiltration unsuitable

**PLANNING HISTORY:**

reserved matters application (20191065).

20172148

See 20172148 which granted outline consent for part of site

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

Site Layout

<b>Site Reference:</b>	GNLP0337R
<b>Address:</b>	Land between Fir Covert Road and Reepham Road
<b>Proposal:</b>	1400 dwellings
<b>Status:</b>	Preferred Option

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Utilities Capacity, Townscapes, Biodiversity and Geodiversity
<b>HELAA Conclusion</b> This a large greenfield site with minor revisions to site boundary to include Marriott's way, bounded by the NDR and Fir Covert Road well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development, subject to provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at A1067 Fakenham Road / Fir Covert Road, highway network to connect Breck Farm Lane and if possible Felsham Way. Bus infrastructure to integrate with Thorpe Marriott. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential contamination, SSSI impact risk zone, adjacent to Marriott's Way, close proximity to county wildlife site, within a NBIS Designated Species Site and noise. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

<b>FURTHER COMMENTS</b>
<b>Highways (from previous 2019)</b> Yes. Preferred site. Subject to provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at A1067 Fakenham Road / Fir Covert Road, highway network to connect Breck Farm Lane and if possible Felsham Way. Bus infrastructure to integrate with Thorpe Marriott.
<b>Development Management</b> <b>(2020) Site promoter suggesting likely to deliver 1481* dwellings</b> (2019) Site is a strategic proposal in a sustainable location but necessary infrastructure would need to be provided in addition to regard to the Marriotts Way (especially crossing of) and links back in to existing settlement. A smaller allocation to the western part of the site may be appropriate if not looking to allocate the whole.
<b>Minerals &amp; Waste</b>

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

**Lead Local Flood Authority**

Mitigation required for heavy constraints - significant information required at planning stage. Most of site within Critical Drainage Catchment. Connection to watercourse possible if infiltration unsuitable, but downstream reports of flooding.

**PLANNING HISTORY:**

No applications found

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

-

<b>Site Reference:</b>	GNLP4039
<b>Address:</b>	South of Taverham Road
<b>Proposal:</b>	3 dwellings
<b>Ha</b>	0.69

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Part industrial	Part greenfield/part brownfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Site access, Utilities capacity, Utilities infrastructure, Biodiversity & Geodiversity and Historic Environment
<b>HELAA Conclusion</b>  This site is partly greenfield and has an industrial estate in part of the site with potential contamination comprising of 11.34 ha proposed for mix uses. It is located off Fir Covert Rd and north of the NDR where noise could be an issue. Therefore, the site is separated from the rest of the build-up area and development boundary as such it is considered unsympathetic to the character of the area. Access is via Fir Covert Rd there is also no pedestrian access to the services in Taverham located to the south of the NDR. The site is considered to be remote from services for housing or non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. The development would not result in the loss of local protected public open nor high agricultural land as it is grade 3. There are no impacts identified on historic assets, townscape, or flood risk. However, the site is adjacent to County wildlife site Marriott's Way therefore, development at this location would need to be subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> No - Access - doesn't appear to be feasible to achieve acceptable visibility
<b>Development Management</b> The site is considered too small to allocate also partly within settlement limit therefore no need to allocate.
<b>Minerals &amp; Waste</b> None
<b>Lead Local Flood Authority</b> None

<b>PLANNING HISTORY:</b>

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
•

<b>Site Reference:</b>	GNLP4040
<b>Address:</b>	South of Taverham Road
<b>Proposal:</b>	16 dwellings
<b>Ha</b>	4.64 ha

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
	Part greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Site Access, Utilities capacity, Utilities infrastructure, significant landscape, biodiversity,
<b>HELAA Conclusion</b> This is a partly greenfield site of 4.64 ha for 16 dwellings off Taverham Road which overlaps GNLP4039 and GNLP2051. Initial Highway Authority is that satisfactory access is not achievable. The facilities and services are accessible from this location as development here would represent infill development to the south of Taverham, there are mature trees on part of the site but no concerns over the loss of TPOs or protected public open space. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. The development would not result in the local protected public open nor high agricultural land as it is grade 3. There are no impacts identified with flood risk nor loss high agricultural land as it is grade 3. Immediately to the south-west is the Wensum valley, leading to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.
<b>FURTHER COMMENTS (SEE BELOW)</b>

