

<b>Settlement Name:</b>	<b>Thorpe St. Andrew</b>
<b>Settlement Hierarchy:</b>	<p>Thorpe St Andrew is classified as an urban fringe parish in the Greater Norwich Local Plan and is within an area identified for significant development as part of the Growth Triangle Area Action Plan. The suburban character of Thorpe St Andrew comprises mainly 20th Century semi-detached and detached properties often set in large plots with mature planting. The Thorpe St Andrew Conservation Area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge.</p> <p>Thorpe St Andrew also benefits from a good range of services and facilities, principally based around the district centre at Pound Lane that is anchored by a Sainsbury supermarket. There is primary school provision within the town council area and Thorpe St Andrew High School has approximately 1,700 students, including a sixth form. Historically, Thorpe St Andrew developed along Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line Yarmouth Road, including the Grade II* Thorpe Hall and the ruins to the Church of St Andrew.</p> <p>Early work in the 'Towards a Strategy' Document specifies 200 dwellings as an indicative figure for new allocations in north-east sector which includes Rackheath, Sprowston and Thorpe St Andrew. This site assessment booklet looks in detail at the sites promoted in Thorpe St Andrew to determine which are the most suitable to contribute towards the overall allocation figure for the sector.</p> <p>There are no carried forward allocations but a total of 354 additional dwellings with planning permission at the base date of the plan.</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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Thorpe St. Andrew</b>			
Land to the East side of Woodside Road. (Thorpe Woodland)	GNLP0228	10.48	Mixed use (unspecified number) (provides links to Woodside Road to development to north-east of the site)
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22	10ha for up to 330 dwellings with remainder of the site designed as a community woodland park
Oasis Sport & Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including Erection of Replacement Spa and Wellbeing Club and erection of 27 residential dwellings
Langley North	GNLP2170	1.33	40 dwellings
Langley South	GNLP2171	4.38	70 dwellings
<b>Total area of land</b>		<b>89.44</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>
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

<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														
	<b>Thorpe St Andrew</b>													
GNLP0228	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Red	Green	Amber	Green	Green
GNLP0442	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Red	Amber	Amber	Amber	Green
GNLP0540	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green
GNLP2170	Green	Green	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2171	Green	Green	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green

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

Site Reference	Comments
<b>Thorpe St Andrew</b>	
GNLP0228	<p><b>Friends of Thorpe Woodlands</b>  Opposed to any plans that will negatively impact on the wildlife that depends on this woodland. It is a designated CWS and so should be protected for future generations. The green corridor is overused and so every effort should be made to extend the green spaces as the population grows. The woods are designated as Ancient Woodland and are important for ecology.</p> <p><b>Norfolk Wildlife Trust</b>  0228 and 0442: Pleased to see that the impact on CWS 2041 and GI corridor seen as a major constraint and that all sites proposed will have an adverse impact. These sites should not be allocated.</p>
GNLP0442	<p><b>Friends of Thorpe Woodlands</b>  Opposed to any plans that will negatively impact on the wildlife that depends on this woodland. It is a designated CWS and so should be protected for future generations. The green corridor is overused and so every effort should be made to extend the green spaces as the population grows. The woods are designated as Ancient Woodland and are important for ecology. The Technical Ecology Report for the site demonstrated that the proposal would create ecological benefits.</p> <p><b>Norfolk Wildlife Trust</b>  0228 and 0442: Pleased to see that the impact on CWS 2041 and GI corridor seen as a major constraint and that all sites proposed will have an adverse impact. These sites should not be allocated.</p> <p><b>Great and Little Plumstead Parish Council</b>  The Parish Council objects. The destruction of woodland should not be allowed to happen, this is a well-used site for walks etc. This site allocation does not comply with Policy 1 of our Neighbourhood Plan.</p>
GNLP0540	<p>No comments submitted  (This site was given planning permission at the time of consultation)</p>
GNLP2170	<p><b>Barton Wilmore</b>  Support - Whilst we note that some potential constraints have been identified in respect of these sites, we do not believe that these are significant constraints, and as identified in the HELAA Addendum, initial discussions between Berliet and the Norfolk County Council Highways team have established that both sites have satisfactory access arrangements. We support the identification of these sites in the emerging GNLP. We believe that they represent a sustainable option for the identification of housing land supply within Broadland District and the wider Greater Norwich area. See full report.</p>

