

The Greater Norwich Local Plan

Pre-Submission Draft Sites Plan

**Regulation 19 Publication Stage
1 February – 15 March 2021**

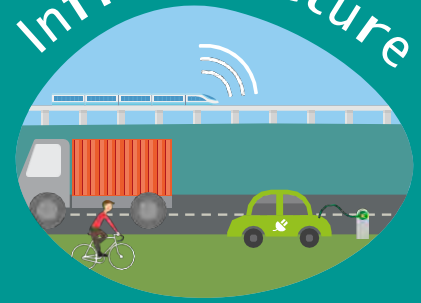
Environment



Homes



Infrastructure



Communities



Delivery



Economy



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Part 2 – Sites Plan

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Introduction

- 1.1 This is the second document that makes up the Greater Norwich Local Plan. It contains planning allocations for the sites to deliver the strategy, including undeveloped allocations carried forward from the Broadland, Norwich and South Norfolk Local Plans. The sites document identifies and allocates strategic housing and mixed use sites as well as strategic sites for employment. Other allocations provide housing sites and sites for other uses (including employment, recreation, open space and community uses) to meet the strategic needs set out in the GNLP Strategy, without being strategic in themselves.
- 1.2 This document is organised according to the settlement hierarchy by:
- Norwich and the fringe parishes
 - Main towns,
 - Key service centres
 - Broadland village clusters
 - Non-residential allocations in South Norfolk

Maps and site policies are included for all allocated sites

- 1.3 This document does not contain any residential sites in smaller South Norfolk villages as South Norfolk Council are preparing a separate village clusters plan covering new and carried forward sites for housing in their village clusters. The GNLP has considered non-residential sites in South Norfolk villages.
- 1.4 As this is a strategic plan sites of less than 0.5 hectares and those proposed as settlement boundary extensions have not been included. Current inconsistencies between Broadland and South Norfolk regarding the inclusion or non-inclusion of carried forward allocations within settlement boundaries will be rectified for final adoption of the plan.

2. Norwich

(For background information about the selection of sites for allocation please see the site assessment booklet for Norwich under the evidence base link at <https://www.gnlp.org.uk/>)

Introduction

2.1 The Norwich urban area is at the top of the GNLP settlement hierarchy. As the most accessible and sustainable location in the area, Norwich benefits from a high level of accessibility to a broad range of local and sub-regional services and facilities. In this Local Plan, Norwich will retain that prime position and be promoted for a significant share of housing and economic development in the GNLP. The area within the city boundary is largely built up and no large-scale greenfield sites remain available to allocate. Therefore, Norwich's potential for the delivery of new housing and economic development will be reliant on the use of previously developed land and premises, increasing densities and housing-led regeneration and renewal, particularly in the city centre.

Important considerations

2.2 Norwich has many assets like open spaces, green infrastructure and the river valleys of the Wensum and Yare. The landscape setting of Norwich and the proximity of the Broads are other considerations. All these assets will limit the scale and location of development in Norwich. The major heritage significance of parts of the city mean that particular care needs to be taken in planning, locating and designing new development.

Numbers of new homes in Norwich

2.3 1,885 homes were delivered in Norwich between the base date of 1st April 2018 to 31st March 2020. 5,254 new homes could potentially be built on sites with unimplemented planning permissions and allocations in existing local plans (as at 1st April 2020). There are new allocations and uplift on existing allocations providing for 4,527 new homes. This gives a total deliverable housing commitment for Norwich equivalent to 11,666 homes.

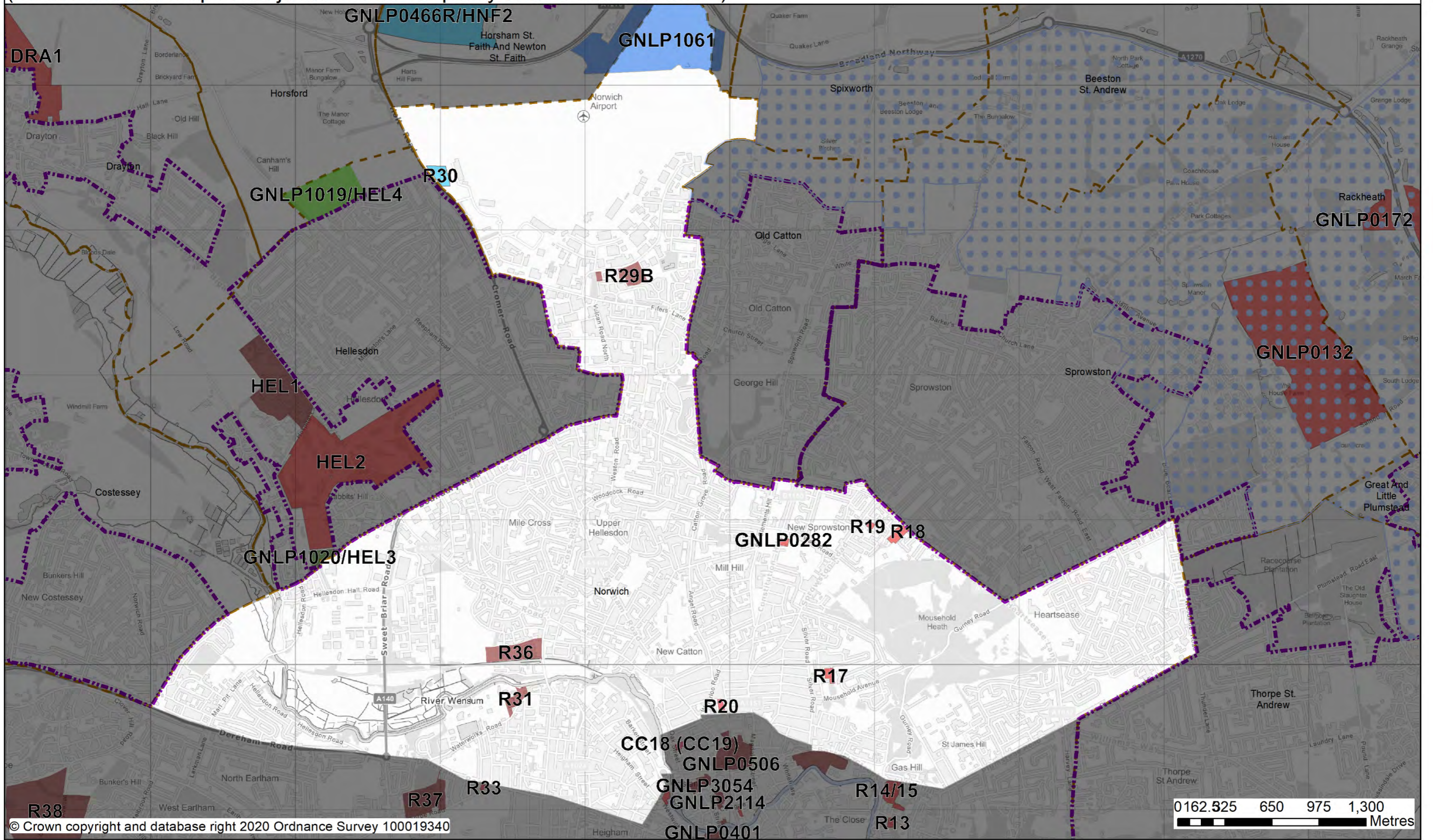
Meeting the development needs in Norwich

- 2.4 Although a relatively small number of completely new allocations are proposed, there is considerable potential to increase housing densities on previously identified sites; particularly in and adjoining the city centre (which will also be a focus for employment, retail, leisure, educational and cultural facilities).
- 2.5 The plan proposes a limited number of allocations for employment use and other uses carried forward from previous local plans: this includes three sites providing for the longer-term expansion of the University of East Anglia.

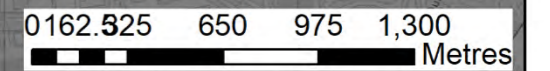
NORWICH (NORTH)

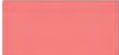









(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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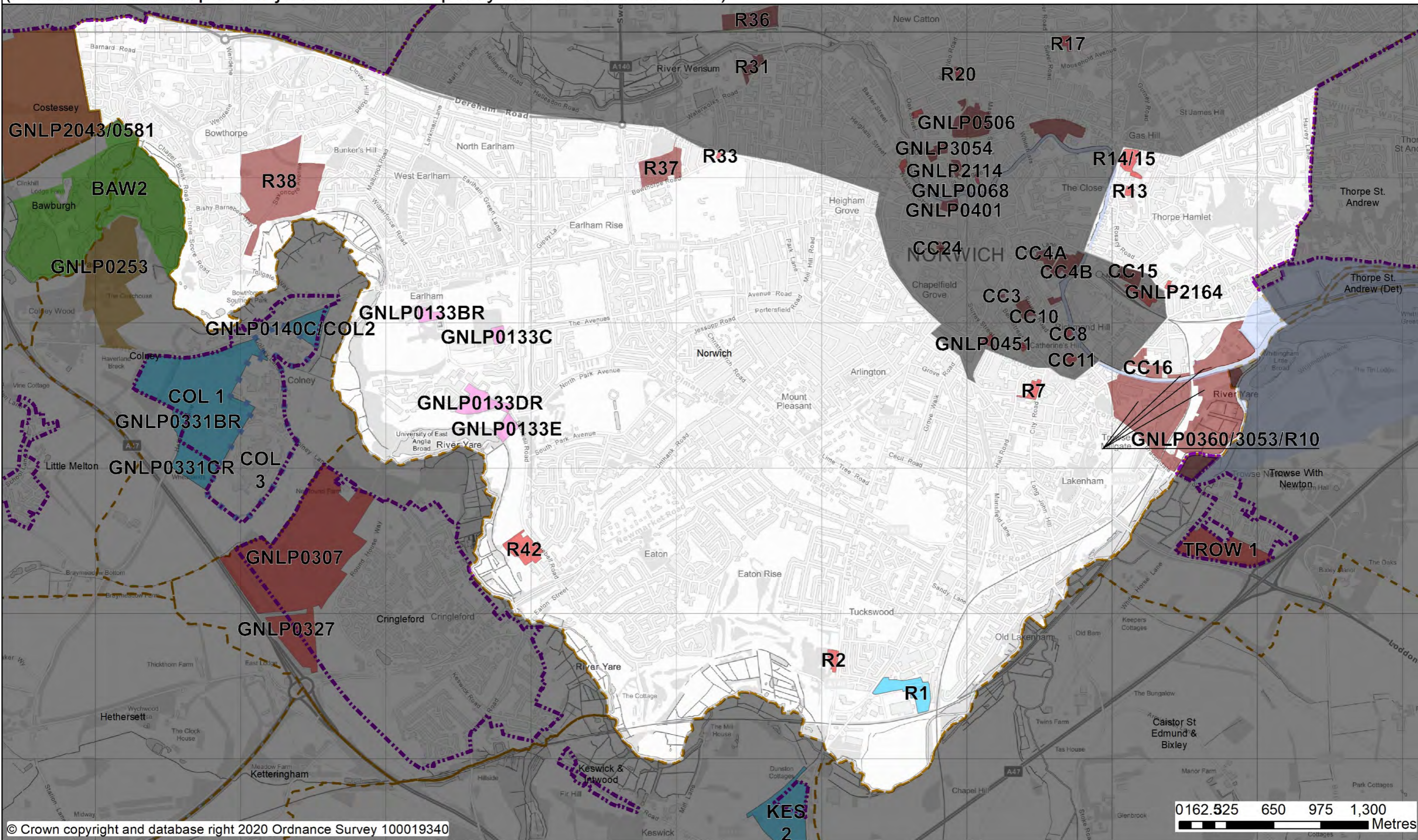


 Housing Allocation	 Employment Allocation	 Aviation Related Employment Allocation	 Burial Ground Allocation	 Settlement Boundary	 Broads Authority
 Mixed Use Allocation	 Open Space/Leisure Amenity Allocation	 Parish Boundary	 North Arrow	Scale at A3: 1:24,000	
Date: 15/12/2020					

NORWICH (SOUTH)

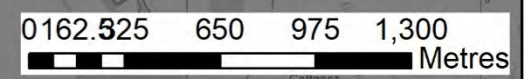
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GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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	Housing Allocation		Employment Allocation
	Mixed Use Allocation		

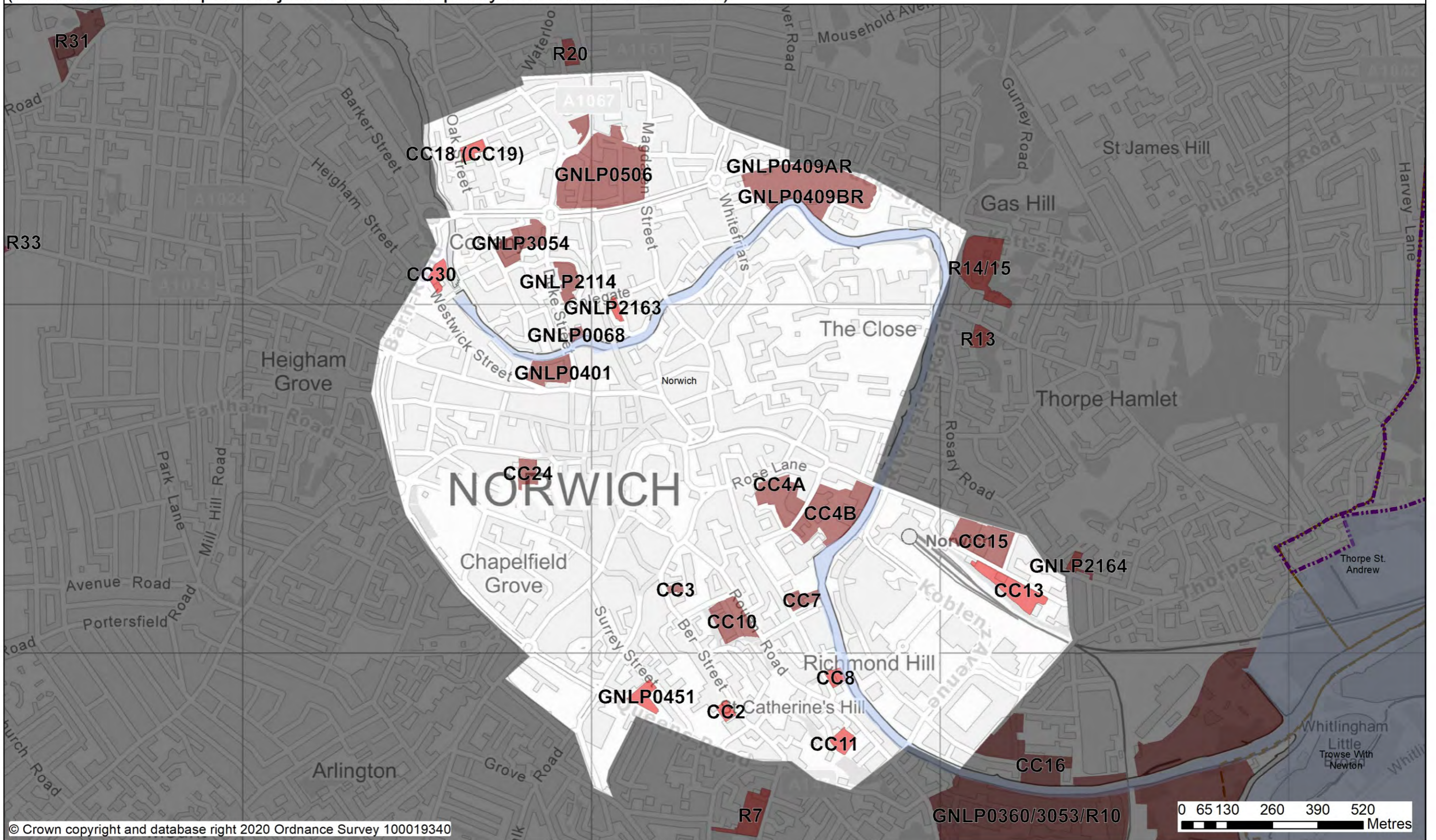


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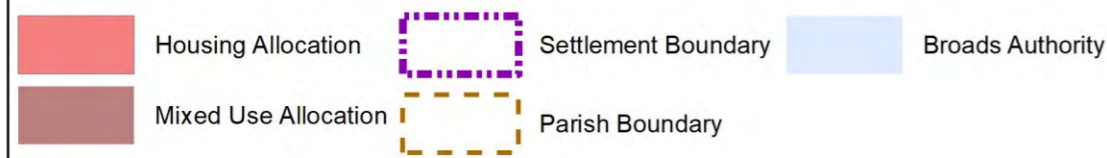
NORWICH (CENTRE)

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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1:10,000
Date: 15/12/2020

East Norwich

- 2.6 The East Norwich Strategic Regeneration Area (ESRA) consists of three brownfield regeneration sites by the rivers Wensum and Yare. These are Carrow Works, the Deal Ground and the Utilities Site. The ESRA also includes land in front of ATB Laurence Scott fronting the Wensum, (linking to allocation CC16 (Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way)) which is considered essential for the delivery of sustainable transport links to the three sites. The overall area is defined on map 9 of the Greater Norwich Local Plan and the three regeneration sites are allocated under this site allocations Policy.
- 2.7 East Norwich Strategic Regeneration Area has the potential in the medium to long-term to create a new urban quarter for Norwich, to act as a catalyst for additional regeneration in neighbouring urban areas and to contribute significantly to growth of the Greater Norwich economy. A new partnership has been established - the East Norwich Partnership – to steer preparation of a masterplan for this area that will unlock development on these sites and deliver sustainable regeneration. The partnership is led by Norwich City Council with representation from key public and private sector partners including Homes England, Network Rail, and the landowners of the three sites.
- 2.8 To ensure growth is co-ordinated, overcomes local constraints and is well-designed in this particularly sensitive location, Policy 7.1 of the Greater Norwich Local Plan requires regeneration to be guided by an area-wide masterplan supplementary planning document. Development is contingent on the provision of economic (e.g. highway network, bridges and utilities) and social infrastructure (e.g. schools, community facilities and recreational spaces) at a scale to support sustainable growth across the ESRA. The masterplan will promote development of a high density sustainable mixed-use community, co-ordinate delivery of new transport infrastructure and services, enhance green spaces and links, provide for a local energy network, enhance heritage assets, protect Carrow Abbey County Wildlife Site and address local issues including the active railway, the protected minerals railhead and flood risk issues. Development across the three sites will provide in the region of 4,000 homes in the plan period and up to 6,000 new jobs.
- 2.9 The Deal Ground and Utilities site are allocated in the adopted Norwich Site Allocation and Site-Specific Policies Plan (2014); however the release of the Carrow Works site for development presents the opportunity to strategically address the challenges and opportunities of all three sites. Unlocking the full development potential of the sites relies upon addressing constraints and, in particular, requires the provision of common infrastructure to serve all the sites, which will enable sustainable growth to be delivered in this location. This should achieve improved integration of the ESRA sites in terms of social, economic and green infrastructure. There is also the potential for a new access route into the Deal Ground from the Carrow Works site passing under the rail line, which

is due for upgrading in conjunction with the potential replacement of Trowse Swing Bridge. Viability and deliverability are key considerations in the delivery of the regeneration project and individual proposals capable of delivery will not be allowed to prejudice the comprehensive sustainable development of the east Norwich area as a whole. Development will need to be carried out in accordance with any phasing plans agreed through the masterplanning process.

2.10 Key development considerations and constraints across the East Norwich Strategy Regeneration area are:

- (i) There is a need for substantial new transport infrastructure to provide connectivity and permeability within and between the sites in the East Norwich Strategic Regeneration Area and beyond, including north-south links between Trowse and Bracondale and the north bank of the Wensum and Thorpe Road/Yarmouth Road, and east-west links between the city centre, the railway station and Whitlingham Country Park and the Broads including an extended riverside walk on the north and south banks of the Wensum. The ESRA masterplan will include an integrated access and transportation strategy which will identify new routes, river crossings and network improvements. It is anticipated that this strategy will include, but not be limited to, the SA Plan Policy requirement for a new all-purpose road access from Bracondale to the Deal Ground via a bridge over the River Yare, and a new bridge over the River Wensum to at the minimum provide cycle, pedestrian links and emergency vehicle access, north to the Utilities site, and cycle and pedestrian links along the river corridor linking to Carrow Works and to the Broads. Any new bridge or bridges must be designed to meet navigation requirements for the River Wensum and provide river moorings and de-masting facilities. The integrated access and transportation strategy must have an emphasis on sustainable accessibility and traffic restraint.
- (ii) There is a need to manage the transport impact of the development on the strategic and local highway network, including the Martineau Lane roundabout, Bracondale and King Street and on the nearby village of Trowse. A low car environment will be promoted, supported by an excellent walking and cycling network and access to public transport.
- (iii) Development will be required to provide area-wide environmental, economic and social infrastructure and services in a co-ordinated manner in order to support the level of growth proposed.
- (iv) There will be a need for development to address and mitigate potential environmental impacts from adjacent uses and activities and ensure that new development will not compromise their continued operation. Relevant issues include the impact of the railway, the Crown Point Train

Maintenance Depot, the aggregate depot minerals operations and the sewage treatment works.

- (v) Prior to development there will be a need to address and remediate site contamination and remove redundant utilities infrastructure from previous industrial uses.
- (vi) Development must protect and enhance key areas of landscape and biodiversity value, green infrastructure assets, corridors and open spaces within the area, including enhancing linkages from the city centre to the Broads, Whitlingham Country Park, Carrow Abbey County Wildlife Site, the wider rural area and elsewhere in Norwich. Development must demonstrate the means to retain and maintain these assets in perpetuity.
- (vii) The East Norwich Regeneration Area is situated within Trowse Millgate Conservation Area and Bracondale Conservation Area and there are a high concentration of heritage assets in and adjacent to the sites. Development must have regard to the character and appearance of the conservation areas and protect and enhance the sites' heritage assets and their settings including long views from, into and across the sites. Development must be of appropriate scale, form and massing, informed through the coordinated masterplanning process. There is also potentially significant archaeological interest from early settlement around the confluence of the Rivers Wensum and Yare which will require further site investigation prior to development.
- (viii) Development will need to be of a high-quality exemplar, energy efficient design which builds at high densities and maximises the riverside regeneration potential whilst acknowledging the sensitive location at the confluence of two rivers forming the eastern approach to Norwich. The design and form of development must acknowledge the proximity of Whitlingham Country Park, and the village of Trowse, take account of its setting adjacent to the Broads and manage the potential impact on long views toward and away from the urban edge.
- (ix) The East Norwich Strategic Regeneration Area falls within flood zones 1, 2 and 3 and therefore site-specific flood risk assessments must be undertaken prior to development in order to identify risks from river and surface water flooding. Development will need to be flood resilient and provide appropriate flood mitigation measures. Parts of the sites are within the flood plain of the River Yare and any development on the floodplain would compromise the natural functioning of the river and the Water Framework Directive no deterioration objective. There should therefore be a significant buffer between the development and the flood plain. Any sensitive development of sections of this land parcel outside of the flood plain should also restore natural habitats within the flood plain.

- (x) Development should make appropriate provision for sustainable drainage. SuDS within the development must be sufficient to protect the water quality of the River Wensum and River Yare and any opportunities to improve riparian habitat to mitigate against the impacts of the development would help to secure improvements necessary to meet good Water Framework Directive status and help ensure that the development does not cause any deterioration.
- (xi) Development should address the Broads Authority's navigational requirements given that the River Wensum (up to New Mills) forms part of the Broads network. Consideration should be given to allowing greater use of the Rivers Wensum and Yare for water-based recreation, leisure and tourism including the potential inclusion of marinas and riverside moorings and access for waterborne freight subject to not impeding navigation of either river. It also forms a significant corridor for wildlife.

Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk

- 2.11 The Deal Ground comprises an extensive area of disused former industrial land and buildings on the south-eastern fringe of Norwich situated between the main Norwich-London rail line and the confluence of the rivers Wensum and Yare. The majority of the site has been tipped to raise its level: the lower lying eastern edge of the site adjoining the River Yare (including Carrow Abbey Marsh) falls within the river valley and is largely rural in character.
- 2.12 Adjoining the site to the west is an operational minerals railhead and asphalt plant, situated alongside the railway. This railhead site is safeguarded under Policy CS16 in the adopted Minerals and Waste Core Strategy. The railhead currently receives the majority of crushed rock delivered for Norfolk. It benefits from deemed consent and is not subject to any restrictions to operating hours, noise limits etc. The asphalt plant has the benefit of permanent planning permission (ref C/4/2010/4003), which contains conditions regarding noise limits, operational hours etc.
- 2.13 Development of this site needs to respect and enhance the setting of the designated heritage assets within and adjoining the site: including the grade II listed brick "bottle kiln" in the north part which is in a poor state of repair and on Norwich's Buildings' at Risk Register and Trowse Pumping Station within Trowse Millgate Conservation Area to the south.
- 2.14 The majority of the site lies in Flood Zones 2 and 3, both now and with the addition of climate change. A significant majority of Flood Zone 3 is shown on Environment Agency modelling to actually be Flood Zone 3b Functional Floodplain, with an annual probability of flooding of 5% (1 in 20) and classed as 'land where water needs to flow and be stored in times of flood'. Residential and commercial development, classed as 'more vulnerable' and 'less vulnerable' development respectively, is not permitted in Flood Zone 3b. The

developable area will be informed by level 2 SFRA. As with all development in Flood Zones, the more vulnerable development, and ideally the less vulnerable development too, will need to be designed with floor levels raised 0.3m above the flood levels for the future 1% (1 in 100) annual probability flood event with 35% and ideally 65% allowances for climate change. Refuge will also need to be provided above the 0.1% (1 in 1000) annual probability 25% climate change flood levels. Compensatory flood storage will also need to be provided for any built development or land raising within the 1% (1 in 100) annual probability flood outline with 35% climate change to ensure no increase in flood risk elsewhere. This will require lowering of higher land in Flood Zone 1 to provide the compensatory flood storage. It is noted that extant outline permission 12/00875/O on the site met these requirements, although climate change allowances have since changed so the required floor levels may be different.