<b>Highways</b> No - Insufficient frontage to form an acceptable access at Taverham Rd. Mack's La not suitable to support development traffic.
<b>Development Management</b> Site considered too intrusive in terms of landscape character
<b>Minerals &amp; Waste</b> None
<b>Lead Local Flood Authority</b> None

<b>PLANNING HISTORY:</b>

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
•



## STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

### New and revised sites to be considered for allocation:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Taverham (including Ringland)</b>				
Off Beech Avenue	GNLP0159R	0.97	12 dwellings	The eastern part of this site, originally promoted on a much larger boundary for 150-200 dwellings, was a reasonable alternative at the Reg 18C draft plan consultation. The site is considered suitable for allocation for a much smaller scale development on a slightly revised boundary to the one promoted for the revised site. Small scale development is considered to be appropriate as the adjacent site in the same ownership now has planning permission and this site can be accessed through that permitted scheme and the site is reasonably well located in relation to services and facilities in Taverham.
Land between Fir Covert Road and Reephams Road	GNLP0337R	81.69	Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site attenuation, a new primary	This site is considered to be suitable for allocation as it is a strategic-scale development, well-related to the existing edge of Thorpe Marriott with no major constraints. The site was subject to a minor boundary revision through the Regulation 18C consultation.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
			school and a local centre.	

**New and revised sites considered to be unreasonable for allocation:**

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
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 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

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
				<p>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.</p>

## **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 11 sites (6 in Taverham and 5 in Ringland) promoted for residential/mixed use totalling at least 1,881 dwellings (with one site not specifying the number of dwellings, but being 1.31Ha in size) (1,864 dwellings in Taverham and 17 in Ringland) and 107.11 hectares of land (103.09 Taverham and 3.92 Ringland). The outcome of the initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0337 for a strategic scale allocation of 1400 dwellings as there were no major constraints identified to make the site unsuitable for development. The eastern part of larger site GNLP0159 was considered to be a reasonable alternative if additional housing were needed in the urban area recognising that it would need to be developed in conjunction with neighbouring sites. These proposals were consulted on through the Regulation 18C consultation. Other sites promoted were considered to be unsuitable for allocation for a variety of reasons including impact on the Wensum valley, access or remoteness.

### **Summary of comments from the Regulation 18C draft plan consultation**

Through the Regulation 18C consultation a number of comments were received regarding sites in Taverham and Ringland (detailed in part 2 above). The main comments received were support from the promoter of GNLP0337 and some objections from members of the public, support from the promoter for a small allocation on reasonable alternative site GNLP0159 and public support for the non allocation of sites which would have an impact on the Wensum valley. All comments received have been given due consideration and one change is proposed to the plan to include reasonable alternative site GNLP0159R as a small allocation for 12 dwellings – see more detail below.

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

A number of new and revised sites were submitted through the Regulation 18C consultation. There were revisions to GNLP0159 to take the site from 11 hectares to 1.08 hectares and minor revisions to site GNLP0337. There were 3 new sites submitted totalling 16.68ha. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that none of the 3 new sites were considered to be suitable for allocation – GNLP4014 is disconnected from services and facilities with no safe pedestrian access into Taverham, GNLP4039 was considered to be too small to meet the minimum allocation threshold and GNLP4040 was considered to have access and landscape issues. In terms of the revised sites GNLP0337R continues to be supported for allocation and the revision to site GNLP0159R means

it is now considered to be suitable for allocation as small development of 12 dwellings. Small scale development is considered to be appropriate as the adjacent site in the same ownership now has planning permission and this site can be accessed through that permitted scheme.

## **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. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted a number of negative and some positive impacts for the sites in Taverham and Ringland.

The Sustainability Appraisal shows that site GNLP0337R which is proposed for allocation does score a number of double negatives for air quality & noise, climate change mitigation & adaptation, Biodiversity, Geodiversity & GI, health and natural resources, waste and contaminated land. It does however score two double positives for housing and education. Despite the negative scoring this site is still considered to be suitable for allocation as its strategic nature means that many of these aspects will be addressed through the development of the site and mitigations have been written into the policy such as the need for on site recreation, a school and a medical centre.

The revised proposal for site GNLP0159R scores quite well in the SA and much better than the originally larger proposal only scoring one double negative for health. Other sites score similarly through the SA but have been rejected for allocation through the site assessment process for the reasons given in this booklet.