	<p>Both the Pinebanks and Griffin Lane sites are sustainable sites on which the principle of residential development has already been accepted, and which present the opportunity to deliver additional units to assist Broadland District Council in achieving their 5YHLS. It is our view that the additional capacity available at both sites should also be considered in the HELAA, alongside that of the Langley North and Langley South sites.</p> <p><b>Norfolk FA</b> Support - residential development in Thorpe St Andrew, on the proviso S106 contributions are considered to support the development of existing football facilities situated in the town.</p> <p><b>Sport England</b> Object - To satisfy Sport England policy and meet Para 97 of the NPPF, any development of the site would need to meet the following criteria: Exception 4 The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: * of equivalent or better quality, and * of equivalent or greater quantity, and * in a suitable location, and * subject to equivalent or better accessibility and management arrangements.</p>
GNLP2171	<p><b>Barton Wilmore</b> Support - Whilst we note that some potential constraints have been identified in respect of these sites, we do not believe that these are significant constraints, and as identified in the HELAA Addendum, initial discussions between Berliet and the Norfolk County Council Highways team have established that both sites have satisfactory access arrangements. We support the identification of these sites in the emerging GNLP. We believe that they represent a sustainable option for the identification of housing land supply within Broadland District and the wider Greater Norwich area. See full report.</p> <p>Both the Pinebanks and Griffin Lane sites are sustainable sites on which the principle of residential development has already been accepted, and which present the opportunity to deliver additional units to assist Broadland District Council in achieving their 5YHLS. It is our view that the additional capacity available at both sites should also be considered in the HELAA, alongside that of the Langley North and Langley South.</p> <p><b>Norfolk Football Association</b> Support – Residential development on the proviso S106 contributions are considered to support the development of existing football facilities situated in the Town.</p>

## **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.

Five sites have been submitted for the consideration of future development. Taking account of the comments received, existing commitment, achieving safe access to school, and subject to overcoming constraints set out in the HEELA including those highlighted below, as well as **recent appeals decisions** the following sites could be considered as reasonable alternatives:

### **GNLP0442**

Racecourse Plantations, Plumstead Road East is proposed for up to 330 dwellings with the remainder of the site designated as a community woodland park. The site comprises mature woodland known as Racecourse Plantation and forms part of Thorpe Woodland County Wildlife Site, an important green infrastructure corridor and landscape feature in the area. Norfolk Wildlife Trust and Norfolk County Council Ecology have stressed the importance of this site as a GI corridor in the wider Greater Norwich GI Strategy and have advised against allocating it for development. Other constraints include the potential loss of informal open space as well as visual amenity, although site is privately owned and sections of surface water flood risk to the south of the site. The site is well related to services and the form and character of the area and was allowed on appeal in January 2019 (20168996) for 300 homes and the creation of a new Community Woodland Park. It is therefore considered to be a reasonable alternative.

#### GNLP0540

The Oasis Sport and Leisure Centre has been promoted for redevelopment including a replacement spa and wellbeing club and erection of 27 dwellings including affordable. The site is within the settlement limit for Thorpe St Andrew where development is acceptable in principle providing it does not result in any significant adverse impact. The site is considered to be a reasonable alternative given the recent appeal decision in February 2017 (20151132).