- 2.15 A significant proportion of the site falling within Norwich is allocated in the adopted 'Site allocations and site-specific policies' plan and the major part of it also benefits from outline permission for residential led mixed-use development, although this has not yet been progressed. This is a cross boundary allocation as part of this site also falls within South Norfolk jurisdiction (this is a single Policy covering the cross-boundary site). As an existing allocation this site is included in the housing commitment figure and has been considered in the calculation of the housing requirement

Land at Carrow Works

- 2.16 Carrow Works was formerly the location for Britvic Soft Drinks Ltd. and Unilever UK Ltd., and the site also includes Carrow House owned by Norfolk County Council. It is being promoted for redevelopment.
- 2.17 The site is known for the presence of the remains of Carrow Priory and as the former family home of the Martineau and later the Colman families. The manufacture on the site grew from the Colman's family business, which included the milling of mustard seed to produce the international brand of Colman's Mustard. Corona fizzy drink was produced from the site and later Britvic and Unilever overtook manufacture here. The site also includes a conference centre, former coroner's court and social services department offices, a fire station and disused Trowse Railway Station.
- 2.18 There is a high concentration of both heritage and natural assets within the site. There are further assets within close proximity of the site (including the Broads), which may also impact on the proposals. Designated heritage assets include scheduled monuments, listed buildings, and conservation areas; non-designated heritage assets include locally registered parks and gardens, locally listed buildings and the area of main archaeological interest, and items as yet unidentified.
- 2.19 The land and buildings around Carrow Abbey is both a scheduled monument (Carrow Priory) and contains listed buildings (grade I), there are individual and

group TPOs, and the land is a locally registered historic park and garden. The historic park and garden extends for some distance to King Street and Bracondale and includes Carrow House, which is also listed (grade II). The conservatory at Carrow House and Blocks 7,7a, 8 and 8A at Carrow Works are listed II*. Block 92 at Carrow Works is listed grade II.

- 2.20 The Lodge at Carrow, Stable Cottages at Carrow, the Former Pineapple PH, and the railway station at Trowse are locally listed. Further research regarding the buildings and structures on site may reveal further assets of heritage significance. Part of the site is contained within the Bracondale Conservation Area and part of the site is contained within the Trowse Millgate Conservation Area.
- 2.21 The site is situated within the Area of Main Archaeological Interest; this area offers potential to reveal more about the history of the early City. It is likely that the archaeological potential across the whole site will be of interest. Archaeological investigation below any areas of construction or altering of the ground will likely be required to assist in the understanding of the City.
- 2.22 There are further group and area TPO trees within the site, including a group to the rear of the fire station and a group running parallel with the railway line.
- 2.23 To the east of the site lies a County Wildlife Site, the trees and green spaces on the site together with a number of buildings are likely to be important for wildlife and biodiversity. Protection of the wildlife and the increase the biodiversity of the site will be required.
- 2.24 The vast majority of the site is Flood Zone 1. There is a very small area to the north east of the site, adjacent to the river which is Flood Zone 3 now and in the future. Therefore, the sequential approach must be applied to avoid built development within this small area of flood zone to allow it to continue to provide flood storage.

Utilities site

- 2.25 The site was allocated in the previous Local Plan but has not yet been developed. Previous proposals were founded on the expectation of delivering a renewable power generation facility as an integral part of the development and although this option is not being actively pursued there is scope for local energy generation serving the wider area which is reflected in Policy 7.1.
- 2.26 The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this Local Plan.
- 2.27 The Utilities site is split between Norwich City and the Broads Authority Executive Area for planning purposes: the land immediately to the east of site R10 between the River Yare and the railway line falls within the planning jurisdiction of the Broads Authority. Policy NOR1 of the adopted Broads Local

Plan 2019 (or successor document) provides for mixed use development of this adjoining land potentially providing up to 120 homes in addition to the housing potential of the site allocated within this plan. Development proposals will need to incorporate both areas and are required to comply with the site-specific policies of both local planning authorities.

Strategic Allocation

Policy GNLP0360/3053/R10: East Norwich Strategic Regeneration Area incorporating:

- a) Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (approx. 21.35 ha)**
- b) Land at Carrow Works, Norwich (approx. 19.91 ha)**
- c) Utilities Site, Norwich (approx. 6.92 ha)**
- d) Land in front of ATB Lawrence Scott (0.39 ha)**

The East Norwich Regeneration Area is allocated for residential led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to deliver in the region of 4000 homes subject to confirmation through detailed master planning as defined in Policy 7.1 of this plan.

The development will achieve the following site-specific requirements:

1. Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by Policy 7.1 (including in accordance with any phasing plan). Proposals should not prejudice future development of or restrict options for the other sites within the East Norwich Regeneration Area.
2. Development must create an inclusive, resilient and safe community in which people of all ages have good access to high quality homes that meet housing need along with opportunities to access high quality jobs and services.
3. Co-ordinated delivery of new social (e.g. schools, community facilities and recreational spaces) and economic infrastructure (e.g. transport routes, bridges and utilities) and services, as informed by the detailed masterplan for the East Norwich Strategic Regeneration Area.
4. Make the most of its riverside location, including provision of a riverside walk along the northern and southern banks of the River Wensum, linking the sites and providing connections to the Football Club and the City Centre as well as the establishment of a recreational route to Whitlingham

County Park suitable for accommodating National Cycle Route 1 (NCR1) as part of the integrated access and transportation strategy required by Policy 7.1 and the 'River Wensum Strategy'. This will be designed to allow future extension of the pedestrian and cycle network to serve surrounding regeneration opportunity sites east of the city centre should they become available, including improved access routes to Kerrison Road and Hardy Road over or under the railway line north of Trowse Swing Bridge;

5. Achievement of an exemplar high quality, locally distinctive design of a scale and form which respects its context and setting and makes the most of its riverside setting. Design should also take account of the significance of heritage assets on and off site and protected trees as informed by the coordinated masterplanning process
6. There will be the general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets and proposals should provide a suitable setting for designated heritage assets affect by the proposal on an off site including key views from and into the site. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation areas affected, Scheduled monuments, listed building, locally listed buildings and other non designated heritage assets on and adjacent to the site (including any contribution made to their significance by setting). Development proposals should also consider heritage assets below ground and the impact upon the Broads.
7. Proposals will maintain the open character of the Yare Valley and preserve long views towards the Broads and open countryside
8. Development proposals will include protection and enhancement of the existing biodiversity of the site including green infrastructure assets, corridors, trees and open spaces. Development must enhance linkages from the city centre to the Broads, Carrow Abbey Country Wildlife Site, the woodlands, the wider rural area and elsewhere in Norwich. Furthermore Development must secure remediation and long term management of the Carrow Abbey County Wildlife site. Development must also achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the River Wensum and River Yare and to the locally registered historic park and garden, along with appropriate improved public access.
9. Be designed to mitigate the impact of vibration, noise generation, light and air pollution from adjacent industrial operations, roads and railways in order to protect the amenity of users and occupiers of the sites.

10. Proposals for development must ensure that they will not place constraints on the operation of the existing rail connected asphalt and aggregates transshipment operation.
11. Development proposals must address and remediate site contamination
12. An archaeological assessment will be required prior to development
13. Site specific flood risk assessment must be undertaken prior to development and the design of the development will need to be flood resilient and incorporate appropriate mitigation measures in order to address flood risk from both river and surface water flooding.
14. Norfolk Minerals and Waste Core Strategy Policy CS16 and the NPPF 'agent of change' principle applies, as parts of the sites are within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant);

Deal Ground

Development must also achieve the following site-specific requirements:

1. Preserve the integrity and wooded landscape character and biodiversity interest of the eastern margin of the Deal Ground around Carrow Abbey Marsh and Whitlingham Country Park to the east.
2. Development must secure remediation and long term management of the Carrow Abbey County Wildlife site (on and adjacent to this site).
3. Proposals will include the preservation of the grade II listed 'bottle kiln' and its setting in the north part of the site and Trowse Pumping Station within Trowse Millgate Conservation Area to the south. Imaginative repair and re-use of the bottle kiln in a manner that maintains its special interest will be encouraged. Proposals should also acknowledge the heritage significance of the site adjacent to Carrow Works.

Carrow Works

Development must also achieve the following site-specific requirements:

1. Proposals will include the protection and long term management of the scheduled monument and listed buildings on the site and provide a suitable setting for designated heritage assets affected by the proposals on and off site. Proposals, which seek to convert, alter or demolish locally listed buildings or have a harmful impact on the significance of their setting, will be considered on their merits. Clear justification for all proposals will be required;
2. Proposals will be required to adopt and implement a strategy of heritage interpretation.

Utilities Site

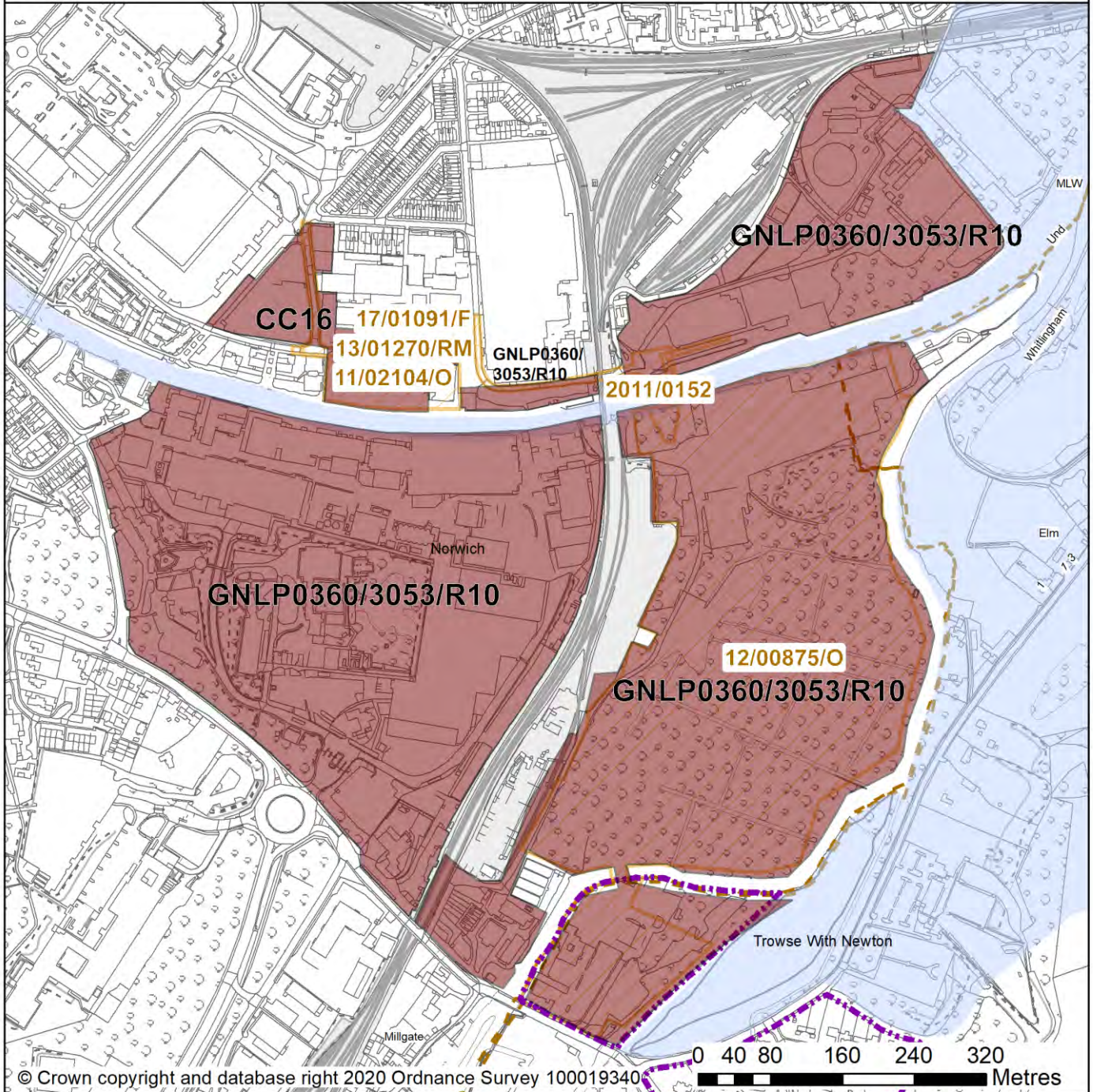
Development must also achieve the following site-specific requirements:

1. Proposals should acknowledge the heritage significance of the site as a former power station as part of the requirement in Policy 7.1 to protect and enhance heritage assets and their setting.
2. Establishment of recreational routes along the eastern margin of the site with a potential pedestrian and cycle link to Carey's Meadow as part of the integrated access and transportation strategy;
3. Effective integration with proposals for the area of the site immediately to the east falling within the Broads Authority area and covered by Policy NOR1 of the adopted Broads Local Plan 2019 (or successor document).

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0360/3053/R10
 LOCATION: East Norwich Strategic Regeneration Area - Deal Ground, Carrow works and Utilities site
 ALLOCATION: Mixed Use (4000 dwellings)
 SITE AREA: 48.57 ha



- Mixed Use Allocation
- Broads Authority Area
- Settlement Boundary
- Commitment*
- Parish Boundary

Scale at A4:
1:6,011



Date: 15/12/2020

*new and extant permission at 1st April 2020

New Allocations

Policy GNLP0068: Land adjacent to the River Wensum and the Premier Inn, Duke Street.

- 2.28 This 0.12ha site is currently occupied by a surface car park accessed from Duke Street. It is bordered by Duke Street to the West, by a hotel to the north, by a school to the east and by the River Wensum to the South. Development offers opportunity for landscape improvements and provision of a new section of riverside walk on the north bank of the river Wensum.
- 2.29 Development of the site must address a number of constraints including its location within the City Centre Conservation Area, the Area of Main Archaeological Interest and proximity to heritage assets, the Broads National Park, site ground conditions, Critical drainage catchment area and riverside location including flood zones 2 and 3. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road. A previous site investigation report has indicated that there are elevated levels of contamination present on site, land contamination desk top study and intrusive investigations will be required.
- 2.30 Early engagement with statutory consultees is always recommended, in this case most particularly the Environment Agency, the Broads Authority and Anglian Water to address flood and water disposal issues.
- 2.31 Although not previously allocated in the Local Plan, the site benefits from an extant 2004 permission for 21 homes. That permission has been implemented and remains valid through the construction of the hotel forming part of the same approved proposals. Further to this, consent was granted in November 2019 for the construction of a 139 bed Purpose Built Student Accommodation Block (18/01552/F). The site is likely to accommodate at least 25 homes or 125 student bedrooms. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy GNLP0068

Land adjacent to the River Wensum and the Premier Inn, Duke Street (approx. 0.12ha) is allocated for residential-led mixed use development. This will include a minimum of 25 homes (or if developed for student accommodation, a minimum of 125 student bedrooms) A small element of commercial, office, and/or educational use at ground floor level may also be acceptable.

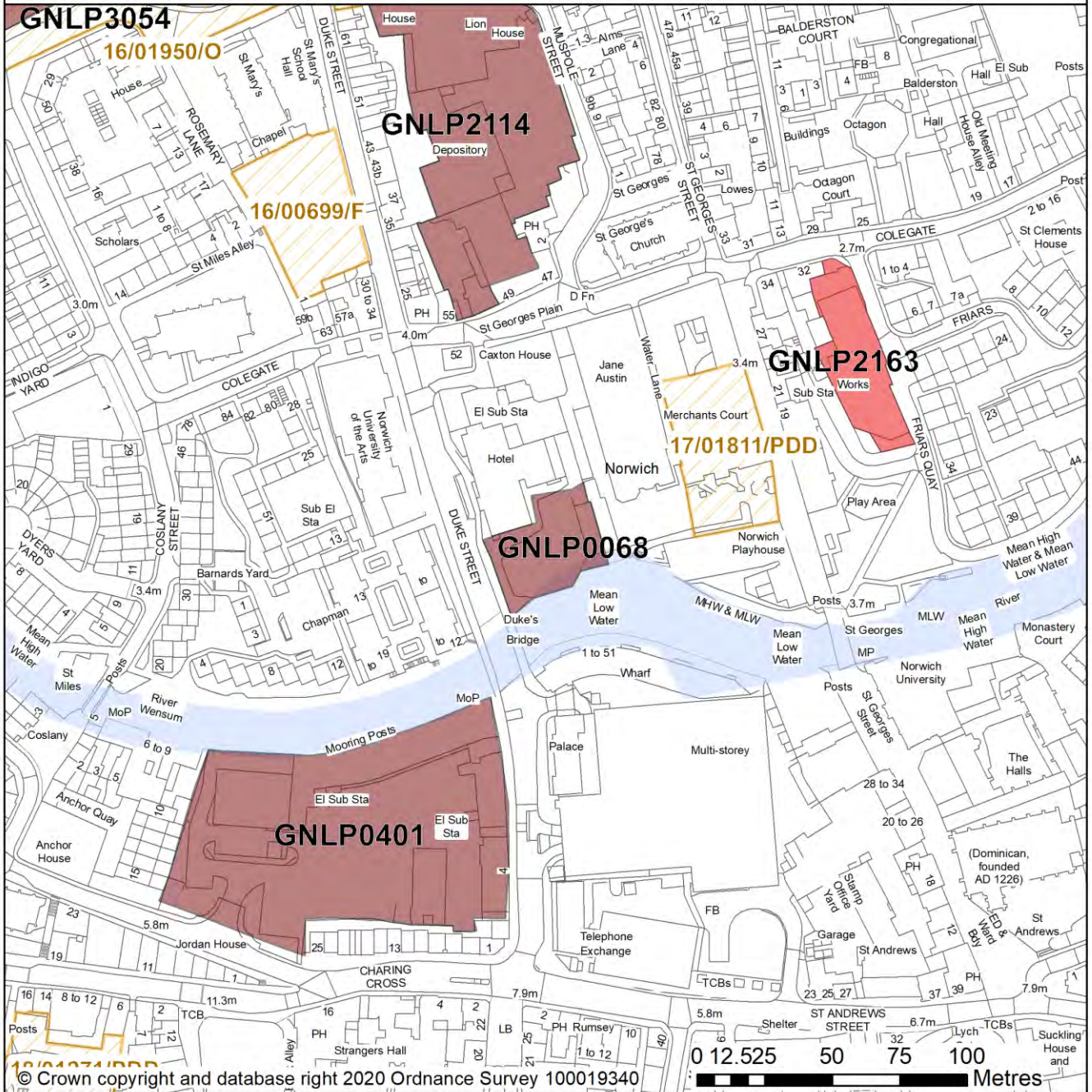
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design.
2. A scale and form which respects and takes advantage of its riverside context;
3. Conserve and enhance the significance of the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting),
4. Ensures a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding);
5. If developed as purpose-built student accommodation, Affordable Housing contributions to be provided as a commuted sum in accordance with Norwich City Council Affordable Housing supplementary planning document (2019) or any successor
6. Reduced levels of residential car parking to achieve low car or car-free housing
7. Provision of public access to and along the river for walking and cycling, including a ramp from Duke Street, designed to facilitate a future extension of the riverside walk eastward to St Georges Street in accordance with Policy 7.1 and the 'River Wensum Strategy';
8. High quality landscaping, planting and biodiversity enhancements particularly along the river edge;
9. Protection of bankside access for maintenance purposes.
10. Existing surface water discharge point located within the boundary of the site which must be addressed as part of any scheme put forward.

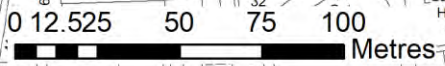
NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0068
LOCATION: Land adjacent to River Wensum and the Premier Inn, Duke Street.
ALLOCATION: Residential development (125 student beds)
SITE AREA: 0.12 ha



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Scale at A4:
1:2,000

- Housing Allocation
- Broads Authority Area
- Parish Boundary
- Commitment*
- Mixed Use Allocation



*new and extant permission at 1st April 2020

Date: 05/11/2020

UEA POLICIES: GNLP0133BR, GNLP0133C, GNLP0133DR & GNLP0133E:

2.32 These sites are expected to be developed for the purposes proposed below within the new local plan time-period up to 2038. The latter being identified as a strategic reserve for future development by UEA and only being released subsequent to the completion of development of the other sites listed. This coincides with the period covered by the emerging revised Development Framework Strategy (DFS refresh) being prepared by the UEA. Once finalised and endorsed by Norwich City Council as local planning authority, the DFS refresh will provide additional detailed evidence and guidance to inform detailed development proposals both on the specific sites allocated in this plan and elsewhere within the campus.

Policy GNLP0133BR: Land adjoining the Enterprise Centre at Earlham Hall:

2.33 This 1.06ha site comprises the walled garden to the east of Earlham Hall formerly used as a nursery and depot. The site does not include the public car park. A larger site was allocated in the previous Local Plan (R39) for business use to include an exemplar low-carbon building. The first phase of development comprising the Enterprise Centre is complete and operating. Development of the site must address a number of constraints including its location within the Earlham Conservation Area Grade II registered Earlham Park Historic Park and Gardens and proximity to the Grade II* Earlham Hall. Earlham Park is also part of the Yare Valley green infrastructure corridor. Therefore the design of development should both retain existing trees on / adjoining the site, and create additional habitat links to the park. Sustainable drainage solutions will need to take account of the presence of protected habitats in the valley to the west of the site and within the site allocation area. Assessment will also be required of any archaeology interest which may remain. Low rise development within the constraints of this sensitive setting is considered appropriate, as outlined within the now lapsed outline planning permission for the site. A contamination assessment and appropriate mitigation will be necessary. Development meeting the future expansion needs of the University as detailed in the emerging Development Framework Strategy remains appropriate. The site is allocated for development on this revised boundary for university-related uses to include offices, research and development and educational uses.

Policy GNLP0133BR

Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery 1.29ha) is allocated for university-related uses, including offices (Use class E(gi)), research and development (Use class E(gii)) and educational uses (Use class F1) providing in the region of 5,000 sq.m of floorspace.

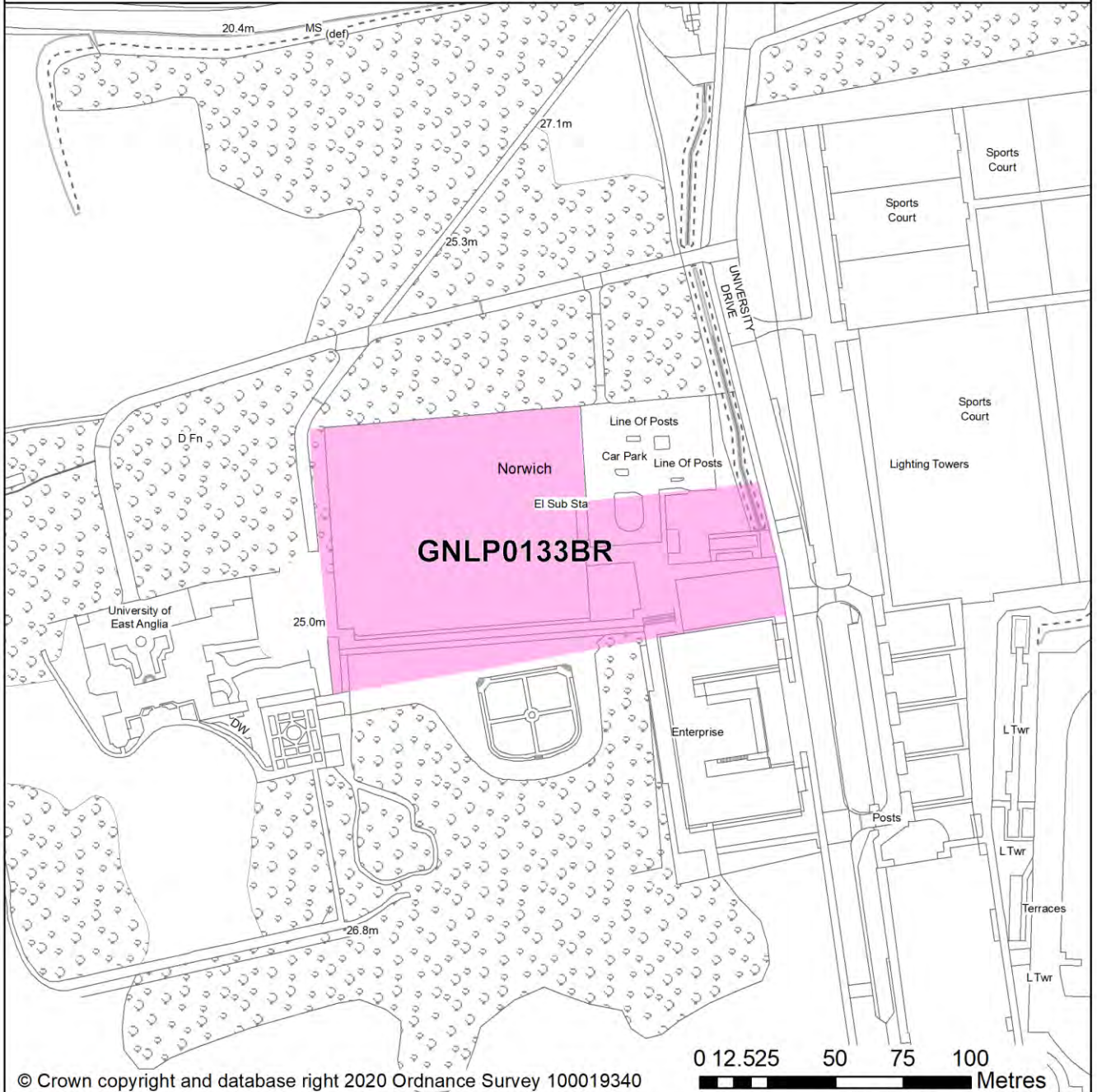
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, low carbon, and energy efficient development which respects its historic context.
2. Development should protect and enhance the significance of the grade II* Earlham Hall and associated Grade II listed buildings, the Grade II registered Earlham Park Historic Park and Gardens, and the Earlham Conservation Area (including any contribution made to that significance by setting), through careful design, massing and appropriate open space and landscaping.
3. Low rise development with high quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing links to the river valley and integrating with the existing cycle and pedestrian network within the campus;
4. Motor vehicular access should be taken from the existing access via University Drive.
5. No additional car parking to be created;
6. Linking development to the university district heating network, where feasible and viable to do so, or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0133BR
 LOCATION: Land adjoining the Enterprise Centre at Earlham Hall
 ALLOCATION: University Related Development
 SITE AREA: 1.29 ha



- University Related Allocation
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP0133C: Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia)

- 2.34 The former Blackdale school site lies between Blackdale Plantation and Bluebell road and is 0.89ha in size.
- 2.35 The site was allocated in the previous local plan (R40) on a larger boundary and benefits from a partly implemented planning permission for a 915-bed student accommodation development; the first 514-bed phase of which (Hickling House and Barton House) is complete. Should the second consented phase not proceed, development of a similar scale and form is appropriate in this location. The woodland setting and existing landscape features should be retained and enhanced where appropriate. This includes Blackdale Plantation, the specimen trees occurring within the grounds, the boundary hedgerows and Cow Drive. Any changes to these areas will need to be informed by an arboriculture and landscape assessment. The consented second phase of the scheme is already included within the housing commitment calculation. The site is likely to accommodate around 400 student bedrooms, (equivalent to 160 homes).