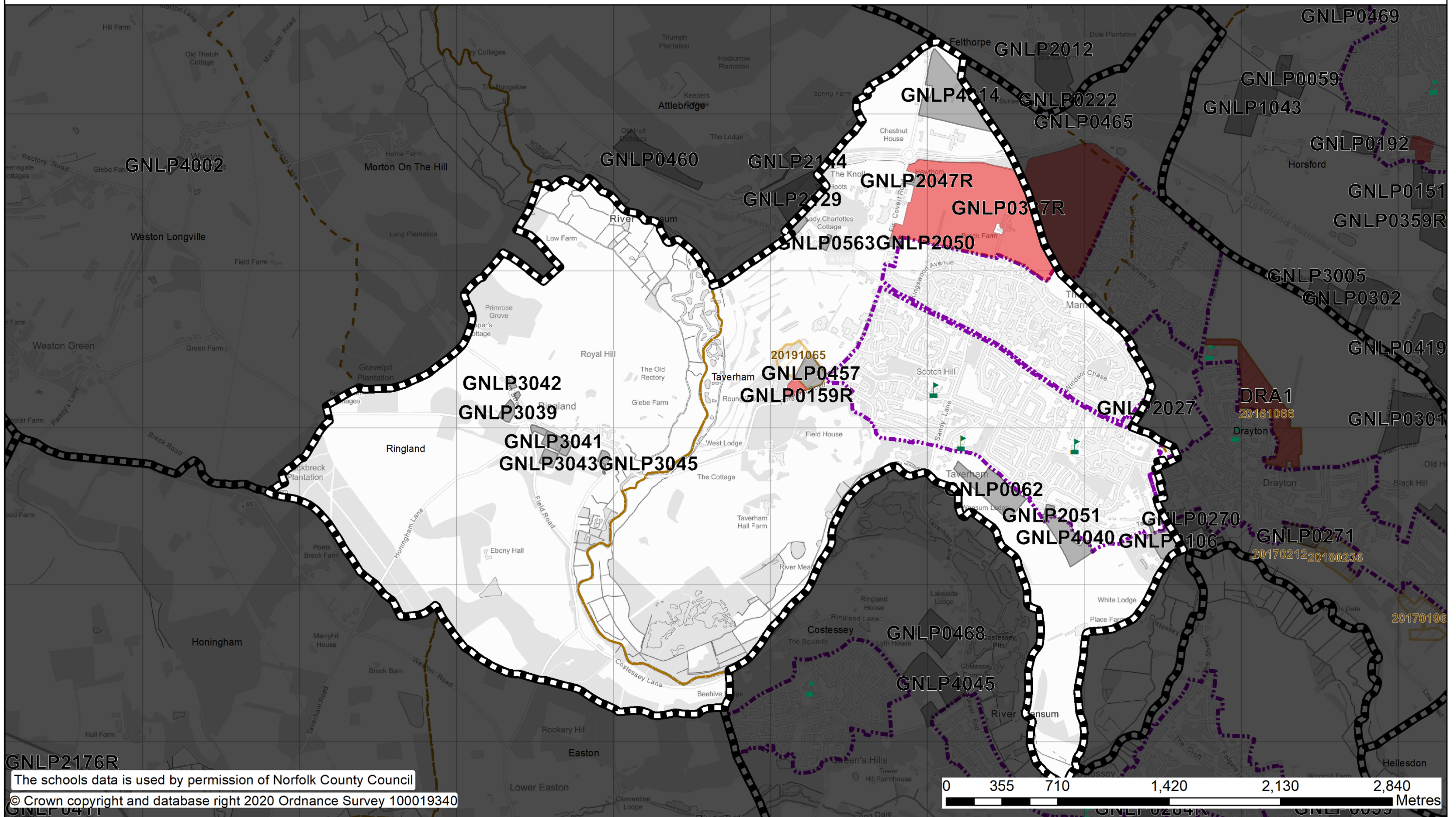
## **Final conclusion on sites for allocation in the Regulation 19 Plan**

Based on the information contained within this booklet the final conclusion of the site assessment process for Taverham and Ringland is to allocate sites GNLP0337R and GNLP0159R .

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

# TAVERHAM AND RINGLAND

## GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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	Primary School		Housing Allocation		Settlement Boundary		Parish Boundary
	Primary School Catchment (2018-19)		Not Allocated		Commitment*		

\*new and extant permissions at 1st April 2020 (10 or more dwellings)

N  
 1:22,500  
 at A3  
 Date: 26/11/2020