#### GNLP2170

This site at Langley North comprises the former Langley School and Pinebanks playing fields and is promoted for 40 dwellings. The site is within the settlement limit for Thorpe St Andrew where development is acceptable in principle provided that it does not result in any significant adverse impact. The site is wedged between the Conservation Area and a scheduled ancient monument to the east. In terms of access, the land is under the same control as the Pinebanks site to the east (TSA2 allocation) from which vehicular access is proposed. Constraints include the potential loss of playing fields which may require replacement. In addition, there are physical constraints on site that may limit the development potential. This includes the likely removal of hard standings, management of surface water risk, ground investigations and utilities improvements. Whilst not prohibitive to the principle of development the context of the site includes landscape impacts southwards towards the River Yare and proximity of the site to the Conservation Area and the Broads Authority area. Sport England has objected to the site stating that the area of playing field to be lost as a result of the development should be replaced prior to the commencement of development. The Football Association has supported the site on proviso S106 contributions are considered to support the development of existing football facilities situated in the town. In conclusion subject to overcoming the constraints identified including Sport's England objection this site is considered a reasonable alternative.

#### GNLP2171

This site includes the former Langley Preparatory School and is located within the settlement limit for Thorpe St Andrew where development in principle is acceptable provided it does not result in any significant adverse impact. It is also within a conservation area characterised by mature woodland in parts, nearly half of the site is Ancient Woodland\* as it forms part of a wooded ridge with landscape impacts southwards towards the River Yare which is visible across the wider area. Therefore, development at this location must not erode this character nor result in the loss or deterioration of habitats. Access is proposed via Yarmouth Road, as previously used by the Langley School, and there are no obvious highway concerns. Other constraints include surface water flooding, potential impacts to grade II listed buildings and heritage assets, utilities improvements, ground investigations and proximity to the Broads administrative area. Subject to overcoming the constraints identified including the preservation of ancient woodland surrounding the site is considered a reasonable alternative.

\*Half of the site is Ancient Woodland (not mentioned in the HELAA) \*



**The site not considered as a reasonable alternative is:**

GNLP0228

Land to the east side of Woodside Road is proposed for mixed use. The site comprises mature woodland known as Thorpe Woodland a County Wildlife Site that forms an important green infrastructure corridor and landscape feature in an area expected to provide significant growth. Norfolk Wildlife Trust and Norfolk County Council Ecology have stressed the importance of this site as part of a GI corridor in wider Greater Norwich GI Strategy and have advised against allocating it for residential development. Friends of Thorpe Woodland object on the grounds of the importance of CWS, ecology and usage as informal open space. Despite the main constraints of ecological impacts and potential loss of informal open space the site is well related to services and the character of the area. Other constraints include surface water flooding to the south of the site which might limit the developable area. In conclusion, it is felt that in order to protect and enhance biodiversity there may be other sites which are preferable to this site which does not involve loss of county wildlife site and have less ecological and biodiversity impacts therefore this is not a reasonable alternative.

**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>Thorpe St Andrew</b>			
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22 / (10)*Res	10ha* for up to 330 dwellings with remainder of the site designed as a community woodland park <b>Allowed on Appeal</b>
Oasis Sport & Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including Erection of Replacement Spa and Wellbeing Club and erection of 27 residential dwellings <b>Allowed on Appeal</b>
Langley North (former playing fields/ Langley school)	GNLP2170	1.33	40 dwellings
Langley South (former Langley School)	GNLP2171	4.38	70 dwellings
<b>Total area of land</b>		<b>18.74 (60.22 community woodland park)</b>	

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

<b>Site Reference:</b>	GNLP0442
<b>Address:</b>	Racecourse Plantations, Plumstead Road East
<b>Proposal:</b>	10ha* for up to 330 dwellings with remainder of the site designed as a community woodland park