Policy GNLP0133C

Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia, 0.89 hectare) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate a minimum of 400 student bedrooms.

The development will achieve the following site-specific requirements:

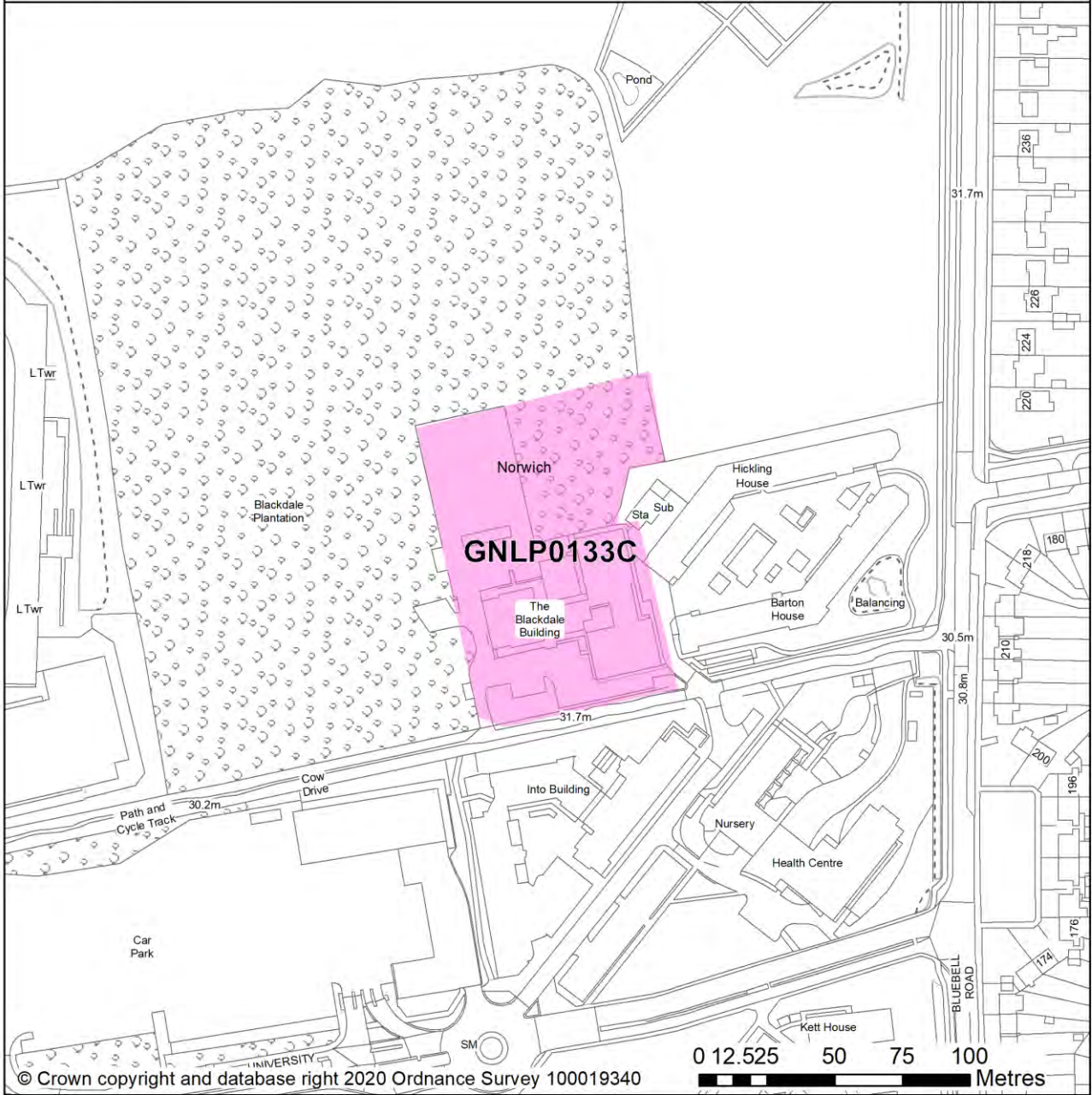
1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of its location on the fringe of the campus, complements and integrates with existing adjoining development and respects the design and heritage significance of the main part of the campus.
2. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the protection, enhancement and management of and public access to the adjacent Blackdale Plantation;
3. Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.

Access arrangements to the site will be in accordance with the approved planning permission, unless otherwise agreed with the Local Planning Authority in consultation with the Local Highway Authority.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0133C
 LOCATION: Land north of Cow Drive
 ALLOCATION: University Related Development (400 student beds)
 SITE AREA: 0.89 ha



- University Related Allocation
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP0133-DR: Land between Suffolk Walk and Bluebell Road

- 2.36 The 3.96ha site lies in the south of the existing University of East Anglia (UEA) campus and west of Bluebell Road. Part of this site (reference R41) is identified in the adopted Norwich Site Allocations and Site-Specific Policies Local Plan as a strategic reserve to accommodate the anticipated future expansion of the University.
- 2.37 The Policy seeks to enable expansion of the university, whilst conserving the landscape and architectural significance of the UEA and promoting public access to open spaces. Therefore it is essential that development of the site minimises impact on the river valley and enhances the setting of the listed buildings at the university. Consideration of the original Lasdun plan for a 'Village on the hill' will be important, as will design taking full account of other buildings of visual importance to the southern view of 'The Prospect', including the School of Music and Suffolk Walk. Intrusion into the valley should be limited to protect the valley's appearance and use.
- 2.38 The sloping topography of the site presents an opportunity for the use of innovative, sustainable design to minimise the visual impact and maximise environmental performance, including linking the new development to the campus wide district heating network. Development should provide enhanced biodiversity links to the Broad and river.
- 2.39 Public access to the University Broad from Bluebell Road, including cycle routes, must be retained and enhanced. Since the proposal involves the loss of existing open space, any development must include the opening up of new areas for public access as compensation for this loss. Transport impacts assessment will be required and as well as a review of the campus travel plan.
- 2.40 The potential development area now identified, provides an opportunity to complete the southern part of the Campus. The emerging revised DFS considers that this development area has capacity to take a significant proportion of the demand for new university related floorspace and additional student accommodation over the plan period.

Policy GNLP0133DR

Land between Suffolk Walk and Bluebell Road, (3.96 hectares) is allocated for university related development for both academic and non-academic uses.

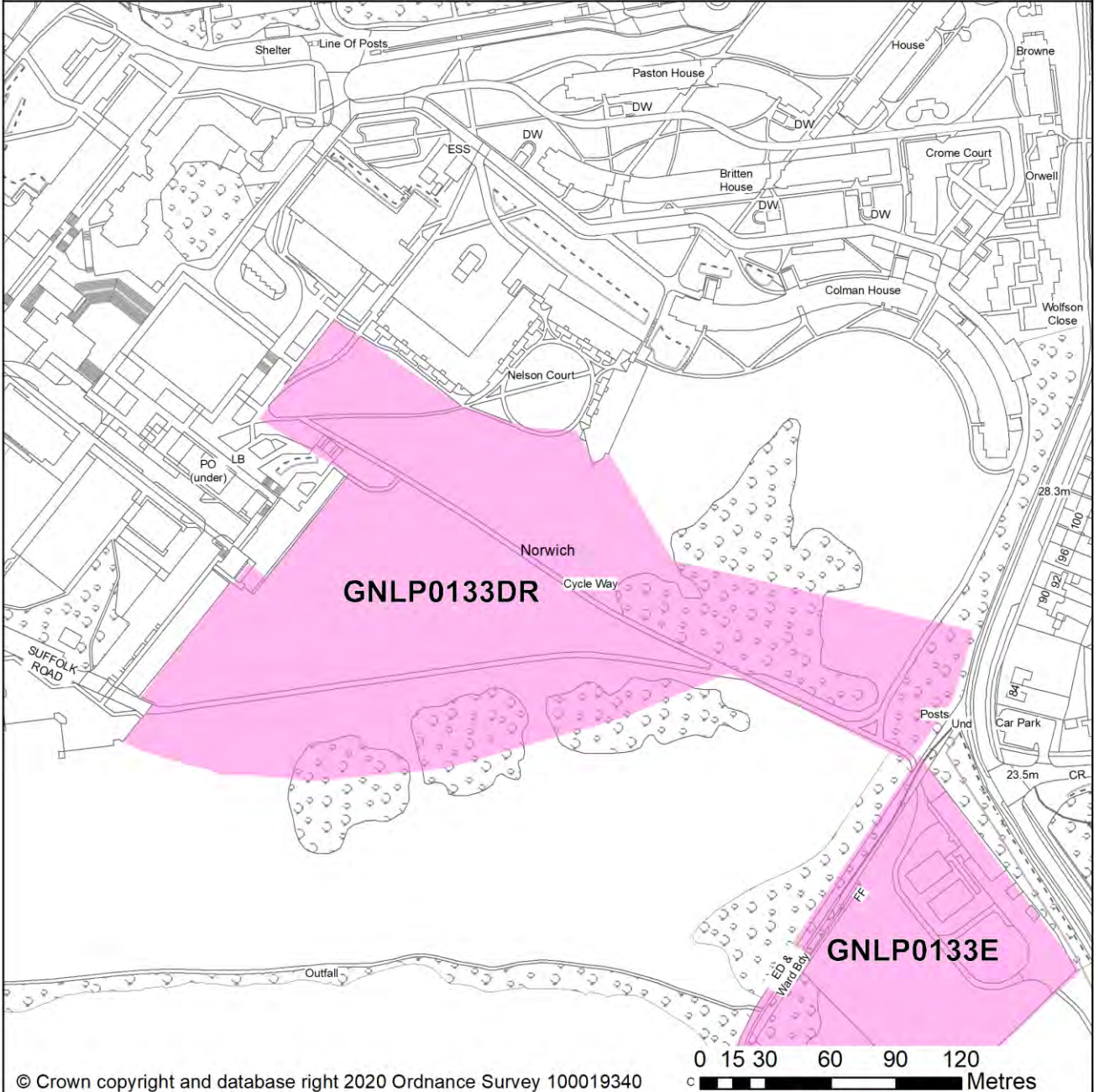
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location and will form a logical, coherent, integrated and coordinated extension on the fringe of the campus.
2. Development should take account of its sensitive location adjoining the University Broad, protect the visual setting of the south elevations of “The Prospect” and respect the heritage significance and setting of the listed buildings within the campus, including the grade II* Sainsbury Centre and Norfolk and Suffolk Terraces Grade II listed Lasdun Teaching Wall and Library and locally identified Crescent Wing of the Sainsbury Centre, Suffolk Walk, School of Music, Drama studio and Nelson Court; balanced against having regard to Lasdun’s original architectural vision which must be a material consideration in its design.
3. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and improved public access to the University Broad and to local green space in the Yare Valley from this part of the campus; establishment and improvement of pedestrian and cycle routes across the site to connect with the existing cycle network
4. Access arrangements to the site to be informed by a transport assessment and updated travel plan. No vehicular access from Bluebell Road, access to be via existing university site only with access only for service vehicles and managed pick-up / drop-off for students for any residences provided.
5. Existing foul and surface water sewers on site to be considered as part of the site layout.
6. Linking development to the university district heating network, where feasible and viable to do so or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0133DR
 LOCATION: Land between Suffolk Walk and Bluebell Road
 ALLOCATION: University Related Development
 SITE AREA: 3.96 ha



- University Related Allocation
- Parish Boundary

Scale at A4:
 1:2,500

N

*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP0133-E: Land at the UEA Grounds Depot Site, Bluebell Road University of East Anglia – strategic reserve

- 2.41 This 1.60ha site is located adjacent to the south east of the existing university campus, located immediately to the east of the University Broad, between the broad and Bluebell Road. The site is currently occupied by the University Grounds Depot comprising a mixture of storage facilities and glasshouses. The emerging revised DFS has identified that this site may be needed to meet growth needs up to 2038 for student accommodation. The site is on the slopes of the Yare Valley which is identified as a key green infrastructure corridor, providing both public access to the river and countryside along the Yare Valley Walk and important wildlife habitats. Open space neighbouring the site is protected from development as part of the Yare Valley under existing Policy DM6 and as open space under Policy DM8.
- 2.42 Therefore it is essential that development is sensitively designed to minimise effects on important views to and within the Yare Valley. Consequently the type, scale, density and design of development will be designed to minimise impact on the landscape and preserve the character of the area. The site will be developed mainly at low densities to ensure that impact on the landscape is minimised; it is essential that development of the site minimises impact on the river valley and enhances the setting of the listed buildings at the university. Consideration of the original Lasdun plan for a 'Village on the hill' will be important. Intrusion into the valley should be limited to protect the valley's appearance and use.
- 2.43 The site is allocated as strategic reserve land for long term development to ensure that other sites within the campus are developed first ahead of the release of this site. The Policy seeks to enable expansion of the university, whilst conserving the landscape and architectural significance of the UEA and promoting public access to open spaces.
- 2.44 The site is likely to accommodate around 400 student bedrooms, equivalent to 160 homes.

Policy GNLP0133E

Land at the UEA Grounds Depot Site, Bluebell Road University of East Anglia – strategic reserve (approx. 1.60 ha) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate in the region of 400 student bedrooms.

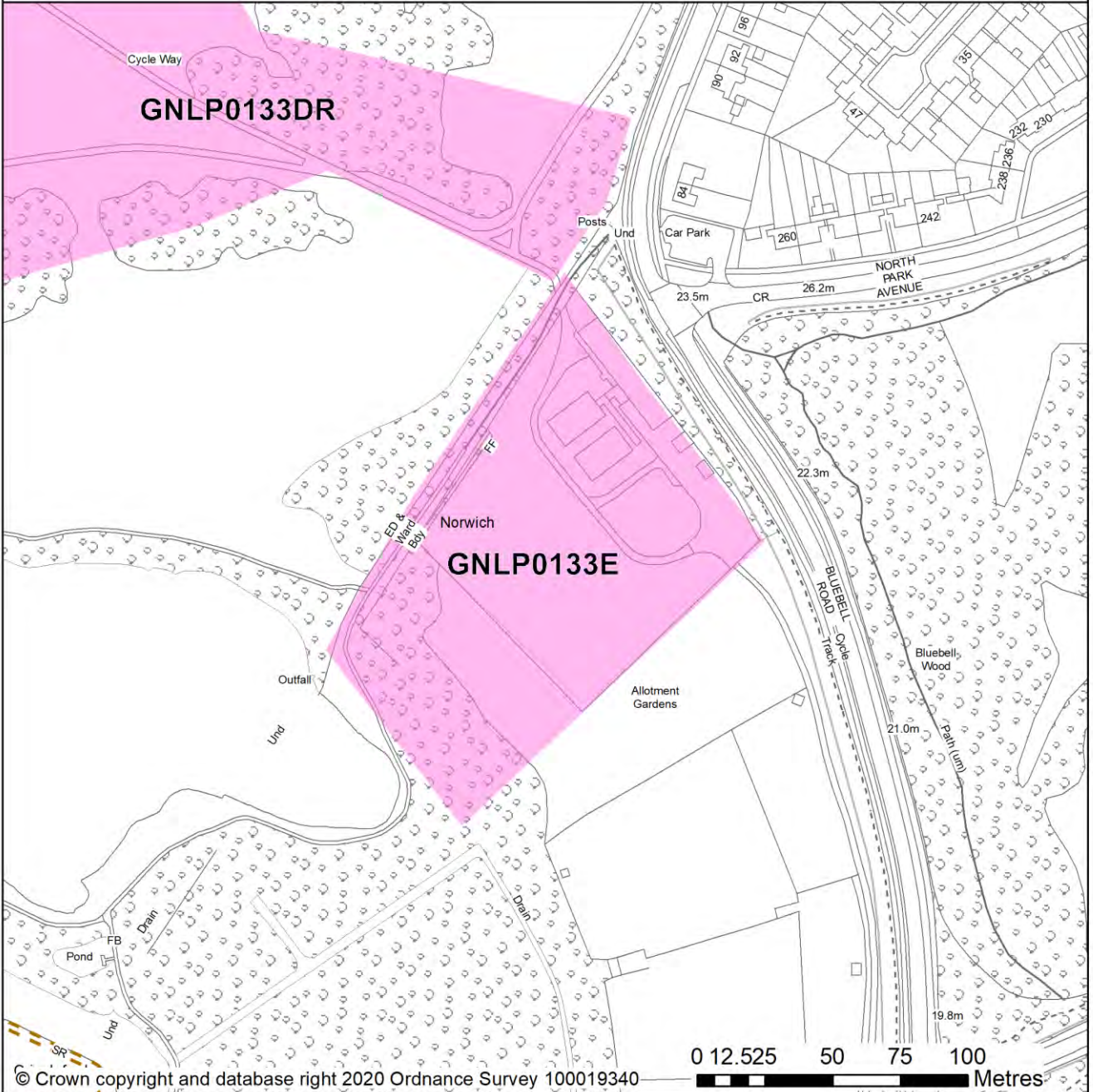
The development will achieve the following site-specific requirements:

1. The land is identified as a strategic reserve for future development by UEA and should only be released subsequent to the completion of development of the Blackdale School site and Earlham Hall site and development of the Land between Suffolk Walk and Bluebell Road site.
2. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location on the fringe of the campus and adjoining the University Broad, complements and integrates with existing and proposed campus development and protects and enhances the heritage significance and setting of the listed buildings within the campus.
3. Ensures a high level of flood resilience and incorporates appropriate mitigation measures; including addressing identified risks from flooding from rivers. Development must be sequentially located to flood zone 1 area of site.
4. Generally low-rise development of 2 to 3 stories will be required in this location to minimise impact on adjoining residential properties and established open space.
5. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the creation of a substantial green edge to the University Broad;
6. Include an enhanced pedestrian and cycling connection through the site from Bluebell Road to the Broad and linkages to and along the open river valley landscape to the south and east, linking to improved open space access at Bartram Mowers;
7. Linking development to the university district heating network, where feasible and viable to do so or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
8. Development shall be car free, with access only for service vehicles and pick-up / drop-off for students and on site car parking to be limited to disabled parking provision. Access arrangements to the site to be informed by a transport assessment and updated travel plan including details of management of vehicle movements on arrival and departure days.
9. Establishment and improvement of pedestrian and cycle routes across the site to connect with the existing cycle network and cycleway improvement at site frontage.
10. Existing foul and surface water sewers on site to be considered as part of the site layout.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0133E
 LOCATION: Land at the UEA Grounds Depot Site, Bluebell Road
 ALLOCATION: University Related Development (400 student beds)
 SITE AREA: 1.60 ha



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0 12.5 25 50 75 100 Metres

Scale at A4:
1:2,000

- University Related Allocation
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP0282: Land at Constitution Motors, 140-142 Constitution Hill

2.45 This 0.27ha site is currently vacant, most recently occupied by a vehicle garage & showroom. It is bounded to the West by Constitution Hill, close to the junction with Wall Road to the north, by school playing fields to the east and residential development to the south. The site is well located to school provision and local convenience stores. The site is expected to accommodate approximately 12 homes. A mix of dwelling sizes would be appropriate. The site lies within a Critical Drainage Catchment. Therefore development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding.

2.46 The site has extant outline planning permission for residential development broadly, in accordance with the allocation.

Policy GNLP0282

Land at Constitution Motors, 140-142 Constitution Hill (approx. 0.27 ha) is allocated for residential development. This will provide a minimum of 12 homes.

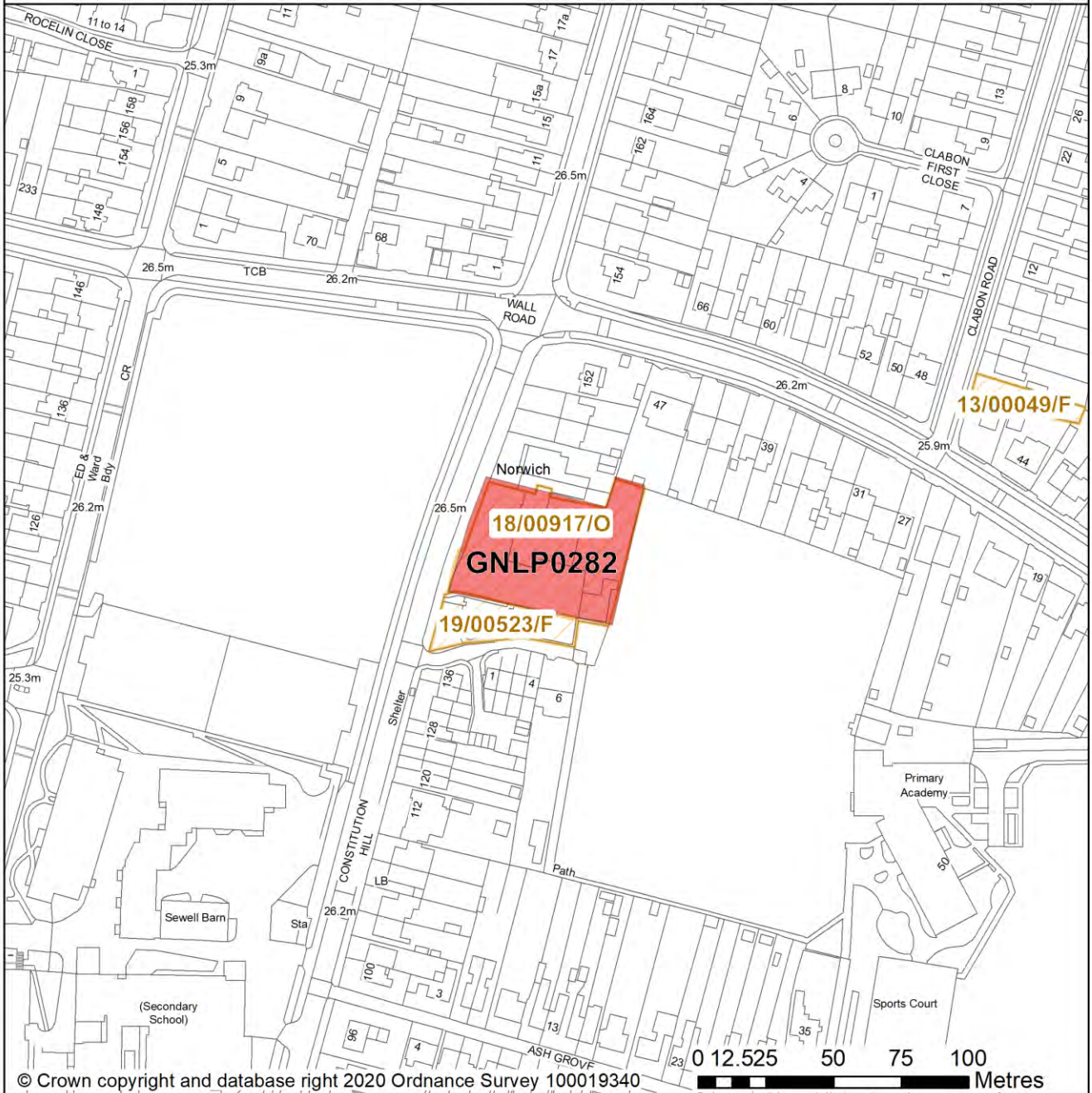
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with local character, respects and enhances the heritage significance of the adjoining locally listed former public house and preserves the trees on the eastern boundary and open setting of the playing fields to the rear.
2. High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Constitution Hill.
3. Addressing and remediating potential contamination from previous motor trade uses;
4. Low-car development in accordance with Policy 2 is appropriate in this location as it is on a high frequency bus route.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0282
LOCATION: Land at Constitution Motors, 140-142 Constitution Hill
ALLOCATION: Residential development (12 dwellings)
SITE AREA: 0.27 ha



Housing Allocation



Parish Boundary



Commitment*

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

**Policy GNLP0401: Former Eastern Electricity Headquarters, (Duke's Wharf)
Duke Street**

- 2.47 The former Eastern Electricity Board (EEB) site is located on the south bank of River Wensum and is 0.83 hectares in size. The site contains the vacant electricity buildings along the river and the former Boardman buildings fronting Duke Street. The site has two main vehicular access points, from Duke Street and Westwick Street. The site frontage on Duke Street and adjacent to the river is identified as 'positive' in the City centre conservation area appraisal.
- 2.48 The site borders existing residential development on the west side. Duke Street is part of the city's one way system. Adjacent to and south of the site are 1-25 Charing Cross which is dominated by professional services. In the middle of the site is a large open space which is currently in use as a temporary car park.
- 2.49 The riverside area has been the focus of activity for most of Norwich's history and contains remnants of its former importance. Today, the focus of this activity has shifted from industrial concerns to leisure pursuits and the area is rapidly becoming a popular residential location with many new developments currently underway or in the pipeline.
- 2.50 Development of the site must take account of its constraints which include its location adjacent to the River Wensum and inclusion in flood zones 2 and 3, its location in the City Centre Conservation Area and Area of Main Archaeological Interest and adjacent to the Broads National Park, possible contamination, access, site levels and scale of adjoining development and buildings. Development must maintain and/or recreate strong built frontages to Westwick Street, Duke Street and the River Wensum. Development must be of a scale and form which respects and takes advantage of its riverside context.
- 2.51 The site is likely to accommodate at least 100 homes, or if the site is developed to include student accommodation (at least 250 bedrooms). More housing may be accommodated, subject to an acceptable design and layout being achieved.
- 2.52 Consent for 69 flats to be delivered through conversion of existing buildings under previous approved proposals have now expired.
- 2.53 The site lies in present day Flood Zone 2, but once climate change is added to the flood levels, the majority of the site lies in Flood Zone 3a High Probability. If possible the development should be sequentially sited on land to the south in Flood Zone 1.
- 2.54 If development is required to be sited within these future Flood Zone 3 (1%cc) outlines then the more vulnerable residential development will need to be designed with floor levels raised 0.3m above the flood levels for the future 1% (1 in 100) annual probability flood event with 35% and ideally 65% allowances for climate change. Refuge will also need to be provided above the 0.1% (1 in

1000) annual probability 25% climate change flood levels. Compensatory flood storage will also need to be provided for any new built development or land raising within the 1% (1 in 100) annual probability flood outline with 35% climate change to ensure no increase in flood risk elsewhere. This will require lowering of higher land in Flood Zone 1 to the south to provide the compensatory flood storage.

Policy GNLP0401

Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street (approx. 0.83ha) is allocated for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.

The development will achieve the following site-specific requirements:

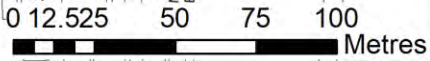
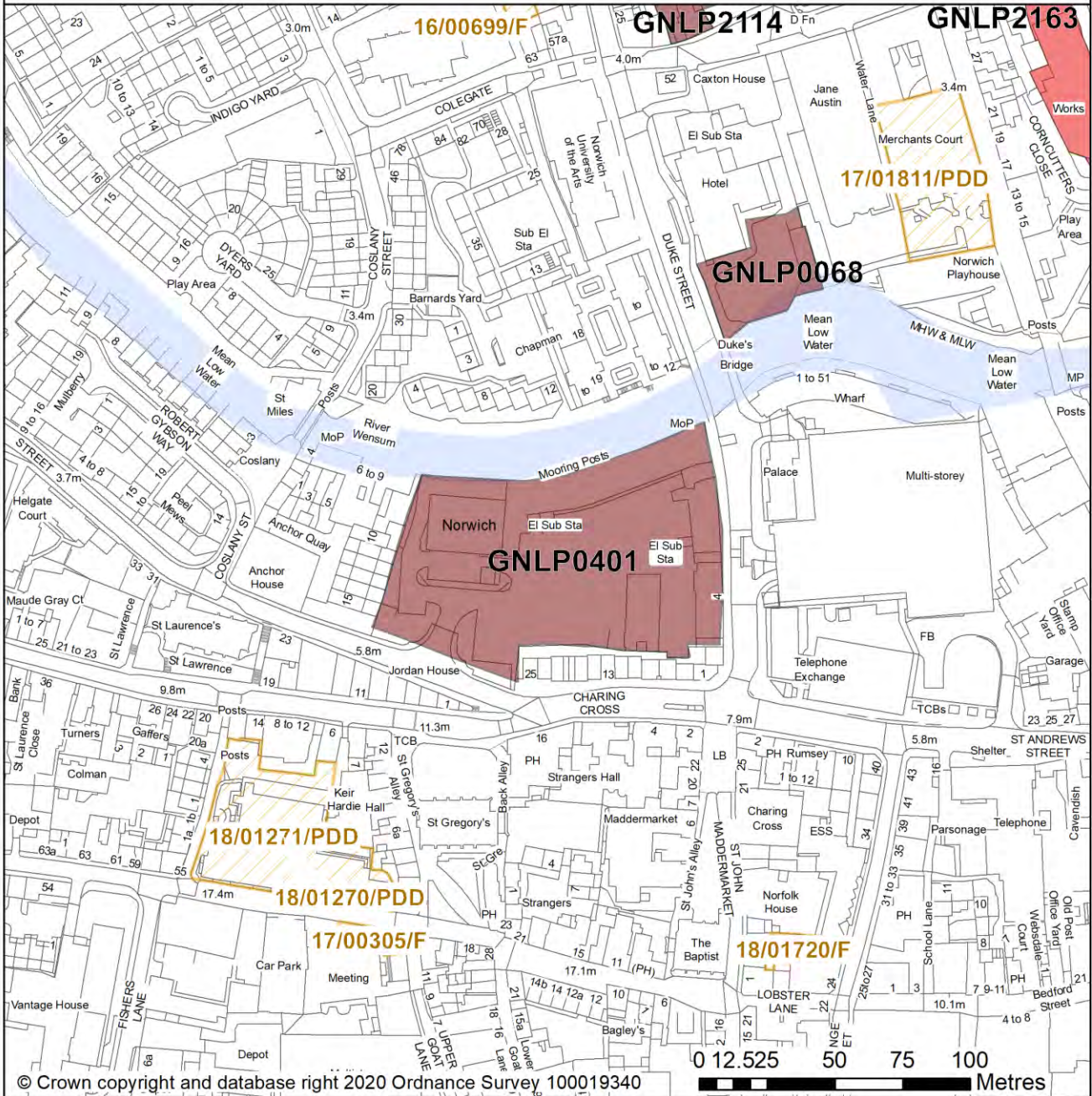
1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and prominent location within the City Centre Conservation Area and Broads National Park, maintains and/or recreates strong built frontages to Westwick Street, Duke Street and the River Wensum, ;
2. Conserve and enhance the significance of heritage assets (including any contribution made to their significance by setting) including the City Centre Conservation Area, Grade I listed St. Gregory's Church and Strangers Hall Museum, grade II* listed Charing Cross and other buildings listed at grade II.
3. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
4. Decommissioning and removal of the existing surface car parking;
5. Development may include either the conversion of existing buildings or redevelopment;
6. Provision of pedestrian links from Westwick Street to Duke Street and Dukes Palace Bridge, improved permeability of the site making the most of its riverside location;
7. Inclusion of low-car or car-free housing, in accordance with Policy 2, where consistent with scheme viability;
8. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
9. High quality landscaping, planting and biodiversity enhancements;

Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0401
LOCATION: Former Eastern Electricity Headquarters, Duke Street
ALLOCATION: Mixed Use
SITE AREA: 0.83 ha



Scale at A4:
1:2,000

- Housing Allocation
- Broads Authority Area
- Parish Boundary
- Mixed Use Allocation
- Commitment*



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy GNLP0409AR & GNLP0409BR: Land at Barrack Street/Whitefriars

- 2.55 Barrack Street/Whitefriars is proposed to be allocated in two parts on modified boundaries, as follows:
- 2.56 The site was the former Jarrolds printworks and the large mid-20th Century building which previously covered the site was identified as a negative building within the City Centre Conservation Area Appraisal. Towards the east of the site was former housing fronting Barrack Street which is now used as a temporary surface car park.
- 2.57 The western section of the site is within the City Centre Conservation Area and the site also contains standing remains of the city wall (Scheduled Monument), two Grade II listed cottages (77-79 Barrack Street) and two locally listed cottages. The site is situated within the area of main archaeological interest and it has been identified that the site has significant underground archaeological remains. It is important that the development protects and enhances the setting of the wall.
- 2.58 Development of these sites must be of a scale and form which respects and takes advantage of its riverside context and location in respect to the Broads National Park.
- 2.59 7-79 Barrack Street are a pair of early 19th Century houses which date from 1916. They are one-up, one-down terraced housing which have been unsympathetically converted and extended at ground floor level. The properties are in a poor state of repair and are on Norwich's Buildings at risk register. They are rare survivors of one-up-one-down cottages and are reported to be the last in Norwich of this type. These cottages must be brought back into residential use and renovated in order to ensure their future and to remove them from the register.
- 2.60 There are a number of listed buildings within the vicinity which include St James Mill which is grade I listed, Former Church of St James (Puppet Theatre), C12/13 Undercroft at junction of Whitefriars and St James Court and remains of Anchorite House on Whitefriars. Norwich Cathedral is located approximately 330m to the south of the site.
- 2.61 On the site there is a mid-20th Century Annex which contains the Jarrolds Printing Museum which was founded in 1982. Whilst the loss of this utilitarian building is accepted, the private collection of artefacts must be recorded and some form of print museum re-provided on or off site. Proposals will be required to adopt and implement a strategy of heritage interpretation relating to the former use of the site as a printworks;
- 2.62 Development should respect the build line of St James Church and remain subordinate to the church. Development should complement the St. James Mill in terms of height and scale and remain subservient to it.
- 2.63 There are trees situated along the northern, western and southern boundaries of the site. The site is within 500m of St James Pit SSSI and Mousehold Heath which is a Local Nature Reserve and County Wildlife Site. Train Wood is a

non-designated County Wildlife Site that is also situated within 1km. Any loss of trees should be mitigated through replacement planting in order to help soften the development and to contribute towards replacement biomass.

- 2.64 A noise impact assessment and air quality assessment will be required as the site is situated on Norwich's inner ring road and is located within the Central Norwich Air Quality Management Area.
- 2.65 The majority of the site is situated within Flood Zone 2 with a minor area being situated in Flood Zone 3. SUDs will need to be provided as part of the development.
- 2.66 There is potential for contamination and therefore Ground Investigation Reports will be required.

Policy GNLP0409AR

Land at Whitefriars (approx. 1.61 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 220 homes. Offices and managed workspace, ancillary retail use, restaurants, bars, and recreational open space will be accepted as part of a balanced mix of uses.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location within and adjoining the City Centre Conservation Area. Design should distinguish between the areas within and outside of the city walls through layout, scale, height, use of materials and design detailing.
2. There will be a general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets. Proposals will enhance the setting of the City Wall scheduled monument and, the two listed cottages at 77-79 Barrack Street must be retained, brought back into residential uses and renovated. Proposals should provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into the site.
3. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation area.

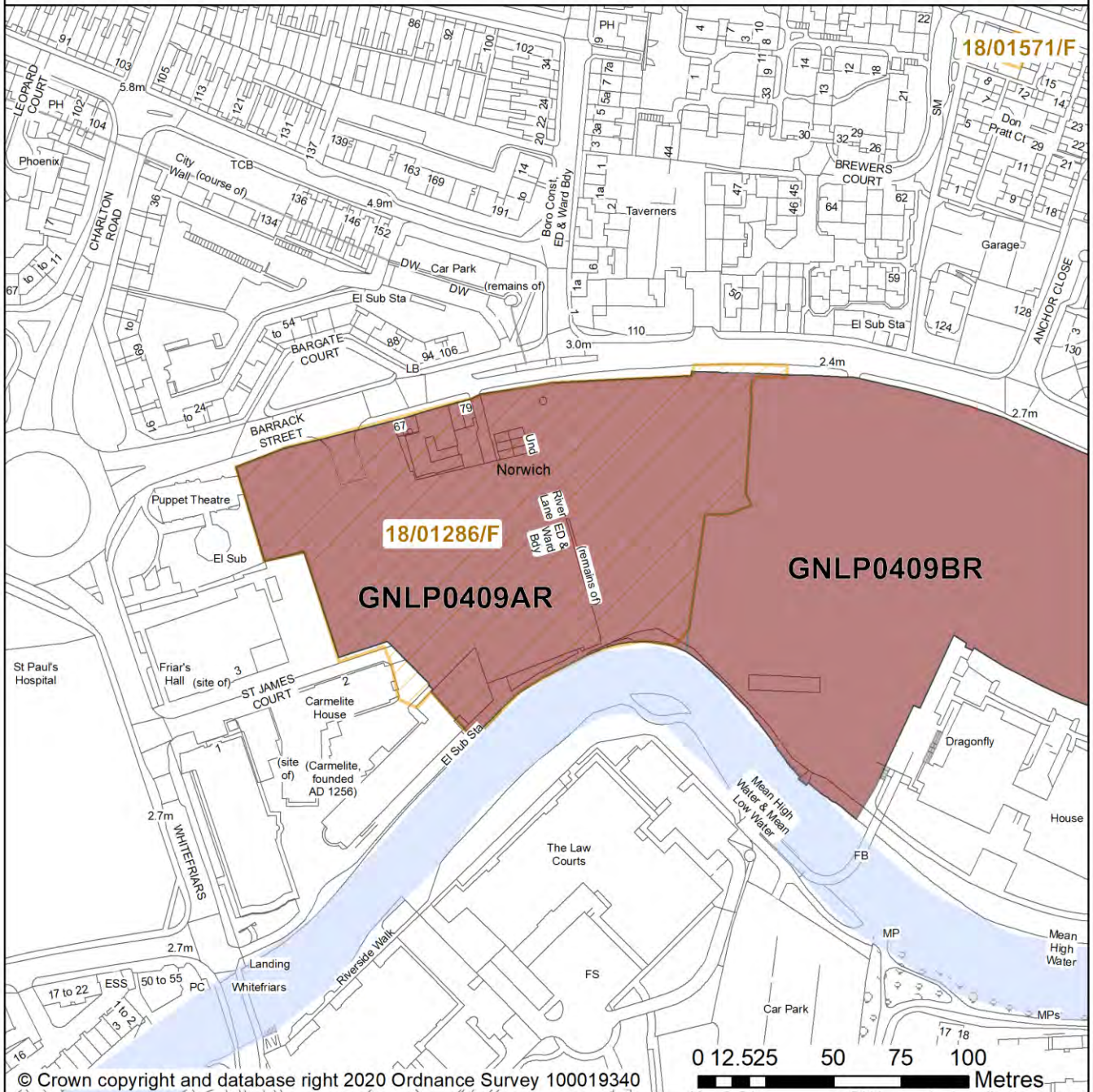
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4. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
5. Reintroduce a building line along Barrack Street and a frontage to the river; buildings fronting the river should respond to the height of the mill whilst remaining subservient to it.
6. Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.
7. Maximises the views across, from and of the river. Retain the existing embankment line and historic features. Enhancement of river access including provision for the extension and maintenance of the riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy' (including provision of open space/play provision near the city wall) and the establishment and improvement of pedestrian and cycle routes east-west across the site to connect with the existing cycle network.
8. Protect and enhance the significant long views across the site towards Norwich Cathedral;
9. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.
10. Proposals will be required to adopt and implement a strategy of heritage interpretation relating to the former use of the site as a printworks;
11. High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
12. Provision of public realm enhancements including the provision of open space and play space of an appropriate form and character for the enjoyment of residents and visitors;
13. Protection of bankside access for maintenance purposes.
14. Vehicular access should be from Barrack Street via Gilders Way.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0409AR
 LOCATION: Land at Whitefriars
 ALLOCATION: Mixed Use
 SITE AREA: 1.61 ha



- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy GNLP0409BR

Land south of Barrack Street (approx. 2.17 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 200 homes. Offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars, and recreational open space will be accepted as part of a balanced mix of uses.

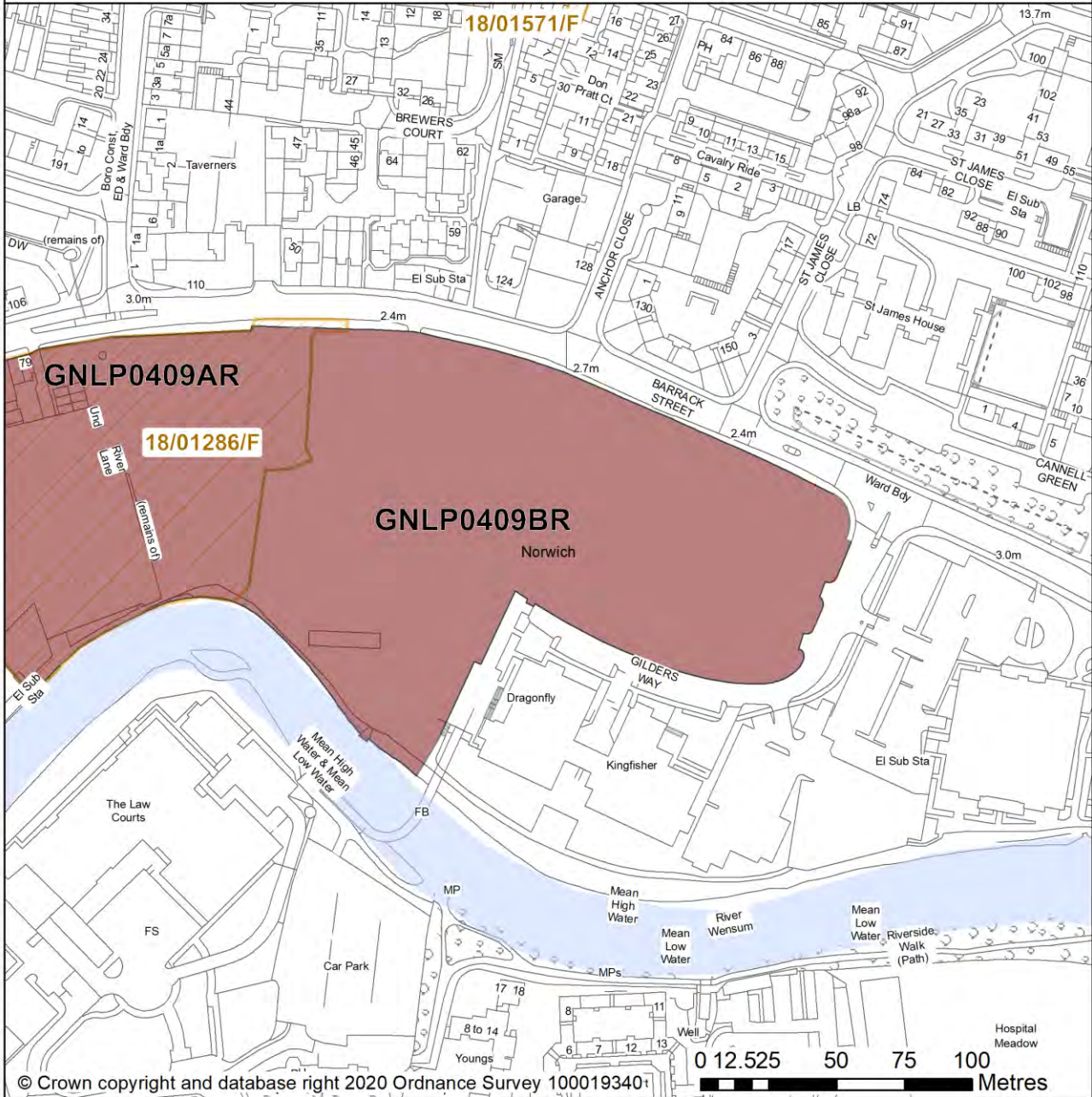
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location adjacent to the City Centre Conservation Area.
2. Proposals will provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into the site in particular the significant long views across the site towards Norwich Cathedral.
3. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
4. The office element of the scheme should be located to extend and consolidate the existing completed phases of the St James' Place development at Gilders Way;
5. Provision of integral and well-designed parking areas to serve existing offices at Gilders Way and St James' Place as well as proposed office users together with segregated areas of residents parking. Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.
6. Incorporates views across, from and of the river. Retain the existing embankment line and historic features. Enhancement of river access including provision for the extension and maintenance of the riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy'. The establishment and improvement of pedestrian and cycle routes north-south across the site from Jarrold Bridge to Barrack Street and improve east-west links to connect with the existing cycle network.
7. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.
8. High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
9. Provision of public realm enhancements including the provision of open space and play space of an appropriate form and character for the enjoyment of residents and visitors;
10. Protection of bankside access for maintenance purposes. Vehicular access should be from Barrack Street via Gilders Way

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0409BR
 LOCATION: Land south of Barrack Street
 ALLOCATION: Mixed Use
 SITE AREA: 2.17 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP0451: Land adjoining Sentinel House, (St Catherine's Yard) Surrey Street

- 2.67 The site borders Queens Road which forms part of the city's inner ring road. The site was a former car park for Sentinel House, the current condition of the site is poor. Development has the potential to significantly enhance the quality of the conservation area and the streetscene both along Queens Road and Surrey Street. On the Surrey Street side, the site is adjacent to a row of 19th century paired residential terraces known as Carlton Terrace which presents a strong building line and positive frontage. These buildings are locally listed. An office block, Sentinel House, recently converted to residential use lies to the north of the site. Office uses extend further to the north of Surrey Street.
- 2.68 Surrey Street is a mixed use quarter of All Saints Green and St Stephens Area. The area is largely dominated by office use though it also contains a major school and some residential properties together with a single public house. This area is characterised by groups of good 18th and 19th century houses, together with the Edwardian headquarters of Aviva. However, their settings are largely dominated by late 20th century office developments of considerable scale. Consequently the townscape is rather fragmented due to the juxtaposition of buildings of varying scale, over-assertive newer buildings on odd building lines and areas of open land and surface car parking.
- 2.69 The site was previously allocated for mixed use development of offices and housing in the adopted 'Site allocations and site-specific policies' plan alongside the adjacent Council-owned Queens Road car park, the majority of the existing car park is not proposed to take forward for reallocation in this plan. Around the same number of homes (or equivalent student bedrooms) may be deliverable from this smaller site without the car park being included, albeit that the development capacity of the allocation will be limited by the proximity of adjoining housing and the need to conserve and enhance heritage assets. By virtue of the allocation of this site for an equivalent number of dwellings in the previous local plan the site has already been considered in the calculation of the housing requirement. It should be noted that Sentinel House itself was originally put forward for consideration in the plan but has since been converted to housing under prior approval and is not expected to deliver any additional housing in the plan period.
- 2.70 Development of the site must address a number of constraints including its location in the City Centre Conservation Area and Area of Main Archaeological Interest, its location adjacent to the line of the city wall, topography, the relationship with neighbouring locally listed buildings and nearby grade II listed buildings and noise generation from Queen's Road. Development must address amenity of existing neighbouring properties at both Carlton Terrace and Sentinel House (especially in terms of loss of light, overshadowing and privacy).

2.71 The site is expected to accommodate at least 40 homes or alternatively at least 200 student bedrooms. The site benefits from extant permission for development of 252-bedroom purpose built student accommodation (PBSA). More housing may be accommodated, subject to an acceptable design and layout etc. being achieved and impacts on adjoining occupiers and on the character and setting of adjacent heritage assets being appropriately mitigated.

Policy GNLP0451

Land adjoining Sentinel House, (St Catherine's Yard) Surrey Street (approx. 0.38 hectares) is allocated for residential development. This will provide a minimum of 40 homes, (or, if developed for student accommodation, a minimum of 200 student bedrooms). Commercial uses including small scale retail, financial and professional services, restaurants/cafes or other main town centre uses will be accepted at ground floor level where compatible with adjoining residential uses.