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Commercial forestry plantation with areas for paintballing and archery	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Significant Landscapes, Townscapes, Historic Environment, Open Space and GI, Transport and Roads</p> <p><b>Red Constraints in HELAA</b> Biodiversity and Geodiversity</p>
<p><b>HELAA Conclusion</b> The site is greenfield land known as Racecourse Plantation, though forms part of Thorpe Woodland off Plumstead Road it is well related to services and the character of the area. It is a county wildlife site that forms an important green infrastructure corridor and landscape feature to the area. Norfolk Wildlife Trust and Norfolk Ecology have advised against allocating this site, therefore this is considered a significant constraint. Initial highway evidence has indicated has advised that there are potential access constraints on the site, but these could be overcome through development and impact on road network could be reasonably mitigated. There are no concerns over potential contamination, or impact to heritage assets. However, other constrains include the potential loss of informal open space as well as visual amenity, although privately owned, sections at risk of surface water flooding, Abattoir located on part of site. 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, subject to acceptable access strategy and provision of frontage footway / pedestrian/cycle links. (330 dwellings)</p> <p><b>Development Management</b> PP granted on appeal under 20161896 for 300 dwellings and community woodland park therefore no further assessment provided. Noted that 0228 has not been shortlisted however given the appeal decision where the Inspector found no harm</p>

this may be difficult to justify if the proposal followed a similar ethos to the appeal proposal?

**Minerals & Waste**

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. This allocation comprises three separate plots with different risk associated with them. The south-eastern plot is mostly free from flood risk the exception being small incursions in the 0.1% event on the southern boundary. The site is not near a mapped watercourse, but the location on the edge of an existing residential area suggests that sewer connections may be available. If not then surface water drainage will be reliant on the results of infiltration testing. The south western plot is bisected by a flow path in the 0.1% event which connects areas of ponding that occur in the 1% event. Mapping also indicates the potential for two additional flow paths to form perpendicular to the first. Any planning application should be supported by modelling to understand the risk posed by the surface water flow paths so that development can take place within increasing risk on or off site. The site is not near a mapped watercourse, and the location on the edge of the existing residential area suggests that sewer connections may not be available. If not surface water drainage will be reliant on the results of infiltration testing, which can be variable in this location. The northern plot is also shown on mapping to be affected by a flow path in the 0.1% event, this bisects the southwest corner. Any planning application should be supported by modelling to understand the risk posed by the surface water flow paths so that development can take place within increasing risk on or off site. The site is not near a mapped watercourse, and the location on the edge of the existing residential area suggests that sewer connections may not be available. The LLFA have been consulted on a planning application for this northern plot and have raised an objection based on insufficient information being provided to demonstrate that the site can manage surface water without increasing flood risk.

**PLANNING HISTORY:**

Not known

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

- Supporting Briefing
- Detailed Representation

<b>Site Reference:</b>	GNLP0540
<b>Address:</b>	Oasis Sport & Leisure Centre, 4 Pound Lane
<b>Proposal:</b>	Redevelopment of Oasis Leisure Club including Erection of Replacement Spa and Wellbeing Club and erection of 27 residential dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Part Sport & Leisure Centre with the remaining land garden to Tawny Lodge & Beech Lodge	Mainly Brownfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Significant Landscapes
<b>HELAA Conclusion</b> The site is currently known as Oasis Sport & Leisure Centre off Pound Lane and has been allowed on appeal for redevelopment of spa and 27 dwellings. All constraints are being mitigated. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

<b>FURTHER COMMENTS</b>
<b>Highways</b> Yes. Consent granted at appeal (27 dwellings) Minerals & Waste: 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.
<b>Development Management</b> Granted on appeal for proposed use (spa and 27 dwellings) however recently permission has been given for a C2 care village on northern part of allocation - have the owners aspirations now changed and should allocation reflect latest permission/aspirations.
<b>Lead Local Flood Authority</b> Few or no constraints. Standard information required at planning stage. RoFSW mapping indicates that the site is generally at low risk of surface water flooding, however a narrow surface water flow path passes through the middle of the site in a 0.1% event at a mapped depth of 0.15m with isolate pockets up to 0.6m in depth. Any planning application should be supported by robust information to

demonstrate how this flow path will be managed without increasing flood risk. The site is not near a mapped watercourse but the location adjacent to an existing urban area suggests that sewerage connections may also be available.

**PLANNING HISTORY:**

**20190016 / 20151132**

PP granted for care village (C2). 20151132 - pp granted on appeal for health club and 27 dwellings

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

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2170
<b>Address:</b>	Langley North (former playing fields/Langley School)
<b>Proposal:</b>	40 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Former Preparatory School	Brownfield

### **CONSTRAINTS IDENTIFIED IN THE HELAA**

#### **Amber Constraints in HELAA**

Utilities Capacity, Contamination and Ground Stability, Significant Landscapes, Townscapes, Biodiversity and Geodiversity

#### **HELAA Conclusion**

This is a 1.33 ha site for 40 homes on land previously used as playing fields by the Langley Preparatory School in Thorpe St Andrew. The Langley Preparatory School land is under the same control as the Pinebanks site to the east from which vehicular access is proposed. Initial Highway Authority evidence has not raised any in principle concerns, subject to further details being provided. The site is in a sustainable location and so the main considerations are physical constraints on site that may limit the development potential. These factors are likely to include removal of hard standings, management of surface water flood risk, ground investigations, and utilities improvements. Whilst not prohibitive to the principle of development, the context of the site includes landscape impacts southwards towards the River Yare and the proximity of the site to the Thorpe St Andrew Conservation Area. As well as being next to woodland, ecological constraints relate to the site's proximity to habitats in the Broads. The site is 300 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. In conclusion, the site is suitable for the land availability assessment.

### **FURTHER COMMENTS**

#### **Highways**

Yes, subject to acceptable access strategy and provision of pedestrian/cycle links. (40 dwellings)

**Minerals & Waste:** 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.

#### **Development Management**

The sites are within the settlement limits so do we need to allocate? At this stage I am not convinced estate scale development could be delivered or the number of dwellings which would be acceptable given the constraints - would an allocation be 'open ended' in terms of numbers or would it need to specify a range? However, allocation could give greater strength for the need to masterplan/design code etc?

**Lead Local Flood Authority**

No comments

**PLANNING HISTORY:**

Not known

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

No additional documents submitted to support this proposal.



<b>Site Reference:</b>	GNLP2171
<b>Address:</b>	Langley South (former Langley School)
<b>Proposal:</b>	70 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Former Preparatory School	Brownfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Utilities Capacity, Contamination and Ground Stability, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment</p>
<p><b>HELAA Conclusion</b>  This is a 4.38 ha site for 70 homes on land previously used by the Langley Preparatory School. Access is proposed via Yarmouth Road, as previously used by the Langley School, and initial Highway Authority evidence has raised no objection. The site is in a sustainable location and so the main considerations are physical constraints on site that may limit the development potential. These factors are likely to include removal of existing buildings and hard standings, management of surface water flood risk, ground investigations, and utilities improvements. Whilst not prohibitive to the principle of development, the context of the site includes landscape impacts southwards towards the River Yare and the proximity of the site to the Thorpe St Andrew Conservation Area. As well as being next to woodland, ecological constraints relate to the site's proximity to habitats in the Broads. The site is 100 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. In conclusion, the site is suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  Yes, subject to acceptable access strategy and provision of pedestrian/cycle links. (70 dwellings)</p> <p><b>Development Management</b>  The sites are within the settlement limits so do we need to allocate? At this stage I am not convinced estate scale development could be delivered or the number of dwellings which would be acceptable given the constraints - would an allocation be 'open ended' in terms of numbers or would it need to specify a range? However, allocation could give greater strength for the need to masterplan/design code etc?</p> <p><b>Minerals &amp; Waste</b></p>

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**

No comments

**PLANNING HISTORY:**

Not known

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

No additional documents submitted to support this proposal.

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

Four reasonable alternative sites have been identified in Thorpe St Andrew 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.

Thorpe St Andrew is an Urban Fringe parish, in the north-east sector. The Towards a Strategy Document specifies 200 dwellings as an indicative figure for new allocations in north-east sector. Through further discussion of shortlisted sites, there are no preferred sites in Thorpe St Andrew. It is considered that there is no reasonable alternative to this approach.

Sites GNLP0442 and GNLP0540 have been granted permission on appeal, and will therefore be counted in commitments for the local plan. It would not be acceptable to also count them as an allocation.