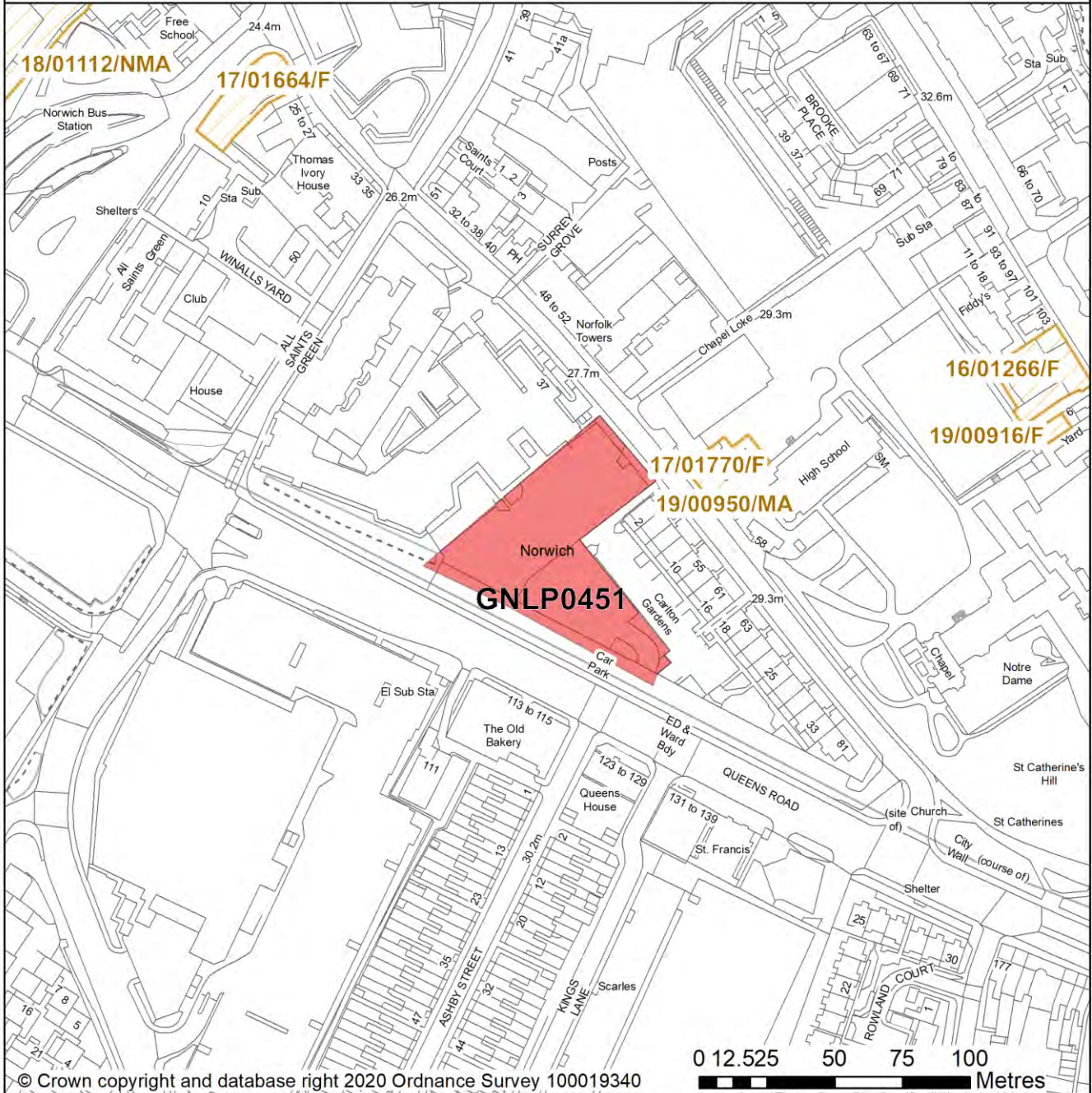
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets, including a number of grade II listed buildings, and their settings through careful design, massing and appropriate open space and landscaping; and protects amenity and outlook for existing and future residents;
2. If developed as purpose-built student accommodation, Affordable Housing contributions to be provided as a commuted sum in accordance with Norwich City Council Affordable Housing supplementary planning document (2019) or any successor.
3. A car-free development is appropriate to be provided in this location;
4. Provision of a safe and legible pedestrian route through the site to link Surrey Street to Queens Road and enable connections along Queens Road to the junction with All Saints Green and north to Ber Street via Chapel Loke. Vehicular access to the site should be taken from Surrey Street.
5. High quality landscaping, planting and biodiversity enhancements, open space including enhancement of trees along the frontage to Queens Road

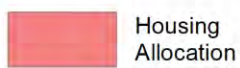
NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0451
 LOCATION: Land adjoining Sentinel House, (St Catherine's Yard)
 ALLOCATION: Residential development (40 dwellings)
 SITE AREA: 0.38 ha



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Housing Allocation



Parish Boundary



Commitment*

Scale at A4:

1:2,000

N



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy GNLP0506: Land at and adjoining Anglia Square

2.72 Anglia Square is a 1960s neighbourhood shopping precinct, forming the main part of the large district centre in the north of the city centre. This site is a major regeneration priority. The capacity of Anglia Square to deliver a significant element of the plan's housing need on a highly accessible brownfield site means that it has strategic significance for Greater Norwich. The Employment, Town Centre and Retail Study (GVA, 2017) acknowledges the considerable potential of Anglia Square to accommodate a much-enhanced retail and leisure offer including extensive public realm improvements.

2.73 Development of the site must address a number of constraints including its location within the City Centre Conservation Area and the Area of Main Archaeological Interest, critical drainage catchment area, the relationship with neighbouring statutory and locally listed buildings, site ground conditions, its prominent location at gateways to the city, removal of the derelict and long-term vacant buildings from the site, transport infrastructure. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.

2.74 The site is likely to accommodate in the region of 800 homes, a significant proportion of which will be affordable, although the precise level will need to be the subject of further detailed viability assessment. It will also provide a mix of affordable tenures consistent with identified needs at the time of submission of a planning application. Anglia Square should retain its position as part of a defined large district centre, complementing the city centre retail offering.

Policy GNLP0506

Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in Policy 7.1 of this plan.

The site will deliver in the region of 800 homes.

The development will achieve the following site-specific requirements:

1. Delivery of a comprehensive, mixed use regeneration scheme which can include residential development, student accommodation, retail units contributing to the Magdalen Street/Anglia Square large district centre, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix;
2. Phasing (where appropriate) to be agreed;

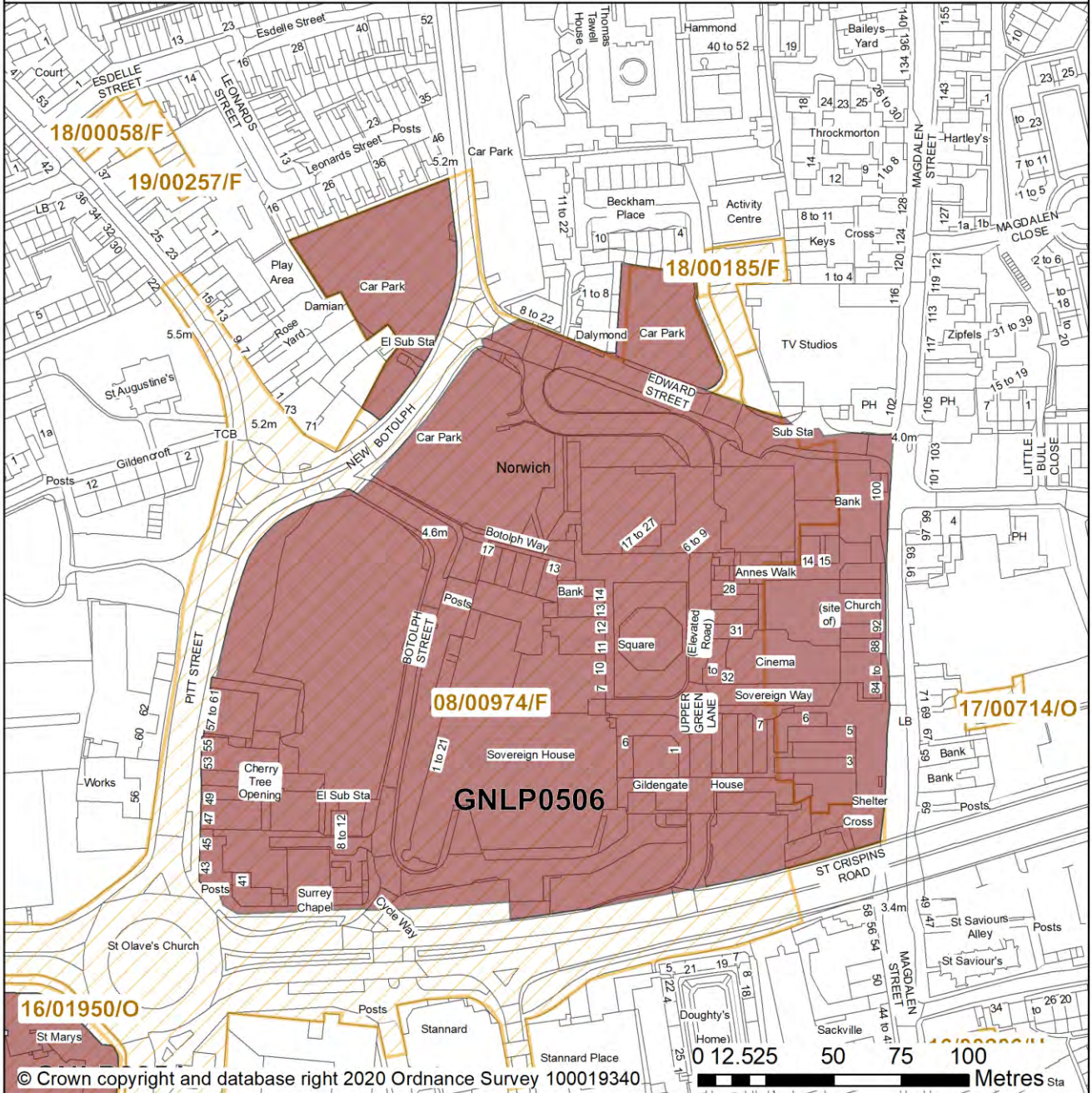
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3. A significantly improved retail/leisure offer providing a continuous active frontage between Magdalen Street and St Augustine's Street
4. Removal of the derelict and long-term vacant buildings from the site, including Sovereign House and the existing multi-storey car park
5. Delivery of replacement high quality decked public car parking to serve the large district centre;
6. Achievement of high quality, locally distinctive and energy efficient design with scope for a landmark building or buildings providing a new focal point for the Northern City Centre and sited to conserve and enhance the significance of heritage assets and their settings;
7. Conserve and enhance the significance of the City Centre Conservation Area and nearby listed buildings at Magdalen Street, Doughtys Hospital, Doughtys Cottages, St Augustine's Street (including grade I listed Church of St Augustine), Gildencroft, including any contribution made to their significance by setting.
8. High quality landscaping, planting and biodiversity enhancements;
9. Low-car or car-free housing where consistent with scheme viability;
10. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
11. Significant improvements in connectivity and permeability across the site to deliver new and enhanced pedestrian and cycle links north-south between Edward Street and St Crispin's Road, and east-west between Magdalen Street and St Augustine's and improved integration with the surrounding network;
12. High quality public realm improvements creating attractive, legible and user-friendly streets and public spaces both within the site and adjacent to it on Magdalen Street (including land under the flyover)
13. A mobility hub featuring shared transport services (buses, car club and bike share) centred on Magdalen Street in the vicinity of the flyover that is easily accessible on foot and by bicycle to promote use of sustainable transport modes by residents, visitors and other users;
14. Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0506
 LOCATION: Land at and adjoining Anglia Square
 ALLOCATION: Residential development (800 dwellings)
 SITE AREA: 4.79 ha



- Mixed Use Allocation
- Parish Boundary
- Commitment*

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP1061R: Land known as ‘Site 4’, Norwich Airport

- 2.75 Norwich International Airport is located on the northern edge of the city of Norwich and accessed from the A140 Norwich to Cromer Road. The passenger terminal and majority of associated commercial uses are sited towards the southern end of the airport. Site 4, is located at the northern end of the Airport land, immediately to the south of the A1270 Broadland Northway.
- 2.76 There are residential and commercial/industrial uses on the land to the south-west, south and south-east, whilst the majority of the land to the north, beyond the NDR, is rural and agricultural, except for the villages of Horsham St. Faith and Spixworth which are in reasonably close proximity. Directly adjacent to the site on the north-west boundary is a series of linear buildings, structures and compounds that comprises a safety training facility (Petans) which is access from the north via Bullock Hill.
- 2.77 With regards to topography, the site rises gently to the north. It is largely featureless with the land largely consisting of a taxiway and grassland within the operational boundary of the Airport. The site is 42.46ha and of this total 28.38 hectares fall within Norwich’s administrative boundary and approximately 14.08 hectares is within Broadland District.
- 2.78 This site provides a unique opportunity as it is the only site that can provide development for aviation related uses. As such it should be safeguarded for aviation related employment and educational uses. If the site were to be developed for non aviation related uses, this could mean that any potential to attract additional large aviation-related business, would be lost to the local area as there would be nowhere to suitably located it.
- 2.79 Only where evidence can demonstrate that there is insufficient demand for aviation related uses in the long term and where non-aviation development would act as a catalyst to deliver essential infrastructure to enable aviation related elements of the development should non-aviation related uses be permitted. Given the evidence set out within the Review of Office Accommodation in Norwich (Ramidus, 2020), it is not considered appropriate to allow non-aviation related office uses due to the potential harm that this could have upon Norwich’s city centre and similarly it is not considered that retail and leisure uses would be appropriate in this out of centre location.
- 2.80 Access to the site should be gained from the A1270 and a surface access strategy will be required in order to promote sustainable travel to the site.

Strategic Allocation

Policy GNLP1061R

Land known as 'Site 4', Norwich Airport (approximately 42.46ha) is allocated for aviation related employment and aviation educational uses. This shall include aviation uses falling within the following use classes: E(g)(ii) (the research and development of products and processes), E(g)(iii) (any industrial process), B2 (industrial), B8 (storage and distribution and F1(a) (for the provision of education)

The development will achieve the following site-specific requirements:

1. Provide development of aviation related uses. Non-aviation development will only be permitted where it is demonstrated that there is insufficient demand over the next 40 years for aviation related uses on the site and where such non-aviation development would act and be secured as a catalyst to deliver essential infrastructure facilitating the aviation related elements of the development. In any case non-aviation development would be limited to no more than 50% of the floorspace on the development. Should non-aviation uses be considered acceptable development is anticipated to include E(g)(ii) (the research and development of products and processes), E(g)(iii) (any industrial process), B2 (industrial) and B8 (storage and distribution). Non aviation related office uses (Class E(g)(i), retail and leisure uses will not be accepted.
2. Adoption of a surface access strategy for the wider airport operational area, which promotes sustainable transport to the site, shall occur prior to any development.
3. Provide vehicular access from Broadland Northway (A1270)
4. Demonstrate that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself.
5. Be subject to landscape visual impact assessment and appropriate landscape mitigation to the northwest, north and northeast boundaries. SUDs will need to be provided as part of the development.
6. Changes of use should normally be restricted by conditions on any future planning applications to prevent units being utilised more broadly, and for non-aviation related uses.

2.81 Notes GNLP1061:

For the purpose of this Policy aviation related uses are defined as:

- a) Aircraft Maintenance, Supply and Manufacture, including modification, refurbishment and painting;
- b) Airport and airline administration and ancillary facilities;
- c) Aircraft fit out;
- d) Aircraft spray painting and finishing;
- e) Airport operations and infrastructure;
- f) Aircraft recycling;
- g) Hangarage;
- h) Component (aviation) storage;
- i) Freight (aviation) storage and handling;
- j) Aviation and vehicle fuel storage facilities;
- k) Training Centres including:
 - i. Airline, crew, air traffic, ground crew, fire crew and pilot training centres or training schools;
 - ii. Airport training services;
 - iii. Aircraft engineering and technician training; and
 - iv. Any other training in support of airport related development;
- l) Avionics, engine or aircraft parts, maintenance, supply, testing and manufacture;
- m) Airport equipment and operational infrastructure maintenance supply and manufacture;
- n) Associated internal highways and infrastructure including roads, carriageways, footpaths, bus terminals, lighting and car parking required in connection with the movement or maintenance of aircraft or the transport of livestock or goods by air;
- o) Warehousing, cold stores and offices for airfreight handlers, forwarders and agents including parcels or Post Office services;
- p) Flight packaging, provision services and supply units, including ramp services;

- q) Businesses that require a location at or adjacent to an airport for the following defined reasons:
 - i. Due to requirement for immediate access to national or international connectivity for freight;
 - ii. Advanced manufacturing or engineering connected with the airport either through:
 - 1. A direct relationship within an airport occupier or aerospace company through the supply chain; or
 - 2. Engineering skills requirements.

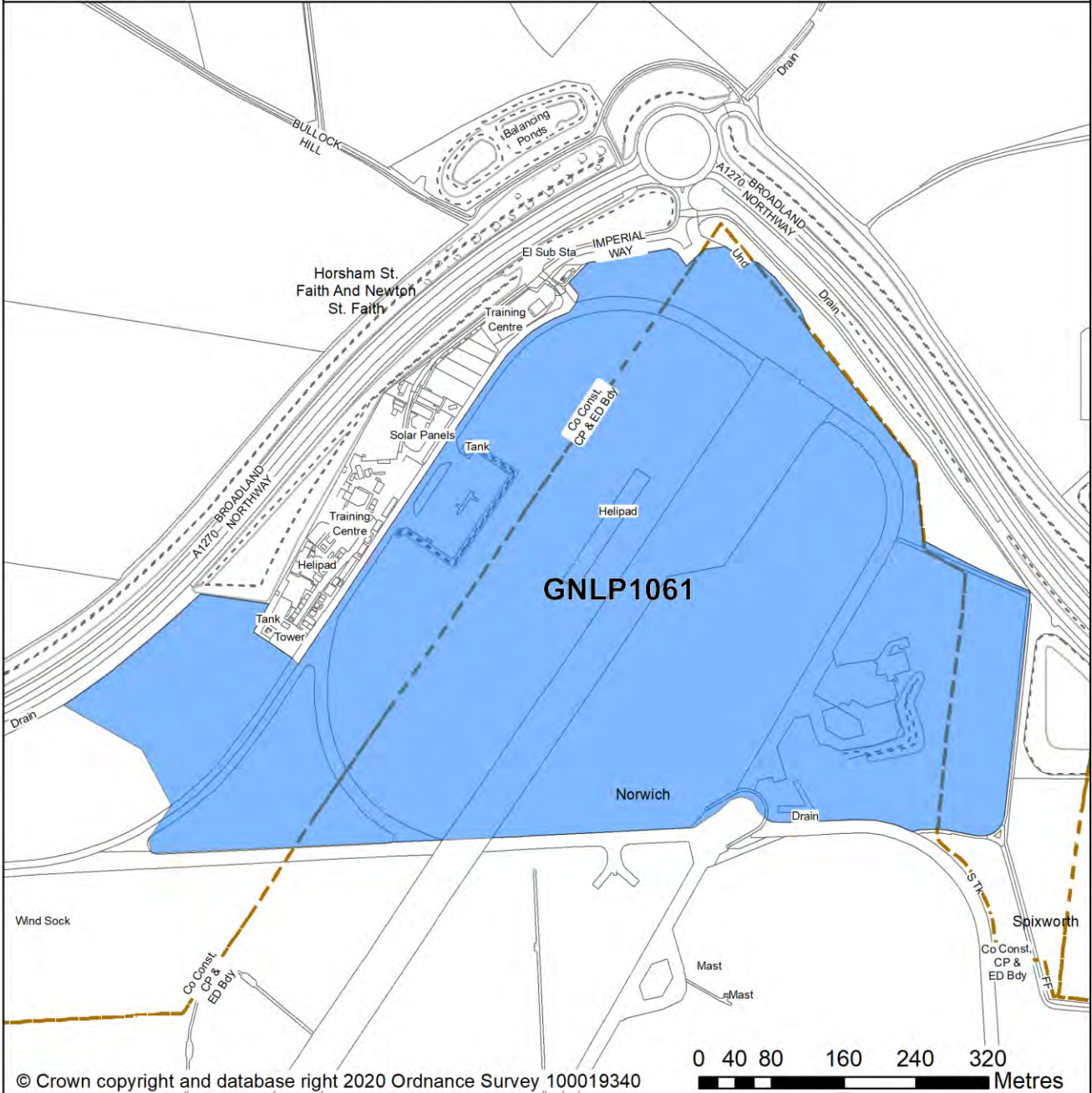
Notwithstanding the above and for the avoidance of doubt the following uses are not permitted:

- a) Air passenger terminal building; and
- b) Air passenger parking

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL1061
LOCATION: Land known as 'Site 4', Norwich Airport
ALLOCATION: Aviation related employment and aviation educational uses
SITE AREA: 42.46 ha



Aviation Related Employment Allocation

Parish Boundary

Scale at A4:
 1:6,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP2114: Land at and adjoining St Georges Works, Muspole Street

- 2.82 The St Georges' Works site includes Seymour House and Lion House, Muspole Street and premises known as the Guildyard, Colegate which were historically part of the shoe factory complex so are included in the proposed allocation. The Guildyard and Seymour House have benefitted from prior approval consents for conversion to a total of 60 flats which are already included in the housing commitment. The central part of the site was previously allocated for residential development (minimum 40 dwellings) in the now expired Northern City Centre Area Action Plan and the principle of such development has been established by the grant of permission for a 53-dwelling scheme consistent with that allocation (Permission expired). The site has significant longer-term potential for regeneration and additional housing delivery but currently acts as the base for a range of small start-up companies in modernised managed workspace. Retention of the existing employment space on site is highly desirable as part of a wider initiative in the Northern City Centre Strategic Regeneration Area. Given the importance of retaining and extending employment opportunities in the city centre, it would not be appropriate to replace the existing employment uses in favour of housing. The Policy consequently recognises that there is scope for a flexible mix of both, allowing for up to 150 homes as an indicative maximum including employment space as part of a balanced mix.
- 2.83 Development of the site must address a number of constraints including its location within the City Centre Conservation Area and the Area of Main Archaeological Interest, the relationship with neighbouring statutory and locally listed buildings, site ground conditions and possible contamination, critical drainage catchment area, flood risk/dry island issues.
- 2.84 The site can accommodate between 110 & 150 homes.

Policy GNLP2114

Land at and adjoining St Georges Works, Muspole Street (approx. 0.55 ha) is allocated for residential-led mixed use development. This has the potential to provide a minimum of 110 homes, together with a minimum of 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.

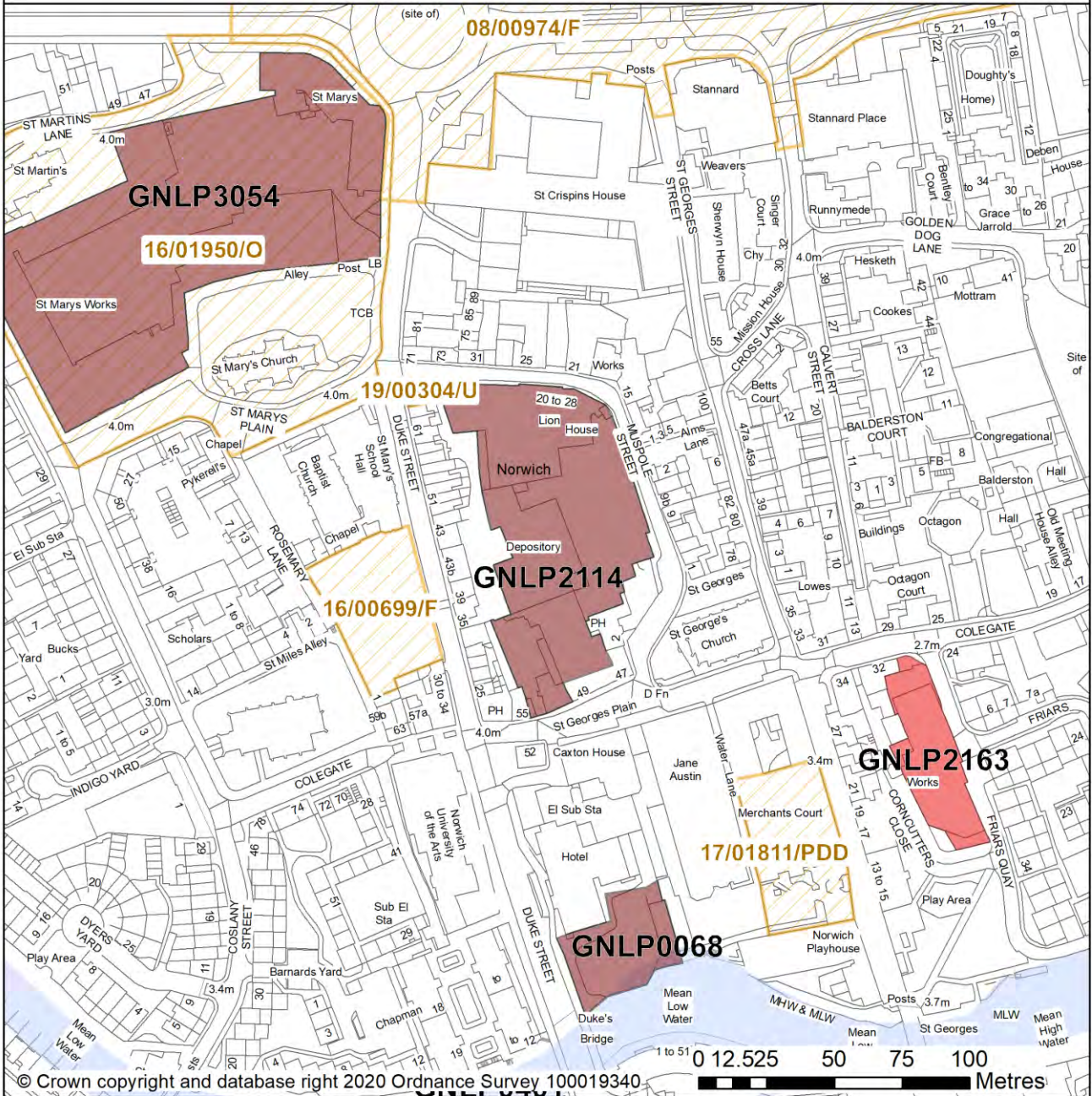
The development will achieve the following site-specific requirements:

1. Retention and conversion of the existing former factory buildings on site subject to demonstrating a proposal's viability, and deliverability;
2. New build development, if proposed, to achieve a high quality locally distinctive design which reinstates a strong built frontage along the west side of Muspole Street; that preserves and enhances the significance of the City Centre Conservation Area and nearby designated heritage assets, including 47 and 49 Colegate and the Woolpack Public House, all listed at grade II, including any contribution made to that significance by the setting.
3. Impacts of proposed development on existing residents and local businesses, including pubs, to be minimised.
4. Key views toward the tower of St Georges Colegate to be protected and enhanced
5. High quality landscaping and biodiversity enhancements to be provided on site, with scope for off-site contributions to public realm improvements and the creation of a new pedestrian square between Muspole Street and St George's Plain;
6. Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL2114
 LOCATION: Land at and adjoining St Georges Works, Muspole Street
 ALLOCATION: Mixed Use (110 dwellings)
 SITE AREA: 0.55 ha



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0 12.525 50 75 100 Metres

- Housing Allocation
- Broads Authority Area
- Parish Boundary
- Mixed Use Allocation
- Commitment*

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP2163: Friars Quay Car Park, Colegate

- 2.85 This site lies within the Norwich City Centre Conservation Area. This site is an important one in this part of the Norwich conservation area and is in the setting of several listed buildings. It forms part of the south side of Colegate, the principle historic street of what was once the Norvic settlement and which contains numerous important historic buildings including several listed ones. A group of grade II listed buildings are situated on Colegate at the north end of the site as well as the parish church of St George (grade I listed) and the grade II* listed Bacon's House and numbers 2-9 Octagon Court. The site also lies in an interesting position in the conservation area where the nature of historic building changes. Modern development between Colegate and the river (Friar's Quay) is akin in scale and form to the generally low-rise, domestic scale of development on the north side of the River stretching along Colegate eastwards to Magdalen Street. The Friar's Quay development is a very successful and early example of modern residential development in an historic city which responds to the historic 'grain' of development from a time when development commonly disregarded it. To the west side of the application site is St George's Street, also characterised by relatively modest, pitched roofed development, both historic (including the grade II listed numbers 22-25 and later infill matching it. This street marks the point at which the character of historic development changes. The western side of St George's Street features a former 19th century factory building filling a corner plot on Colegate. This is similar in form, though smaller than the 19th century Art College building across the river to the south. Upstream from the college is modern development of a similar scale. St George's Street can therefore be seen as a 'hinge' point in this part of the conservation area and the allocation site being to the east of it falls within the area characterised by more domestic scale development, both old and new.
- 2.86 Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.
- 2.87 Development of the site must address a number of constraints including its location within the City Centre Conservation Area and the Area of Main Archaeological Interest, its location within the critical drainage catchment area, the relationship with neighbouring statutory and locally listed buildings, site ground conditions and possible contamination.
- 2.88 The site is expected to accommodate at least 25 homes. The site was previously allocated in the now expired Northern City Centre Area Action Plan for residential-led mixed use development and has been subject to previous development proposals which were withdrawn before determination, accordingly the principle of housing development is accepted.