Sites GNLP2170 and GNLP2171 have been dismissed on highway and ecological/ landscape grounds.

In conclusion there are no sites identified as preferred options in Thorpe St Andrew. There are no carried forward allocations but a total of 354 additional dwellings with planning permission. This gives a total deliverable housing commitment for Thorpe St Andrew of 354 homes between 2018 – 2038.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Thorpe St Andrew</b>				
NO PREFERRED SITES				

**Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Thorpe St Andrew</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Thorpe St Andrew</b>				
Land to the East side of Woodside Road (Thorpe Woodland)	GNLP0228	10.48	Mixed use (unspecified number) (provides links to Woodside to development to north east of the site)	This site is considered to be unreasonable for allocation as there are other more preferable sites to consider which do not involve the loss of a county wildlife site and which have less ecological and biodiversity impacts. This site also has issues with surface water flood risk.
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22	10 ha for up to 330 dwellings with remainder of the site designated as a community wood land park	This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for 300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan.
Oasis Sport and Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including erection of replacement spa and wellbeing club and erection of 27 residential dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. The site was granted on appeal in February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan.
Langley North (former playing fields/Langley School)	GNLP2170	1.33	40 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
Langley South (former Langley School)	GNLP2171	4.38	70 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.

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

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0442 Racecourse Plantations, Plumstead Road East, Thorpe St Andrew (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	Considered unreasonable as it's a woodland that surround the East side of Norwich		This site was allowed under a planning appeal by independent planning inspector. However, it is not proposed to allocate the site in the local plan.	None

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2170 Langley North (Former Playing Fields/Langley School), Thorpe St Andrew (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 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>
Barton Willmore	Object	Site benefits from outline planning approval for residential development, there is no evidence that development at this location would result in further deficiency of playing pitches. See Full representation.		This site is not allocated as it is located within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact.	None

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2171 Langley South (Former Langley School), Thorpe St Andrew (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 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>
Barton Willmore		Site benefits from outline planning approval for residential development, there is no evidence that development at this location would result in further deficiency of playing pitches. See Full representation.		This site is not allocated as it is located within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half the site is designated as Ancient Woodland which would affect the developable area.	None



## **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 5 sites promoted for residential/mixed use totalling 89.44 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was not to prefer any sites for allocation in Thorpe St Andrew and this was the option that was consulted on during the Regulation 18C consultation. The sites promoted were considered to be unsuitable for allocation for a variety of reasons including ecological and biodiversity impacts, access and existing planning permissions on sites within the settlement limit.

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

Through the Regulation 18C consultation a number of comments were received regarding sites in Thorpe St Andrew (detailed in part 2 above). The main comments received were objections from the promoter regarding the non allocation of sites at Langley North and South and support for the non allocation of the site at Racecourse Plantations from a member of the public. These comments have been given due consideration but no change is proposed to the decision not to allocate any sites in Thorpe St Andrew.

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

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. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted a number of negative and a few positive impacts for the sites in Thorpe St Andrews which support the decision not to allocate any sites.