Policy GNLP2163

Friars Quay Car Park, Colegate (former Wilson's Glassworks site, approx. 0.13 hectares) is allocated for residential development. This will provide a minimum of 25 homes. Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.

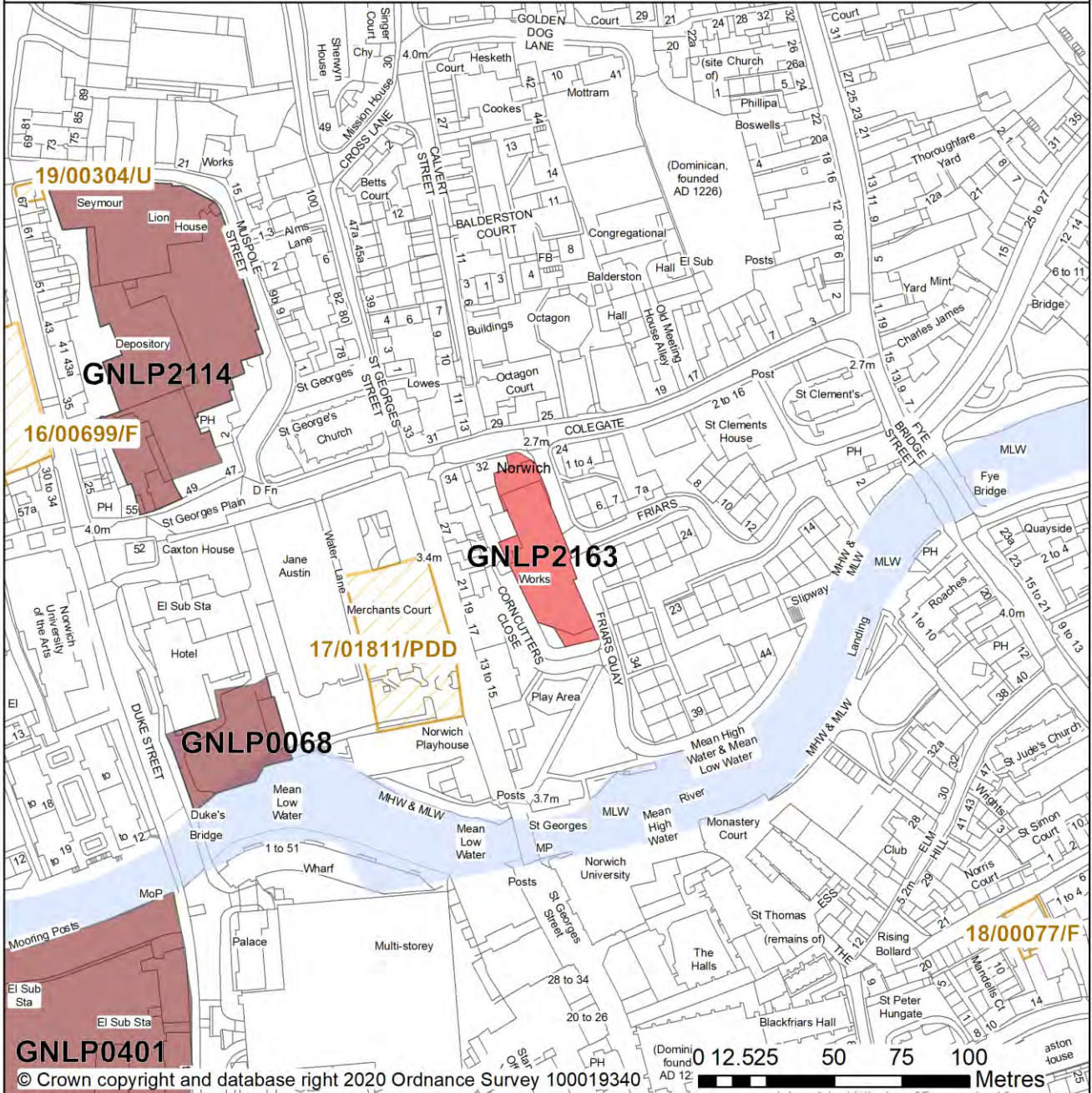
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale, grain, massing and form which respects the industrial heritage and historic character of the area;
2. Conserve and enhance the significance of the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting)
3. An archaeological assessment will be required prior to development.
4. protects the amenity and outlook of adjoining residential occupiers.
5. Removal of the existing poor-quality industrial buildings from the site and creation of strong building lines to the west side of Friars Quay, St George's Green and reinstatement of the built frontage to Colegate.
6. High quality landscaping, planting and biodiversity enhancements; including retention and protection of existing significant tree immediately adjacent to the southern boundary of the site located on the corner of Friars Quay and Corncutters Close.
7. The site is suitable for low car or car free development in accordance with Policy 2.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL2163
 LOCATION: Friars Quay Car Park, Colegate
 ALLOCATION: Residential development (25 dwellings)
 SITE AREA: 0.13 ha



- | | | | | | |
|---|----------------------|---|-----------------------|---|-----------------|
|  | Housing Allocation |  | Broads Authority Area |  | Parish Boundary |
|  | Mixed Use Allocation |  | Commitment* | | |

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy GNLP2164: Land west of Eastgate House, Thorpe Road

- 2.89 This 0.19ha site to the east of Norwich City Centre is currently occupied by a surface car park associated with Eastgate House accessed from Thorpe Road. It is bordered by recently converted Graphic House (from office to student accommodation) to the West, by employment and residential uses to the north, by recently converted (office to residential) Eastgate House to the east and by Thorpe Road to the South.
- 2.90 The site has a combined sewer within 100m of the southern boundary. Use of this asset in a drainage strategy for the site would be subject to permission from Anglian Water and therefore early consultation with Anglian Water is required. The site is in an area of Norwich with a significant number of internal and external flood incidences close by. This must be taken into consideration when designing a drainage strategy for the site and assessing surface water flood risk.
- 2.91 Development of the site must address a number of constraints including its location adjacent to the Thorpe Ridge Conservation Area, site ground conditions and its location adjacent to Rosary Cemetery registered parks & gardens and Lion Wood, Telegraph Plantation & Rosary Cemetery County Wildlife Site.
- 2.92 The site is expected to accommodate in the region of 20 homes. The site has been subject to previous outline proposals for residential development broadly in accordance with the allocation. Despite the refusal of a recent outline planning application in the absence of a mechanism to secure affordable housing, the principle of residential development is acceptable and has been supported.

Policy GNLP2164

Land west of Eastgate House, Thorpe Road (approx. 0.19 ha) is allocated for residential development. This will provide in the region of 20 homes.

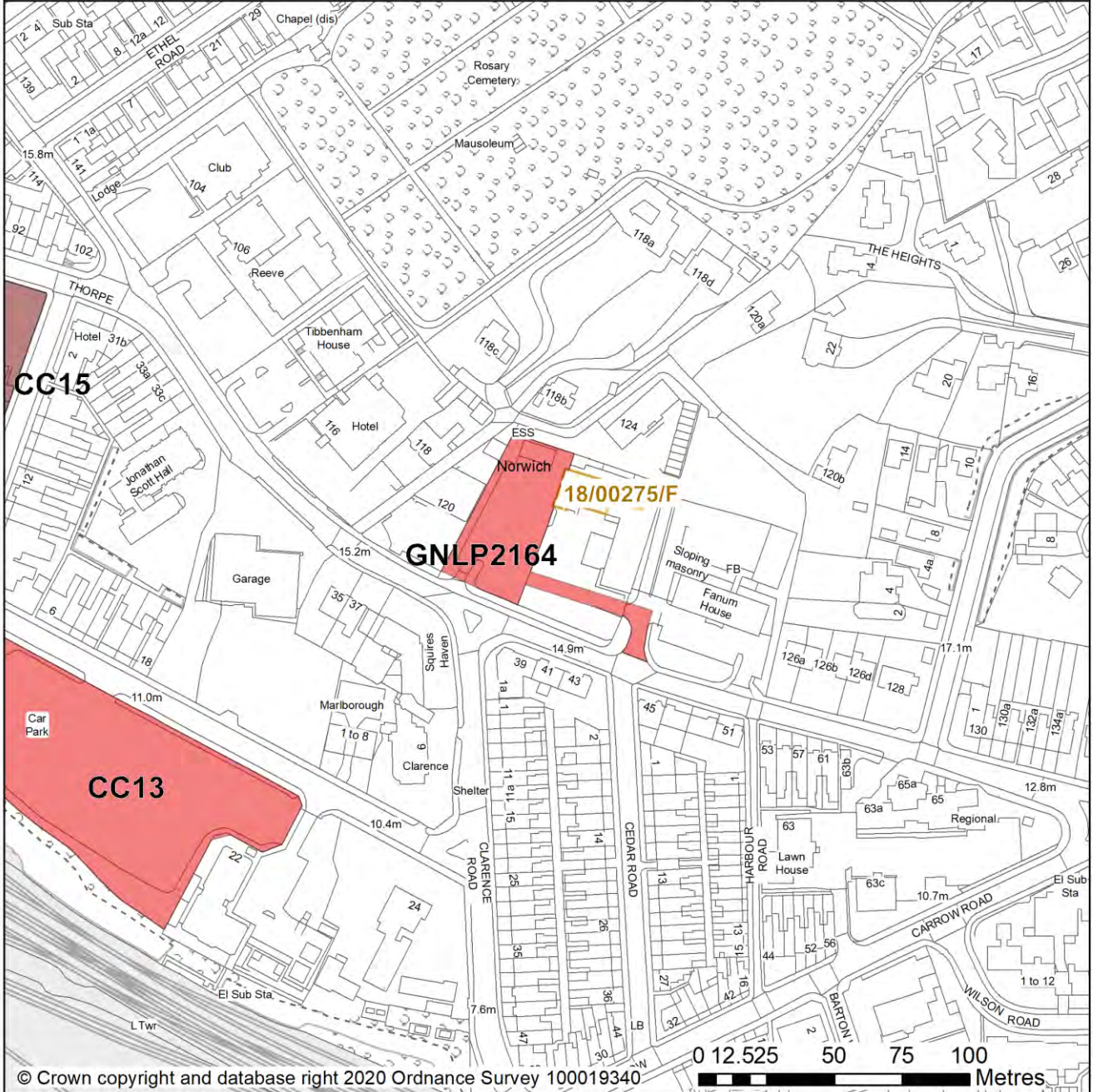
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of adjoining development, respects the heritage significance of the immediately adjoining Thorpe Ridge Conservation Area and protects the amenity and outlook of adjoining residential occupiers.
2. High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Thorpe Road.
3. Ensures a high level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding which must be taken into consideration when designing a drainage strategy for the site;
4. Low-car or car free development in accordance with Policy 2, is appropriate in this location.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2164
 LOCATION: Land west of Eastgate House, Thorpe Road
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.19 ha



Housing Allocation



Commitment*



Mixed Use Allocation



Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP3054: Site at St Mary's Works and St Mary's House

- 2.93 St Mary's Works is a city centre brownfield site measuring approximately 1.1 hectares which contains two Grade I Listed medieval churches and their churchyards, St Mary's Church to the south fronting St Marys Plain and St Martin's Church to the North fronting Oak Street and St Martins Lane. The locally listed early 20C former Sexton, Son & Everard Ltd shoe factory lines the east side of Oak Street and addresses St Marys Plain to the south. The remainder of the site is occupied by a series of 20th century offices, workshops and warehouses.
- 2.94 There is a high concentration of heritage within and in proximity to the site. Designated heritage assets include listed buildings and the city centre conservation area; non-designated heritage assets include locally listed buildings and the area of main archaeological interest, and items as yet unidentified.
- 2.95 There are further heritage assets within close proximity of the site, which may also be impacted by proposed development . Designated heritage assets include listed buildings at Pykerells House on Rosemarys Lane Listed Grade II*, 47 & 49 St Martins Lane, 57, 59 & 61 Duke Street, 67 Duke Street and 69 - 89 Duke Street Listed Grade II and locally listed buildings include the Zoar Baptist Chapel St Marys Plain, St Marys School Hall and 43, 45, 47-49, 51- 55 Duke Street. Depend upon the scale of any proposals, further heritage assets may also be affected. A comprehensive Heritage statement and heritage impact assessment will be required in support of any proposals.
- 2.96 The site is located within the City Centre Conservation Area, with the majority of the site and its heritage assets located in the 'Colegate Character Area' and the north-eastern corner of the site occupied by a 20C office building being located in the 'Anglia Square Character Area'.
- 2.97 Mature trees within the churchyards are protected by conservation area status.
- 2.98 The site is situated within the Area of Main Archaeological Interest; this area offers potential to reveal more about the history of the early City. It is likely that the archaeological potential across the whole site will be of interest. Archaeological investigation below any areas of construction or altering of the ground will likely be required to assist in the understanding of the City.
- 2.99 The site is situated in a prominent location within the Northern City Centre strategic regeneration area, as defined in Policy 7.1 of this plan, and is likely to accommodate a minimum of 150 homes. The site was previously allocated in the now expired Northern City Centre Area Action Plan for mixed use development and benefits from extant outline consent for redevelopment including around 151 residential units, office floor space, and a hotel, accordingly the principle of development is accepted.

2.100 Development of the site must address a number of constraints including its location in the City Centre Conservation Area and Area of Main Archaeological Interest, the relationship with neighbouring statutory and locally listed buildings and gateway to the city, site ground conditions, possible contamination, risk of flooding from Flood zone 2 and surface water flooding. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.

Policy GNLP3054

The site at St Mary's Works and St Mary's House (1.05 ha) is allocated for comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site will deliver a minimum of 150 homes.

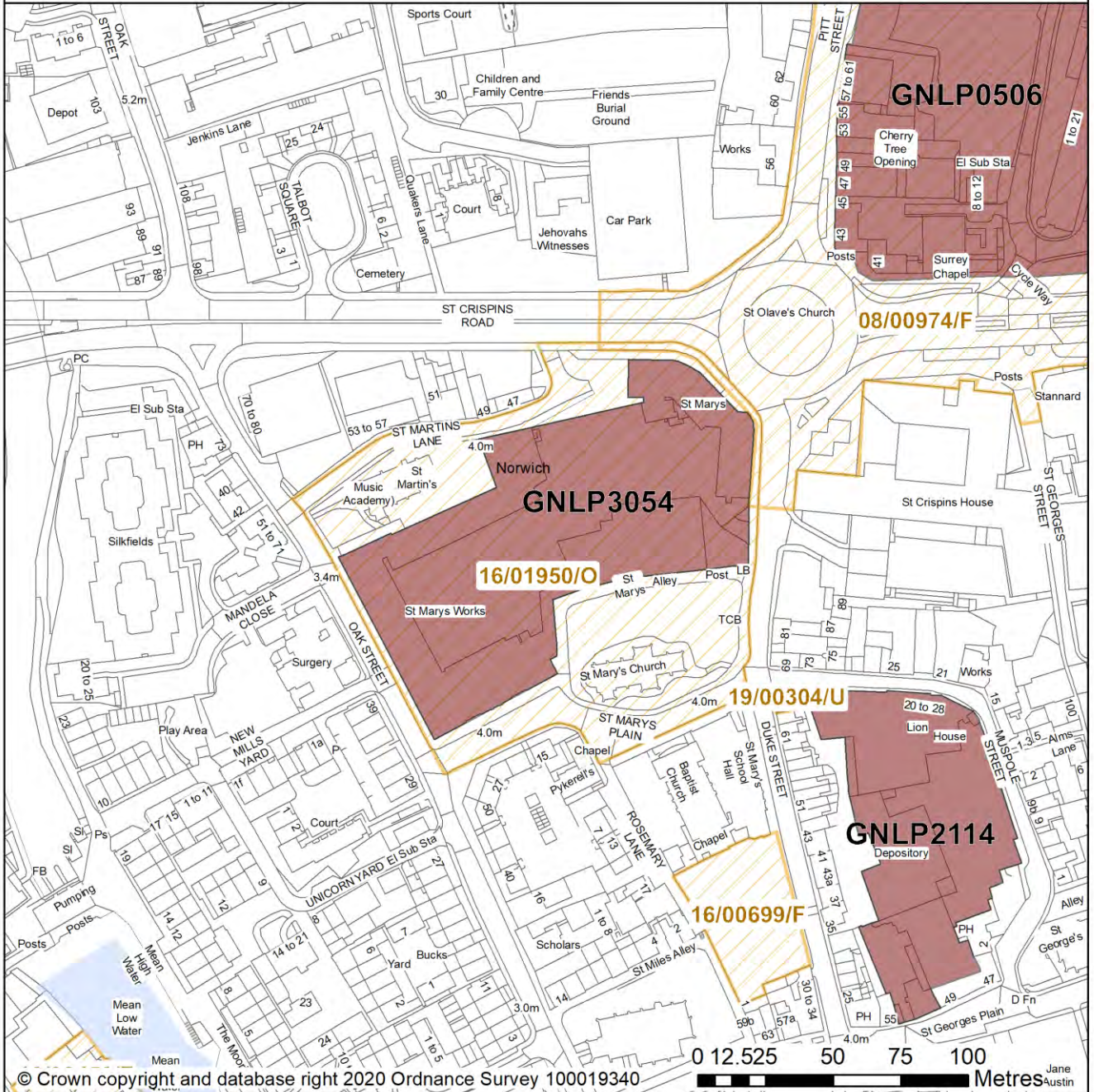
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its historic and industrial context, the significance and setting of heritage assets on and off site, and the character and appearance of the City Centre Conservation Area;
2. There will be a general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets. Proposals will include the protection of the listed and locally listed buildings on the site and the enhancement of the significance of the setting of designated heritage assets both on and off site;
3. Conversion of the locally listed St Mary's Works factory, including the façade of the locally listed frontage to Oak Street / St Mary's Plain should be retained as part of a development scheme. Proposals which seek to convert, alter or demolish the locally listed buildings or have a harmful impact on the significance of their setting will be considered on their merits. Clear justification for all proposals will be required;
4. Respect the setting of grade I listed St Martin at Oak and St Mary Coslany churches and create enhanced views of the buildings and respect the setting of grade II listed Folly House and Pineapple House;
5. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation area;
6. Proposals will be required to adopt and implement a strategy of heritage interpretation;
7. Residential development should be provided in response to identified local community needs demonstrated through a future planning application to be appropriate for this edge of City Centre site.
8. Achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the adjacent churchyards along with improved public access;
9. Ensures a level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding;
10. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
11. The scale of buildings fronting onto St Martin's Lane and the two historic churches will be lower than those facing Duke Street and St Crispin's Road and should reflect the tight urban grain of development predominant in the conservation area;
12. Increased connectivity between the site and the surrounding townscape. Pedestrian and cycle access through the area will be created by the design of routes between St Mary's Plain and St Crispin's Road.
13. Car free or low car housing in accordance with Policy 2 is appropriate in this location.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP3054
LOCATION: The site at St Mary's Works and St Mary's House
ALLOCATION: Mixed Use (150 dwellings)
SITE AREA: 1.05 ha



- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Existing Allocations to be Carried Forward

Policy CC2: 147 – 153 Ber Street, Norwich

- 2.101 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development; commercial, offices, and/or educational uses may also be acceptable.
- 2.102 The site is likely to accommodate at least 20 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.
- 2.103 Redevelopment of this site for housing will help deliver the wider Policy objectives of the GNLP by contributing to the improved vibrancy of this part of the city centre, helping to strengthen the city's sub-regional role, and by helping to achieve its target for new homes.
- 2.104 Development of the site must address a number of constraints including its location with the City Centre Conservation Area and the Area of Main Archaeological Interest, site ground conditions, possible contamination, and its location near to the wooded ridge. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.
- 2.105 The redevelopment of the site provides an opportunity to sensitively regenerate this part of Ber Street, contributing positively to the character of the street.
- 2.106 The site is suitable for around 20 dwellings, and is also potentially suitable for commercial, offices, and/or educational uses. Development must enhance the setting of the neighbouring listed and locally listed buildings and reflect its location in the City Centre Conservation Area, in line with the City centre conservation area appraisal. Its design must re-instate a strong building line along the street frontage, whilst respecting the area's important topography.

Policy CC2

147 – 153 Ber Street, Norwich (approx. 0.18ha) is allocated for housing development. This will accommodate a minimum of 20 homes. Commercial, offices, and/or educational uses may also be acceptable.

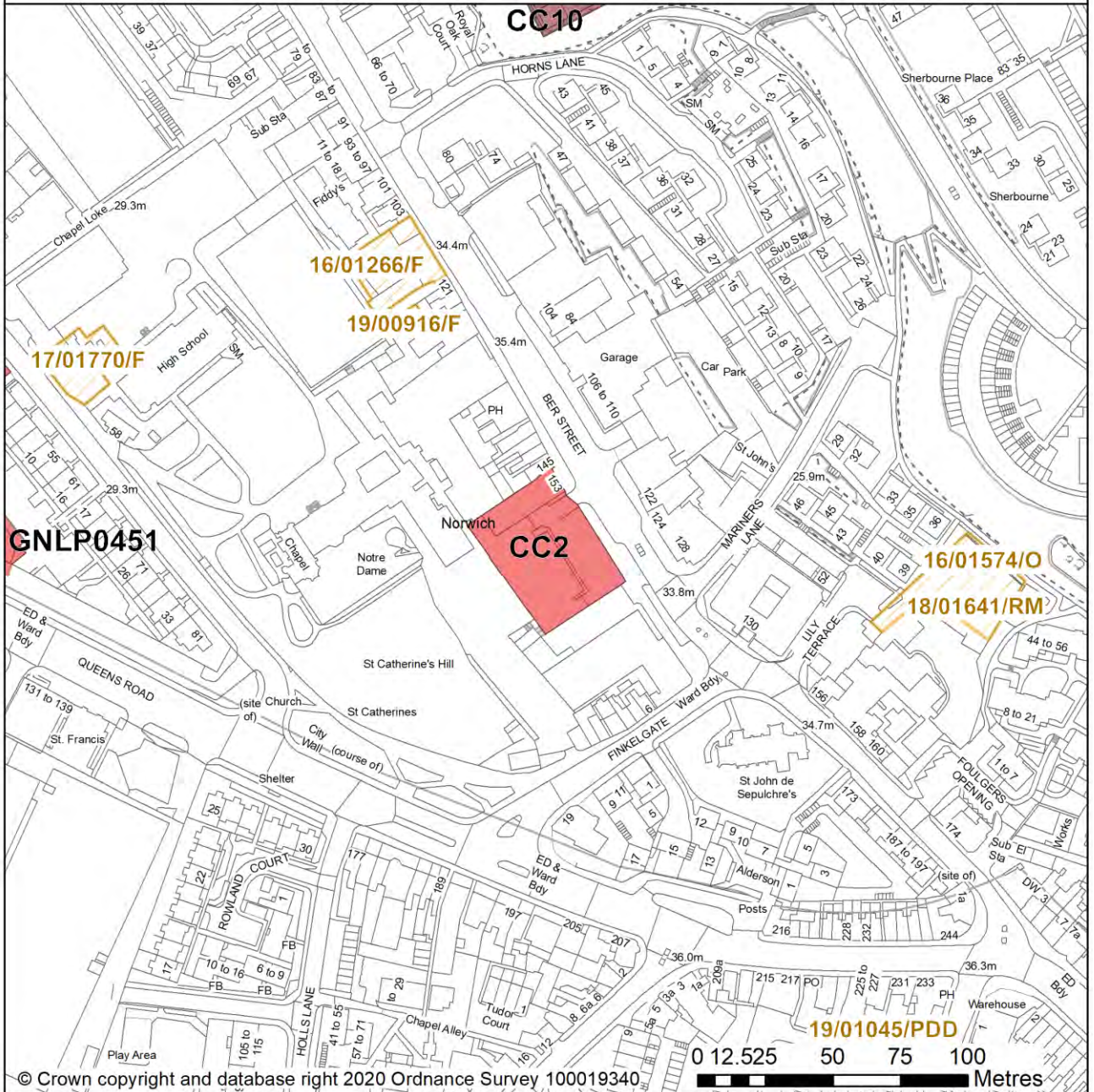
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its context including the topography of the area - particularly the wooded ridge;
2. Conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting);
3. Strengthen the building line along Ber Street;
4. Take account of mature trees on the site to the rear.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC2
 LOCATION: 147 – 153 Ber Street, Norwich
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.18 ha



- Housing Allocation
- Commitment*
- Mixed Use Allocation
- Parish Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC3: 10 – 14 Ber Street, Norwich

- 2.107 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.108 The site is 0.1 hectare in size and is located on the eastern side of Ber Street close to the junction with All Saints Green and Golden Ball Street. It comprises a vacant building at number 10 with the site of 12-14 adjacent, previously used as open storage land.
- 2.109 This site is on the fringe of the primary shopping area. It has an open, incoherent street frontage with a mix of building sizes and character. Number 10 is dated and of poor quality, and the site of number 12-14 comprises open storage land. The *City centre conservation area appraisal* identifies the buildings on the site as ‘negative buildings’, detracting from the character of the conservation area. There are a number of listed and locally listed buildings directly opposite the site on the west side of Ber Street.
- 2.110 Ber Street has been a major route out of the city since at least the 12th century, and is thought to have originally been a Roman road. Its use as a cattle drove to the old cattle market adjacent to the Castle is reflected in its unusual width. Today, following bomb damage during the Second World War and subsequent redevelopment, the street is fragmented in character, with remnants of its earlier character apparent but with much mid 20th century housing. The wider area is predominantly residential with some office development, and other commercial uses along Ber Street.
- 2.111 Development of the site must address a number of constraints including its location within the City Centre Conservation Area and the Area of Main Archaeological Interest, its location adjacent to listed buildings and possible contamination. The development of the site provides an opportunity to deliver a vibrant mixed use site fronting Ber Street, which will contribute positively to the character of the street, and will remove ‘negative’ buildings which currently detract from its streetscape and character.
- 2.112 The site is suitable for around 10 dwellings as part of a mixed use development, with some retail and/or office development along the Ber Street frontage. Development must enhance the setting of the neighbouring listed buildings and reflect its location in the City Centre Conservation Area. Its design must re-instate a strong building line along the street frontage, whilst respecting the area’s important topography and neighbouring uses.
- 2.113 The site is suitable for car free housing given its sustainable location and the provision of a car club space on Ber Street would be welcomed. An access across the site to the development to the rear of 6-8 Ber Street is required and

any entrance point onto Ber Street should be located towards the southern boundary of the site.

2.114 An archaeological investigation will be required prior to development.

2.115 The site is served by an off-site combined foul and surface water sewer [northwest]. Adoption of this facility into a proposed drainage strategy must be pre-agreed with the appropriate management company.

Policy CC3

10 – 14 Ber Street, Norwich (approx. 0.11 ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 10 homes.

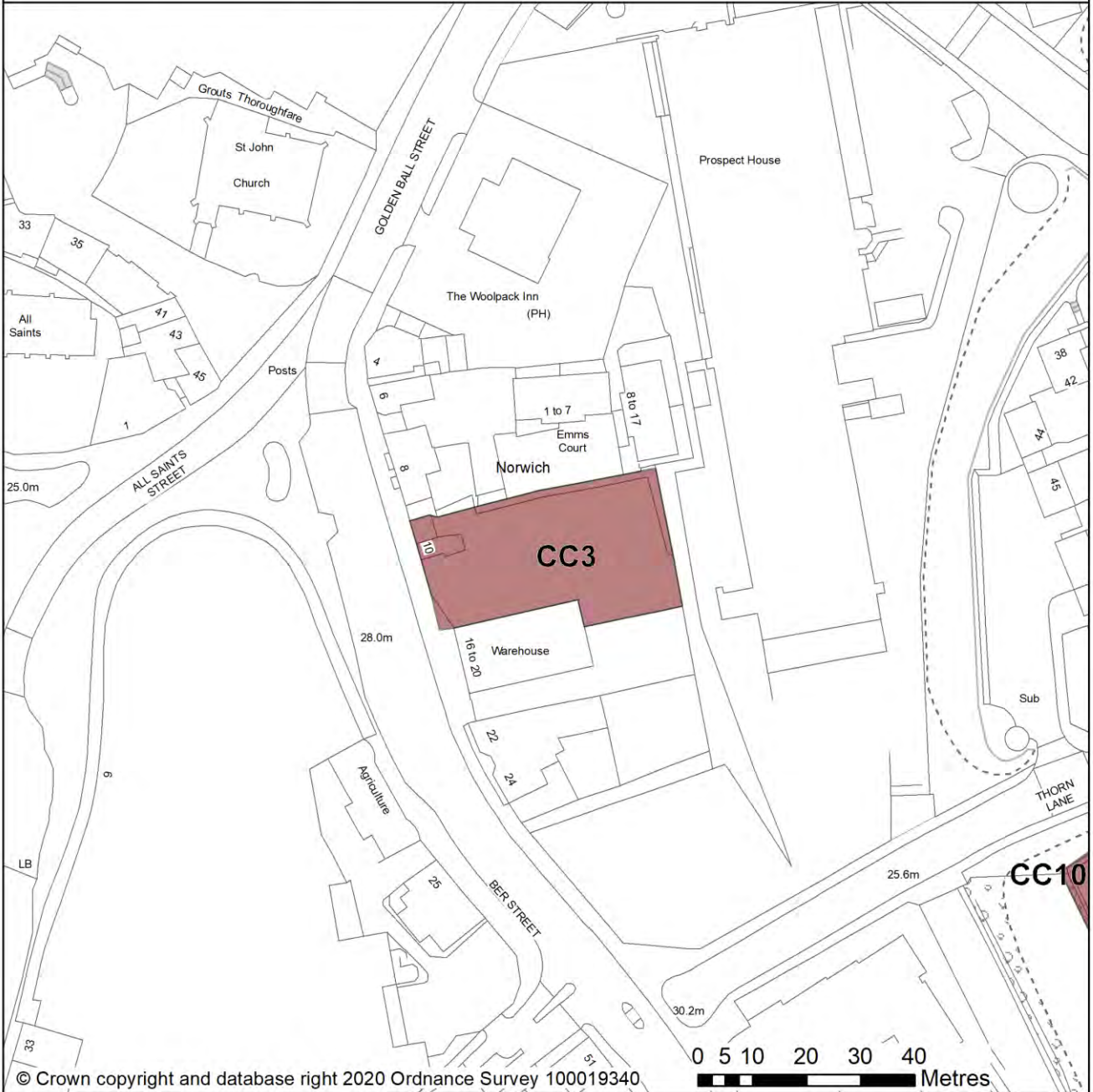
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its context including the topography of the area;
2. Strengthen the building line along Ber Street and the scale of any new development should reflect that of the neighbouring properties.
3. Conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting)
4. Retail or complementary uses in use class E (b,c,g(i)) at ground floor level
5. Residential uses (minimum of 10 homes) on the upper floors.
6. The site is suitable for car-free housing given its sustainable location, in accordance with Policy 2;
7. An archaeological investigation will be required prior to development.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC3
LOCATION: 10 – 14 Ber Street, Norwich
ALLOCATION: Residential-led mixed use development (10 dwellings)
SITE AREA: 0.11 ha



-  Mixed Use Allocation
-  Parish Boundary

Scale at A4:
1:1,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC4: Land at Rose Lane/Mountergate

2.116 *Rose Lane/Mountergate is proposed to be reallocated in two parts on modified boundaries, as follows:*

2.117 Sites CC4a and CC4b were identified in the previous Local Plan as a single allocation CC4. Within the area of the original allocation there has been limited redevelopment and change of use of premises and sites closest to Rose Lane. Completed developments include the refurbishment of the Union Building for managed workspace, conversion of Imperial House to flats, construction of the replacement Rose Lane Car Park and establishment of the Charles Darwin Primary Academy within former office buildings fronting Prince of Wales Road. Due to the recent completion of these developments, these premises are proposed to be excluded from the revised allocation. Emerging proposals providing for the potential redevelopment and replacement of the dated Hotel Nelson (Premier Inn) including complementary mixed-use development, strongly favour integration of that site within the allocation to exploit the potential of its river frontage.

2.118 Evidence from the GVA Employment and Town Centres study 2018 points to significant demand for high quality employment space for developing businesses in the digital creative sector and other sectors supporting the city centre economy, preferably requiring a location close to sustainable transport hubs. Accordingly, scope for a significant element of employment use is identified in site CC4a west of Mountergate to take advantage of its location close to Norwich Rail Station. Land east of Mountergate (CC4b) is promoted for a broader mix of uses with a significant element of residential use, effective integration of the Hotel Nelson site and possible reuse or redevelopment of offices at Baltic House. The general principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038.

2.119 As an existing allocation, 250 homes have been considered in the calculation of the housing requirement.

2.120 There appears to be a private surface water sewer in the centre of the CC4a site. The site is surrounded by a mixture of combined sewer systems and standalone surface water sewer systems. Permission from the owner of the facilities must be gained before use in a proposed drainage strategy.

2.121 Sites CC4a and 4b are likely to accommodate at least 250 homes with around 50 being accommodated on site CC4a and 200 on site CC4b. More may be accommodated, subject to an acceptable design and layout being achieved. Development of site CC4a should explore continued use/re-provision of the existing community garden facility. Development of site CC4b must be of a scale and form which respects and takes advantage of its riverside context and location in respect to the Broads National Park.

Policy CC4a

Land at Rose Lane/Mountergate (Mountergate West, approx. 1.20 ha) is allocated for mixed-use development to include high quality office space, managed workspace and live-work units, and up to 50 homes.

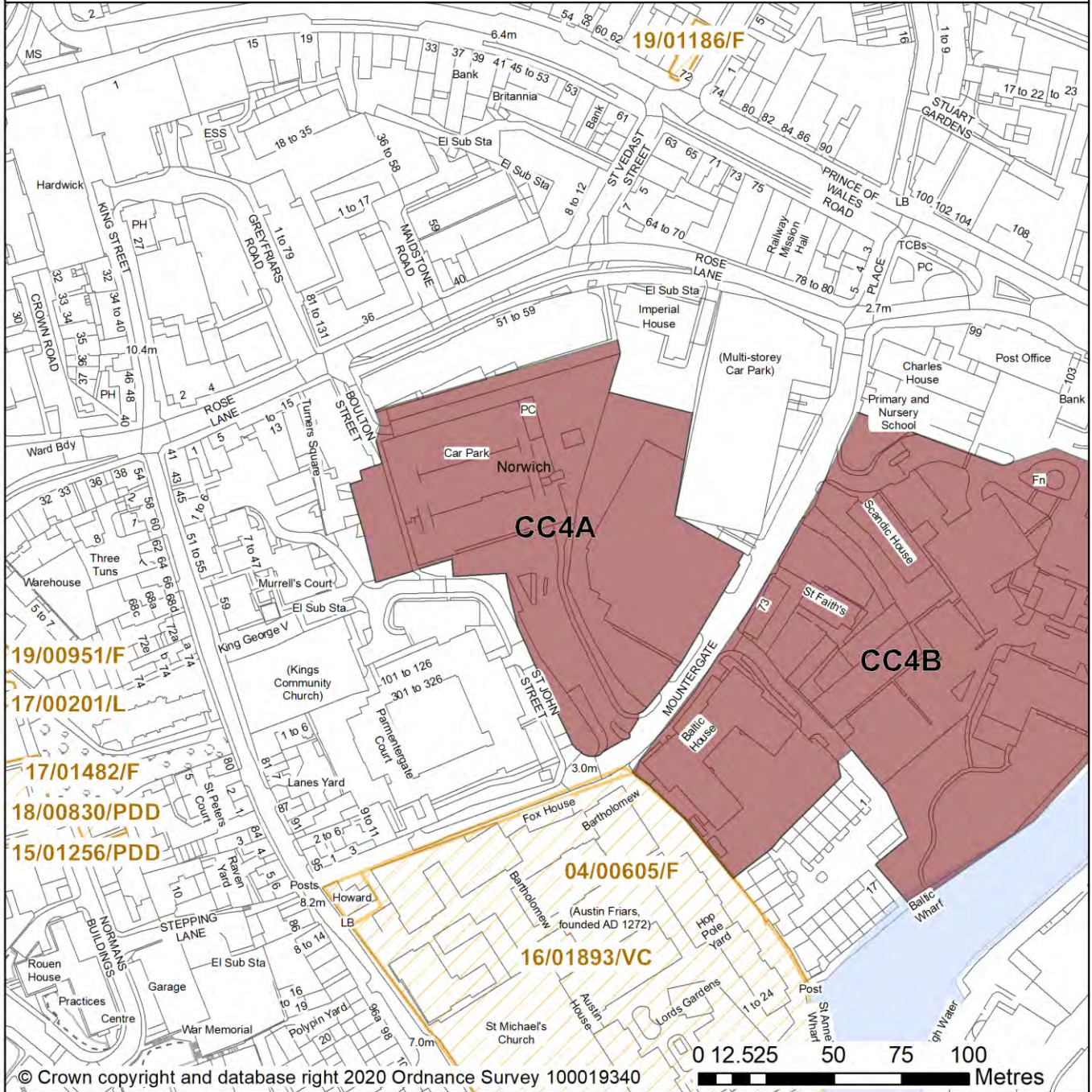
The development will achieve the following site-specific requirements:

1. Be mainly employment-led, integrated with residential uses
2. Include other uses such as food/drink, and small-scale retail uses.
3. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality.
4. Development should respect the setting of adjacent listed buildings and be designed as far as possible to reflect the historic building plots and streets and to recreate street frontages,
5. Provides an enhanced public realm, including open space and pedestrian/cycle links through the adjoining site CC4b to the riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy'. Consideration should be given to retaining and enhancing the existing community open space to the rear of Boulton Street as part of integrated open space and green infrastructure network within the site
6. A noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late night activity zone.
7. Ensures a high level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding and existing private surface water sewer in the centre of the site, all of which must be taken into consideration when designing a drainage strategy for the site;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC4a
LOCATION: Land at Rose Lane/Mountergate
ALLOCATION: Mixed use development (50 dwellings)
SITE AREA: 1.20 ha



- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC4b

Land Mountergate/Prince of Wales Road (Mountergate East, approx. 2.39 ha) is allocated for mixed-use development. This may accommodate a minimum of 200 homes, together with student accommodation, high quality office space, hotel and tourism uses, and other supporting main town centre uses taking advantage of the site's proximity to the rail station and river.

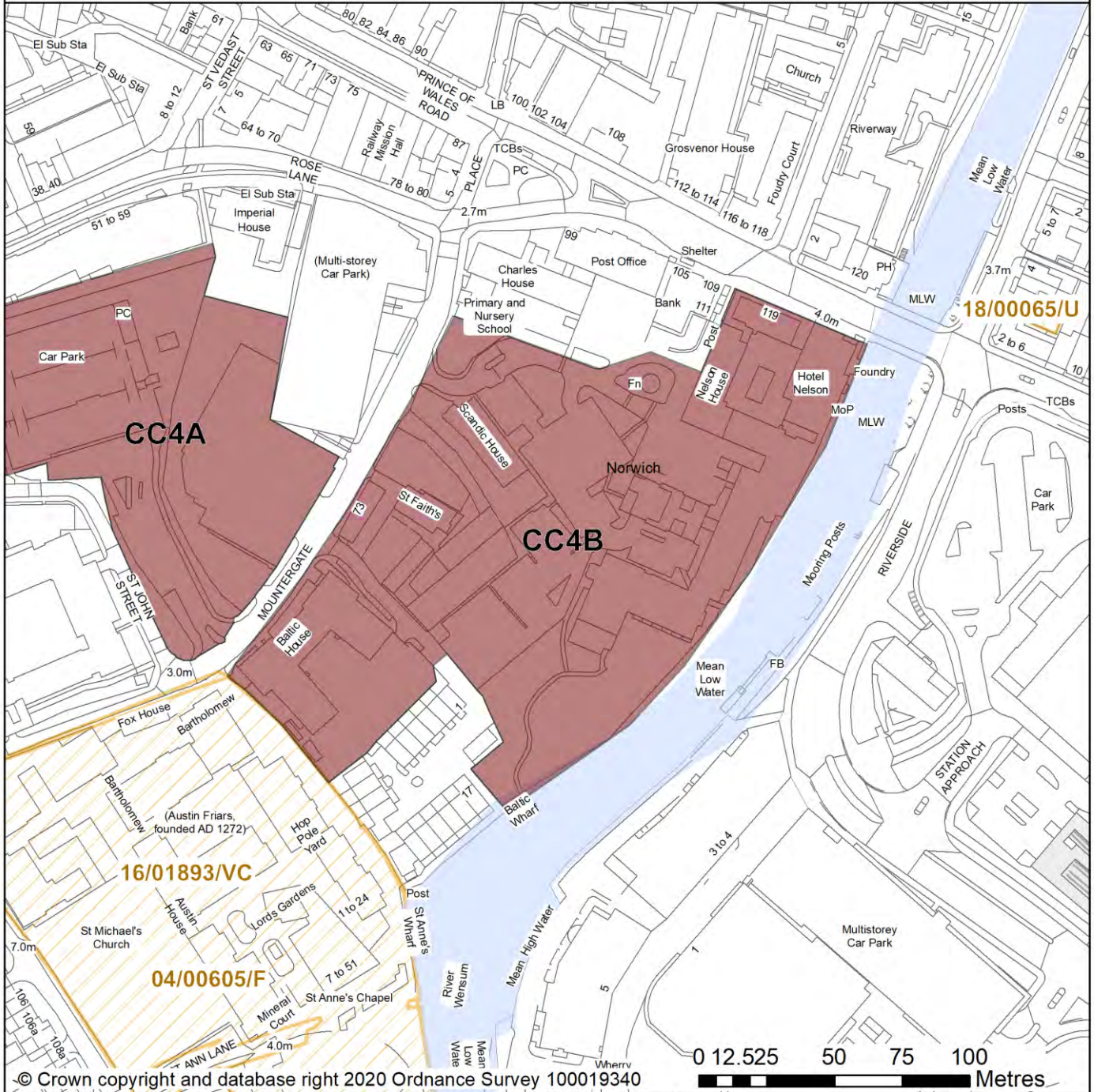
The development will achieve the following site-specific requirements:

1. Development to be approached comprehensively to achieve effective integration of the historic buildings in the western part of the site into the overall development;
2. Other uses may be provided as part of a balanced mix including hotel development (replacing or supplementing the existing hotel provision on site), student accommodation, educational facilities to support the adjacent Charles Darwin Primary Academy, high quality office space, managed workspace and live-work units, food/drink, small scale retail and uses supporting the evening economy.
3. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area and adjacent to the St Matthews Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality. The site's position relative to Norwich Train Station warrants building of notable standard of design and quality worthy of marking arrival into the city.
4. Development will respect and enhance the setting of on-site historic buildings including St Faiths House and the Weavers House and off-site buildings including the Train Station, Anglican Cathedral and Castle, and be designed as far as possible to reflect historic building plots and street lines and to recreate street frontages,
5. Redevelopment, conversion or change of use of Baltic House for uses consistent with this Policy will be supported if it becomes available in the plan period;
6. A density of development commensurate with its location close to the train station mobility hub with a design that secures a significant overall reduction in the level of off-site surface car parking;
7. Provides an enhanced public realm, including public open space and legible and permeable pedestrian/cycle routes to link through the adjoining site CC4a to Rose Lane and the new St Anne's Quarter development to King Street. A link should be provided from Mountergate to the river connecting with Prince of Wales Road via an extended and widened riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy', making the most of its riverside location;
8. Retention and provision of public access and public open space to the rear of the Hotel Nelson;
9. A noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late-night activity zone.
10. High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge taking advantage of its riverside context and location in respect to the Broads National Park;
11. Protection of bankside access for maintenance purposes.
12. Development should ensure a high level of flood resilience and incorporate appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding).

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC4b
LOCATION: Land Mountergate/Prince of Wales Road
ALLOCATION: Mixed use development (200 dwellings)
SITE AREA: 2.39 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC7: Hobrough Lane, King Street, Norwich

- 2.122 The site was allocated in the previous Local Plan and was subject to two previous approved schemes on adjoining parts of the site which together would have delivered a total of 20 homes. These permissions have expired, and the site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential use.
- 2.123 The site fronts King Street adjacent to Hobrough Lane and extends down to the river Wensum. It is 0.35 hectares in size. It is adjacent to the listed local landmark of Dragon Hall and is close to a strategic pedestrian and cycle link and Lady Julian Bridge, linking the leisure and retail area of Riverside with the primary retail area at Castle Mall.
- 2.124 The frontage of the site consists of two disused grade II* listed buildings 'at risk' (125-127 King Street). These are early 16th century first floor buildings, with a poor quality 20th century arcaded ground floor conversion and rear industrial extensions, surface parking and delivery areas, and are currently unoccupied. These buildings must be brought back into residential use and renovated in order to ensure their future and to remove them from the register.
- 2.125 The wider King Street area has many historically significant buildings interspersed with former industrial buildings. The area is undergoing significant change as many of the buildings formerly associated with industry and the river are either being replaced or converted, mostly into residential use. The northern part of King Street retains a greater number of traditional buildings and forms a more coherent townscape.
- 2.126 Redevelopment of the site offers the opportunity to make better use of this valuable city centre site and to continue the development of a vibrant mixed use quarter in King Street, extending housing, leisure office and small scale retailing uses along King Street.
- 2.127 Development proposals should take account of the *City centre conservation area appraisal*. The layout and design of the development should ensure the reuse and enhancement of the listed buildings fronting King Street to reveal their significance, and seek to enhance the setting of the adjacent Dragon Hall. The development should also take account of the adjacent St Anne's Wharf redevelopment and provide a publicly accessible riverside walk linking to the core pedestrian and cycle network at Lady Julian Bridge.
- 2.128 Development should help to regenerate the King Street area by reinstating the historic street frontage of King Street (ground floor of 125-127 King Street and missing frontage at 131-133 King Street).

- 2.129 In this highly accessible city centre location, car free housing is appropriate in accordance with Policy 2. If this approach is not taken, vehicular access should be via the south of the site/Hobrough Lane.
- 2.130 Appropriate historic interpretation information should be incorporated into the development and an archaeological assessment will be required.
- 2.131 Although there are no Tree Preservation Orders on the site, an assessment will have to be undertaken of the value of trees on the river frontage, and appropriate mitigation measures included in any planning application.
- 2.132 Development should also take into account possible site contamination.
- 2.133 As part of the site is within flood zone 2, it could be affected by fluvial flooding. In addition, as it is located between the Ber Street ridge and the river Wensum it could be affected by surface water flooding. Therefore a flood risk assessment and appropriate mitigation measures will be required.
- 2.134 The site lies adjacent to the River Wensum. It is recommended that developers engage in early discussions with the Environment Agency and the Broads Authority.
- 2.135 Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment. Development of the site must be of a scale and form which respects and takes advantage of its riverside context and location in respect to the Broads National Park.
- 2.136 As an existing allocation, 20 homes have been considered in the calculation of the housing requirement.
- 2.137 The site is likely to accommodate at least 20 homes. More homes may be accommodated, subject to an acceptable design and layout etc. being achieved and heritage impact and other constraints being adequately addressed.

Policy CC7

Hobrough Lane, King Street, Norwich (approx. 0.35ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 20 homes.