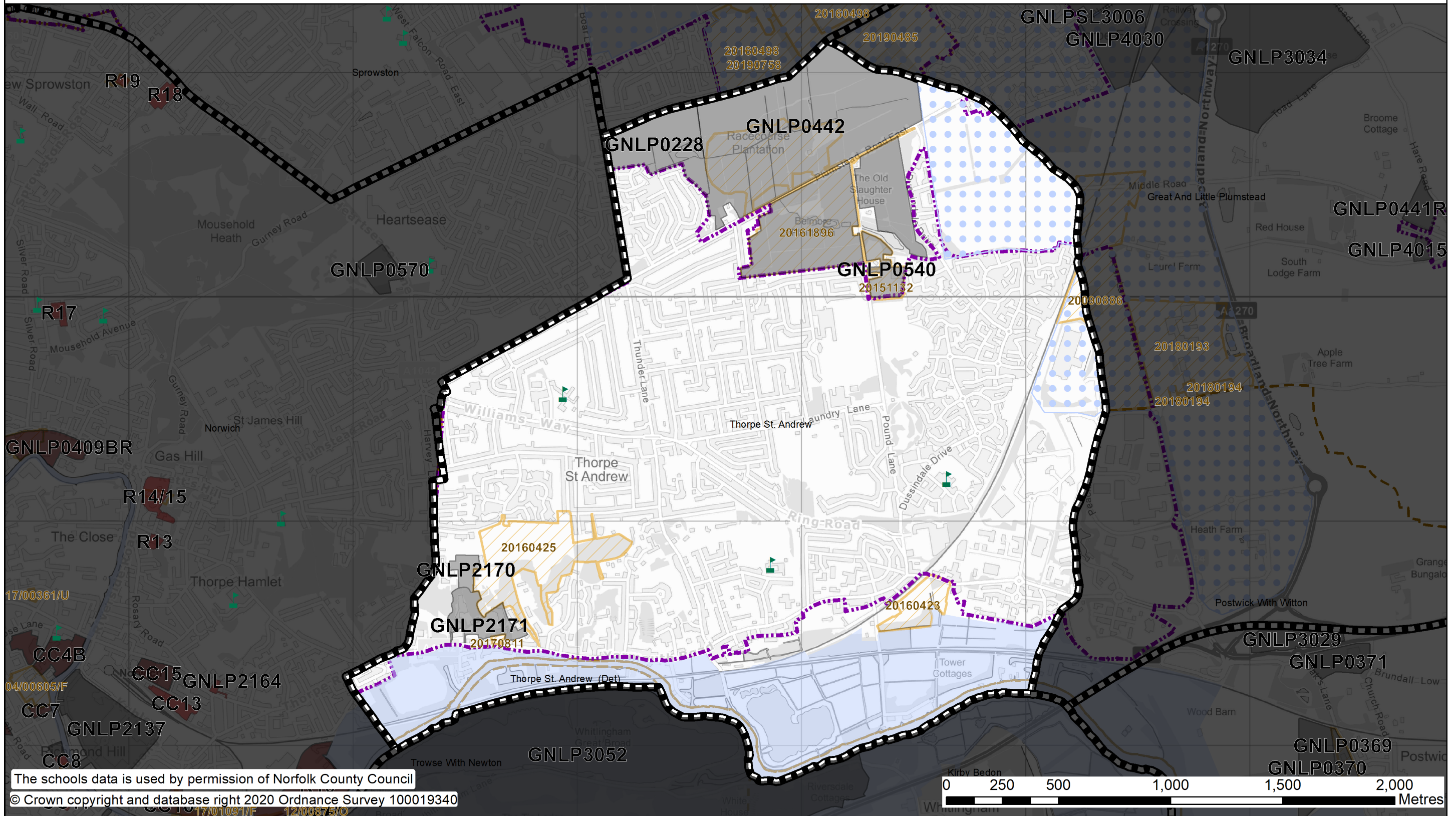
### **Final conclusion on sites for allocation in the Regulation 19 Plan**

Based on all the information contained within this booklet the final conclusion of the site assessment process for Thorpe St Andrews is not to allocate any sites in the plan.

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

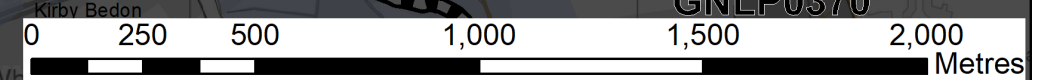
# THORPE ST ANDREW

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



- |  |                                    |  |                      |  |                       |  |   |  |                 |
|--|------------------------------------|--|----------------------|--|-----------------------|--|---|--|-----------------|
|  | Primary School                     |  | Housing Allocation   |  | Not Allocated         |  | Growth Triangle Area Action Plan Boundary |  | Commitment*     |
|  | Primary School Catchment (2018-19) |  | Mixed Use Allocation |  | Broads Authority Area |  | Settlement Boundary                       |  | Parish Boundary |

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



N  
1:15,750  
at A3  
Date: 26/11/2020