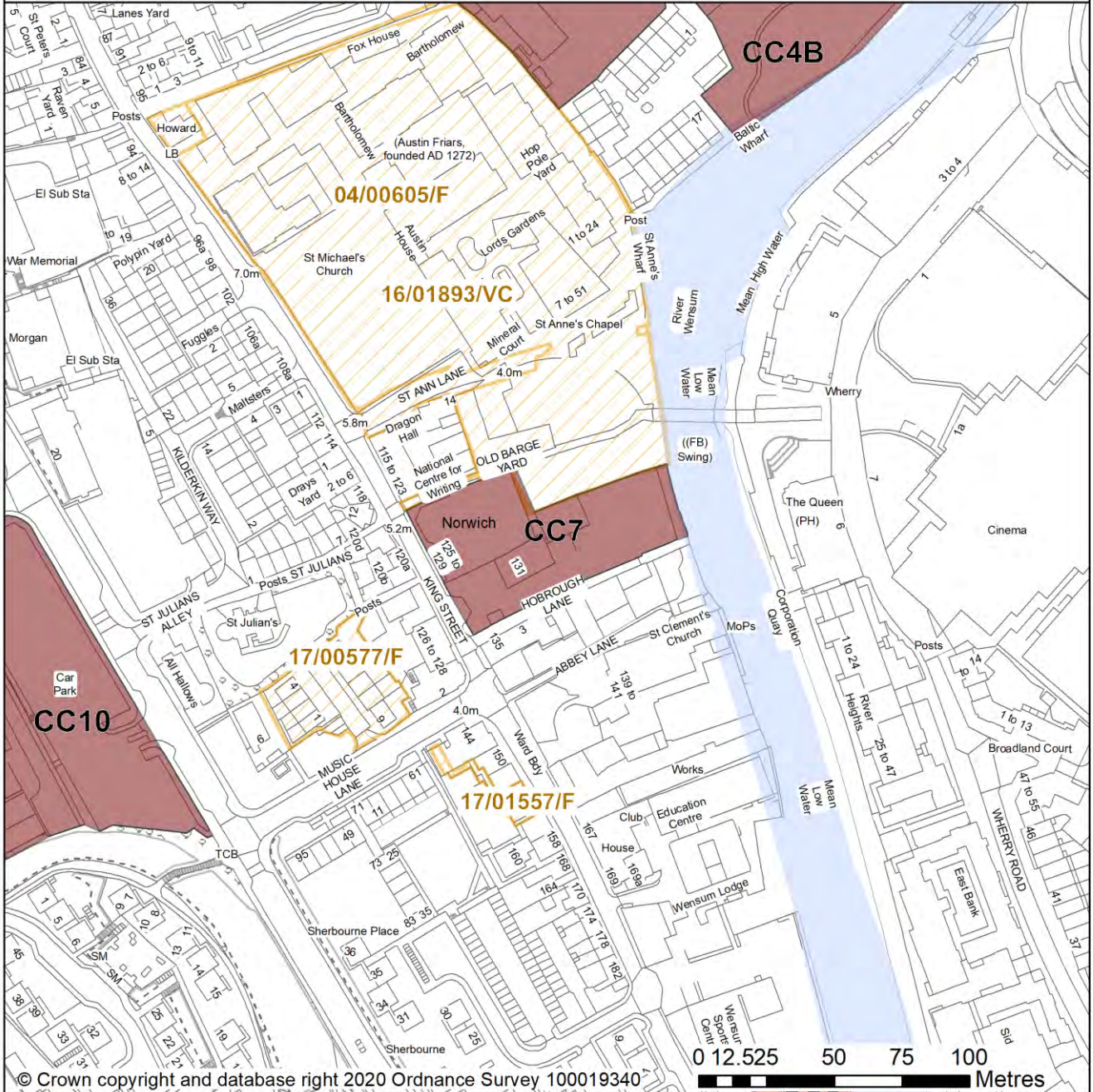
The development will achieve the following site-specific requirements:

1. Residential development with small scale retail and/or offices, food and drink, and tourist uses.
2. Development will secure sensitive conversion of historic buildings fronting King Street including removal of the unsympathetic post-war alterations.
3. New development should respect the historic integrity and setting of 125-129 King Street and conserve and enhance heritage assets and their settings in this part of the City Centre Conservation Area
4. Development will enhance the public realm along King Street and Hobrough Lane and provide a riverside walk linking to the cycle/pedestrian route to Lady Julian Bridge.
5. Development will be of a scale and form which respects and takes advantage of its riverside location, providing high quality landscaping, planting and biodiversity enhancements particularly along the river edge
6. Heritage interpretation to be provided as part of the scheme.
7. 125-127 and 129 King Street is on Norwich' register of local heritage buildings at risk. Any development of this site must include renovation in order to ensure their future and remove them from the register in agreement with Norwich City Council
8. Provide protection of bankside access for maintenance purposes.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC7
 LOCATION: Hobrough Lane, King Street, Norwich
 ALLOCATION: Residential-led mixed use development (20 dwellings)
 SITE AREA: 0.35 ha



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0 12.5 25 50 75 100 Metres



Housing Allocation



Broads Authority Area



Parish Boundary



Mixed Use Allocation



Commitment*

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC8: King Street Stores, Norwich

- 2.138 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.139 The King Street area is mixed in character, with some very important old domestic buildings interspersed with more recent industrial buildings. There are many listed and locally listed buildings along the length of the street. King Street is an area of great change, with many buildings formerly associated with industry or the river being replaced or converted, many of these for residential use.
- 2.140 King Street has been promoted as a regeneration priority by the council for a number of years, and continues to undergo significant change as many older industrial buildings are replaced or converted, many into residential use. The ongoing regeneration and enhancement of the area, including reinstatement of many building lines and reuse of traditional buildings, will create a more cohesive townscape and a strategically important area linking Riverside with the city centre.
- 2.141 Redevelopment of the site must address a number of constraints including its location within the City Centre Conservation Area and the Area of Main Archaeological Interest. Its redevelopment provides an opportunity to sensitively regenerate this part of King Street, by contributing positively to the character of the street. In accordance with the conservation area appraisal, the scale of development should reflect the existing traditional buildings, and public realm works should help create a high quality and unified streetscape. Any demolition would require planning permission.
- 2.142 Development proposals should be informed by a heritage assessment of the locally listed building to assess its significance. It should be retained as part of the development scheme if appropriate.
A flood risk assessment and appropriate flood risk mitigation measures are required. Given its proximity to the King Street frontage the site will require an archaeological evaluation through trial trenching prior to its development.
- 2.143 The site is suitable for high density development given its location; a minimum of 20 dwellings is expected.
- 2.144 The site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency. Development of the site must be of a scale and form which respects and takes advantage of its riverside context and location in respect to the Broads National Park. Development needs to ensure that the

water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.

- 2.145 The site is served by an off-site combined foul and surface water sewer. Adoption of this facility into a proposed drainage strategy must be pre-agreed with the appropriate management company.
- 2.146 The site is likely to accommodate at least 20 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC8

King Street Stores, Norwich (approx. 0.21ha) is allocated for residential use. This will accommodate a minimum of 20 homes.

The development will achieve the following site-specific requirements:

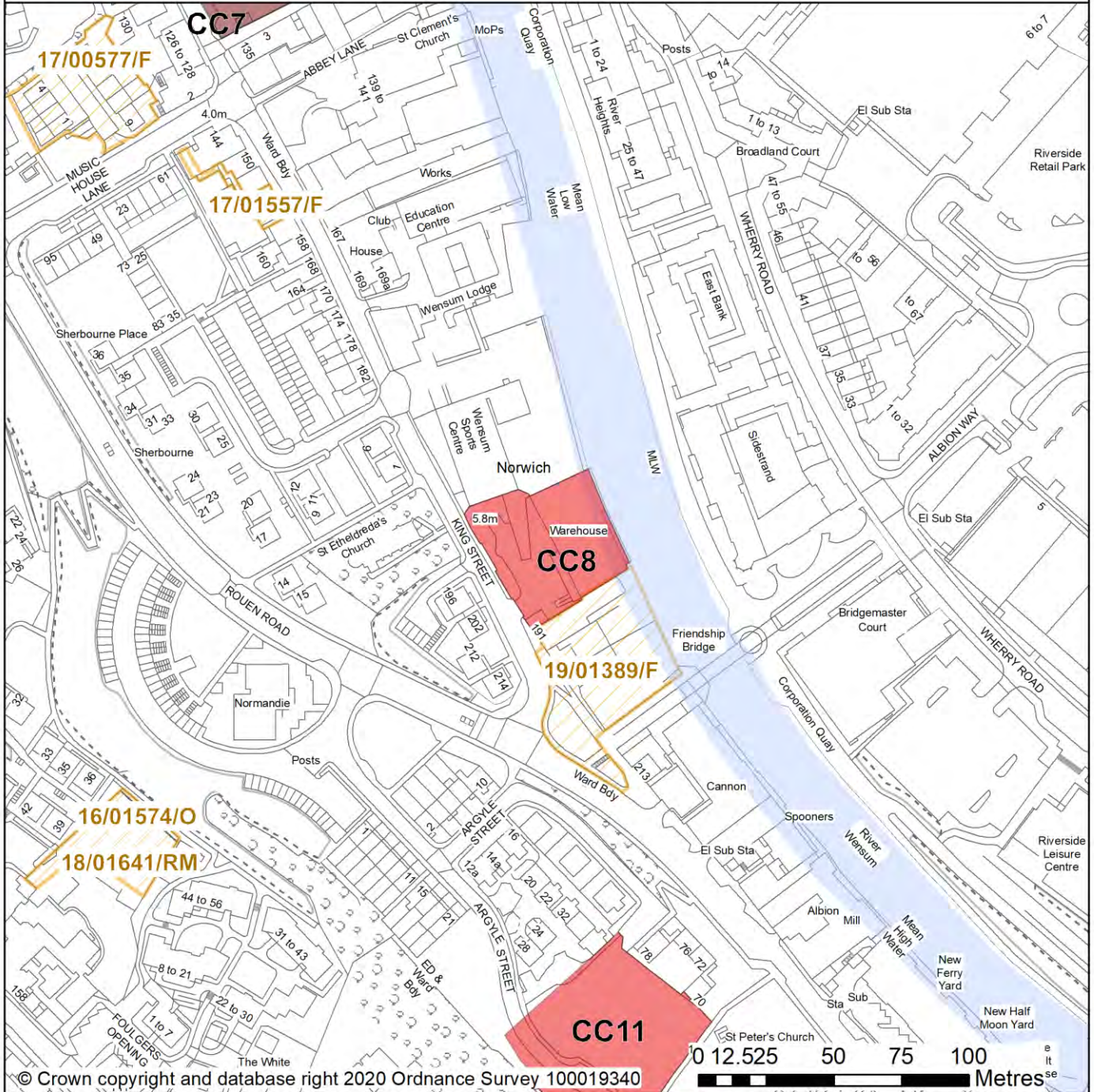
1. Development proposals will contribute to the regeneration of the King Street area by reinstating the historic street frontage of King Street;
2. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including adjacent Grade II listed Ferryboat Inn former public house) (including any contribution made to their significance by setting)
3. Removal of existing trees at the King Street frontage to facilitate reinstatement of the historic street frontage is acknowledged. The existing trees have both visual amenity and biodiversity value; this loss will need to be mitigated.
4. Development should seek to retain and enhance the locally listed structure on site through adaptive re-use. Any loss or partial loss will require clear and convincing justification;
5. Explore opportunities to provide a link through the site to the Novi Sad bridge to the south through the adjacent Ferryboat redevelopment site, and potential for a future riverside walkway to the north. In the event of a scheme creating the opportunity for access to the river the amenity value of this should be optimised for the benefit of the development respecting and taking advantage of its riverside context and location in respect to the Broads National Park.



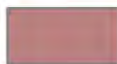
Protection of bankside access for maintenance purposes.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC8
 LOCATION: King Street Stores, Norwich
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.21 ha



- | | | | | | |
|---|----------------------|---|-----------------------|---|-----------------|
|  | Housing Allocation |  | Broads Authority Area |  | Parish Boundary |
|  | Mixed Use Allocation |  | Commitment* | | |

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy CC10: Land at Garden Street and Rouen Road

- 2.147 The site was allocated in the previous Local Plan for housing but has not yet been developed. A previous option to provide a primary school on the site has not been progressed due to additional school capacity since becoming available in the city centre. The principle of development on the site has already been accepted and it is expected that development will take place later within the time-period of this Local Plan, likely within 10-15 years. The site is re-allocated for mixed use development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.148 The site includes land on both sides of Garden Street and is 1.08 hectares in size. The site contains a surface car park and light industrial buildings, mainly used for motor related businesses. The City centre conservation area appraisal identifies the buildings on the site as 'negative buildings', detracting from the character of the conservation area.
- 2.149 The site is surrounded by a mix of uses, predominantly residential flats and some office and light industrial buildings. The site is partially surrounded to the east and south by the Ber Street wooded ridge which is an ecological link and a publicly accessible open space.
- 2.150 This part of the city centre is a very mixed area with a combination of industrial and residential uses. There is a large housing area set back from the main streets, mostly in cul-de-sacs off Rouen Road. The houses are in blocks, often surrounded by empty green spaces and parking areas or garage blocks. This layout provides very little visual enclosure to the street, with few buildings directly fronting onto it. The repetitive design together with the lack of detailing of much of this housing forms a contrast with the remaining traditional properties. A large section of the west side of Rouen Road is surface car parking, again providing no enclosure. Normandie Tower, a large residential tower block, is to the south of the site.
- 2.151 Development will present an opportunity to improve the townscape of Rouen Road and enhance green infrastructure.
- 2.152 Development must address the site's main constraints which include its location in the City Centre Conservation Area and Area of Main Archaeological Interest, possible contamination, its topography with land sloping down to the south east of the site and its location adjacent to the Ber Street wooded ridge. Ground conditions are a potential constraint as this is the site of former chalk workings. Long leases on some of the existing light industrial units may also be a constraint.
- 2.153 Relatively high density development is possible in this highly accessible city centre site.
- 2.154 The large surface car park, although presenting a negative view along Rouen Road, serves an important function in this part of the city centre and public parking should be incorporated into redevelopment, possibly by incorporating it into the lower levels with a visual curtain of active frontage to the street.

Redevelopment should also cater for the needs of small businesses in the city centre area by providing small business units as part of the comprehensive development.

- 2.155 The design principles of the development should establish street frontages onto Rouen Road and Thorn Lane. It should also enhance the adjacent Ber Street wooded ridge, and provide for enhanced green infrastructure and landscaping within the site and links to the proposed Norwich Cycle Network which runs along this section of Rouen Road. Vehicular access should be taken from Garden Street, not onto Thorn Lane.
- 2.156 Given its location, an archaeological investigation will be required prior to development of the site.
- 2.157 Development needs to ensure that the water environment is protected throughout the development of the site. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.
- 2.158 The site is likely to accommodate at least 100 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC10

Land at Garden Street and Rouen Road, Norwich (approx. 1.08ha) is allocated for housing led mixed use development. This will accommodate approximately 100 homes. This site could include an element of small-scale office/business units to cater for small business.

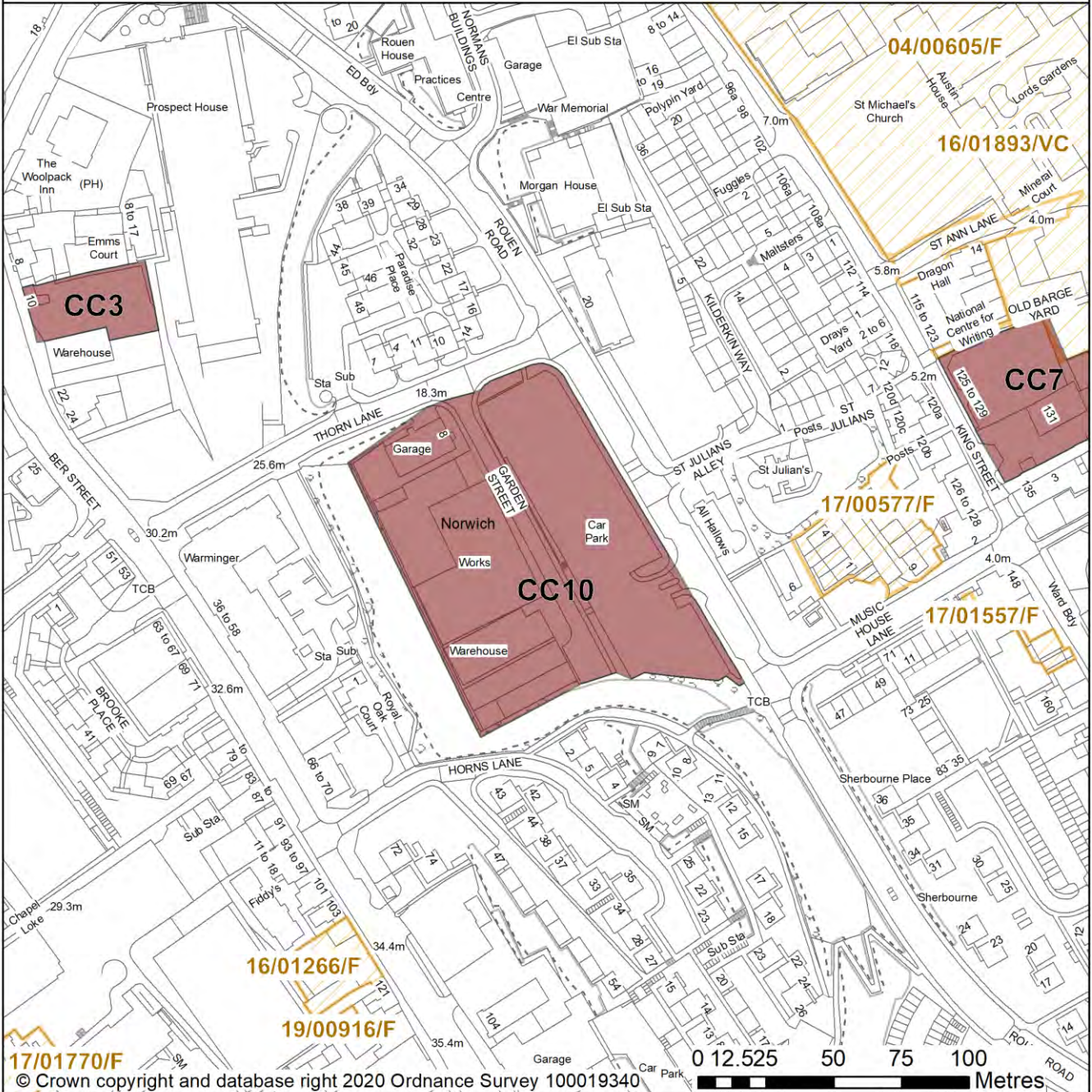
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting)
2. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting)
3. Any development must be designed to protect neighbour amenity, protect and enhance the wooded ridge to the east and south of the site, and to provide enhanced landscaping, green infrastructure and improved pedestrian and cycle links through the site.
4. Given its location, an archaeological investigation will be required prior to development of the site.
5. Vehicular access for residential development should be via Garden Street and not off Rouen Road.
6. Equivalent replacement public parking spaces will be provided as part of the scheme, accessed from Rouen Road.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC10
 LOCATION: Land at Garden Street and Rouen Road
 ALLOCATION: Mixed Use (100 dwellings)
 SITE AREA: 1.08 ha



- Mixed Use Allocation
- Parish Boundary
- Commitment*

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC11: Land at Argyle Street

- 2.159 The site was allocated in the previous Local Plan but has not yet been developed. Demolition of subsidence damaged bungalows previously on the site has been taken account of in the calculation of historic housing delivery. The principle of housing redevelopment on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.160 The site is located in the southern part of the city centre and is 0.32 hectares in size.
- 2.161 The site is adjacent to a housing area to the north and neighbours the remains of St Peter Southgate Church (grade II listed) and its former churchyard, which is a designated public urban green space with play equipment. It is also adjacent to the Ber Street wooded ridge on its south-western boundary.
- 2.162 Argyle Street is in the Rouen Road/King Street area and is covered by King Street section of the City centre conservation area appraisal. The area is undergoing significant change and many former industrial buildings close to the river have been replaced or converted to residential uses. The wooded ridge which runs from Thorn Lane to Argyle Street forms an important ecological link within the city centre and extends along the south of the site through the historic churchyard.
- 2.163 The allocation of this site for housing development will bring it back into use and help regenerate this part of the King Street area.
- 2.164 Development must address the site's constraints. The site's history of subsidence means that future development must address the ground condition issue requiring significant ground conditions investigations and any necessary mitigation prior to development.
- 2.165 Development should have regard to the City centre conservation area appraisal.
- 2.166 The wooded ridge should be protected and development should seek to enhance the green corridor network which runs adjacent to the site.
- 2.167 An archaeological investigation will be required.
- 2.168 Development needs to ensure that the water environment is protected throughout the development of the site. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.

2.169 The site is likely to accommodate approximately 15 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability, but it is expected that as the land is in public ownership the site is capable of delivering a scheme of 100% affordable dwellings.

Policy CC11

Land at Argyle Street, Norwich (approx. 0.32ha) is allocated for residential development. This will accommodate approximately 15 homes.

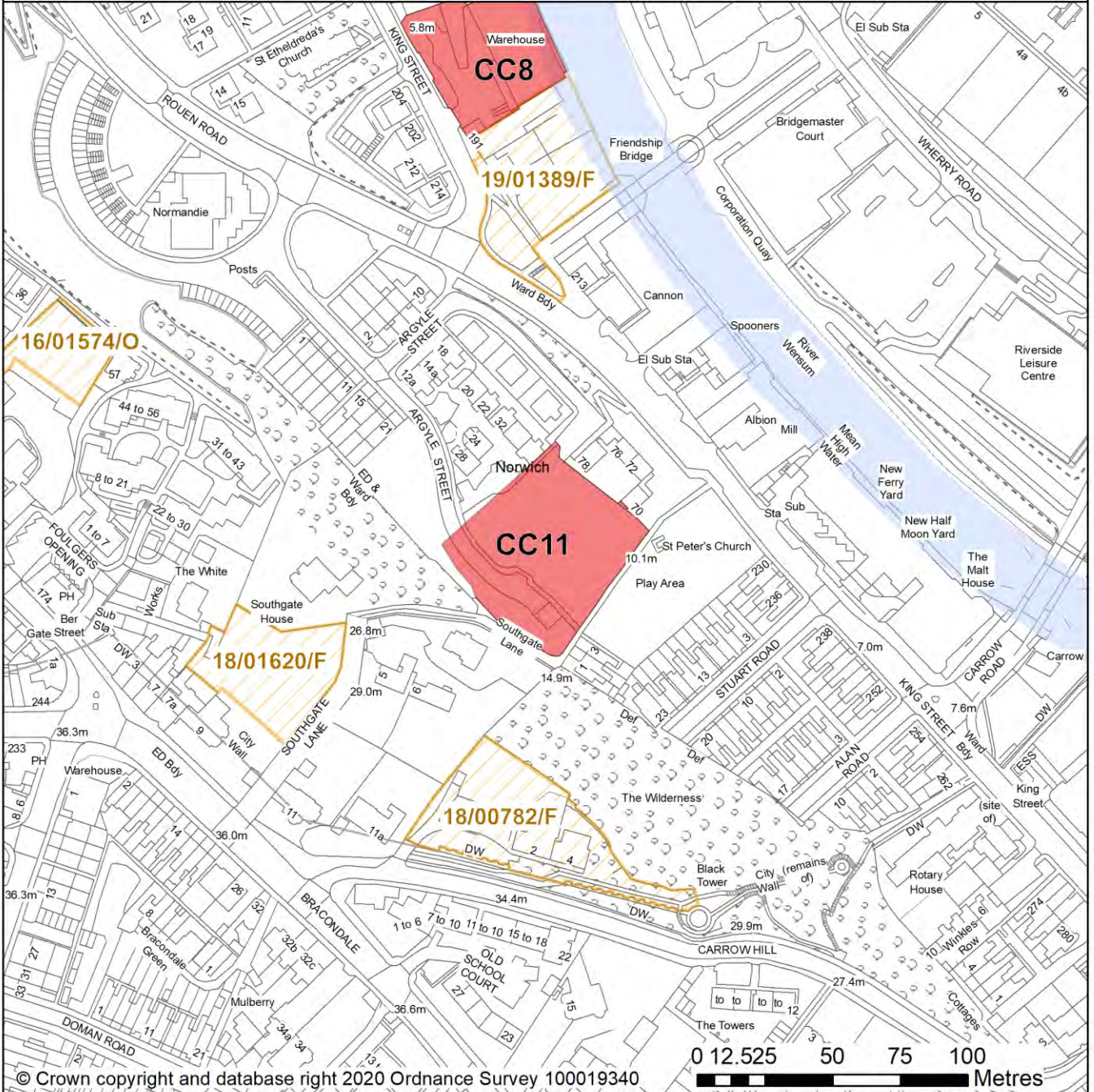
The development will achieve the following site-specific requirements:

1. The design of development must respect the adjacent wooded ridge and seek to enhance the green corridor network which runs adjacent to the site; conserve and enhance the significance of the City Centre Conservation Area and nearby statutory and locally listed buildings (specifically the remains of grade II listed St Peter Southgate church) (including any contribution made to their significance by setting)
2. Potential ground stability issues should be addressed in the design and configuration of new housing, with scope for the use of dwelling types employing lightweight modular construction.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC11
 LOCATION: Land at Argyle Street
 ALLOCATION: Residential development (15 dwellings)
 SITE AREA: 0.32 ha



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- Housing Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC13: Land at Lower Clarence Road

- 2.170 The site is located on the edge of the city centre and is 1 hectare in size. The majority of the site is currently used as a long-stay surface car park. A small part of the site is currently used by Network Rail's maintenance delivery unit, with a two storey building and some temporary structures on site.
- 2.171 The site lies between the railway line and Lower Clarence Road and is within easy walking distance of Norwich train station. The vehicular entrance to Norwich Mail Centre is opposite the site on Lower Clarence Road. Also fronting the northern side of Lower Clarence Road is residential property extending to Stracey Road, with predominantly terraced houses. Norwich Mail Centre is identified for future development under policies CC15.
- 2.172 There is a steep slope to the southern edge of the site descending to the railway line. The site has good views towards the river and the conservation area beyond.
- 2.173 The site is close to a range of city centre facilities and the train station. It represents a good opportunity to provide housing development in a sustainable location.
- 2.174 Although the site is immediately adjacent to the railway line, in practical terms it is separated vertically by the slope on the southern boundary. Development of the site should address its constraints which include noise generated by the railway, and its topography.
- 2.175 The site is on the northern side of the river valley and development would be visible from a wide area and will affect the setting of the City Centre and potentially Bracondale Conservation Areas. It is also in close proximity to the St Matthews Conservation Area and the Thorpe Ridge Conservation Area. Therefore the design, including height and layout of the development, should take this into account. Given its accessible location car free housing is appropriate in this location.
- 2.176 Since the site is 1 hectare, a flood risk assessment is required and appropriate mitigation measures should be provided as part of the development.
- 2.177 In addition, given the site's location adjacent to the railway, a noise assessment and appropriate mitigation measures will also be required.
- 2.178 Development needs to ensure that the water environment is protected throughout the development of the site. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.

2.179 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development.

2.180 The site is likely to accommodate at least 45 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC13

Land at Lower Clarence Road (approx. 1.00ha) is allocated for residential development, for a minimum of 45 dwellings.

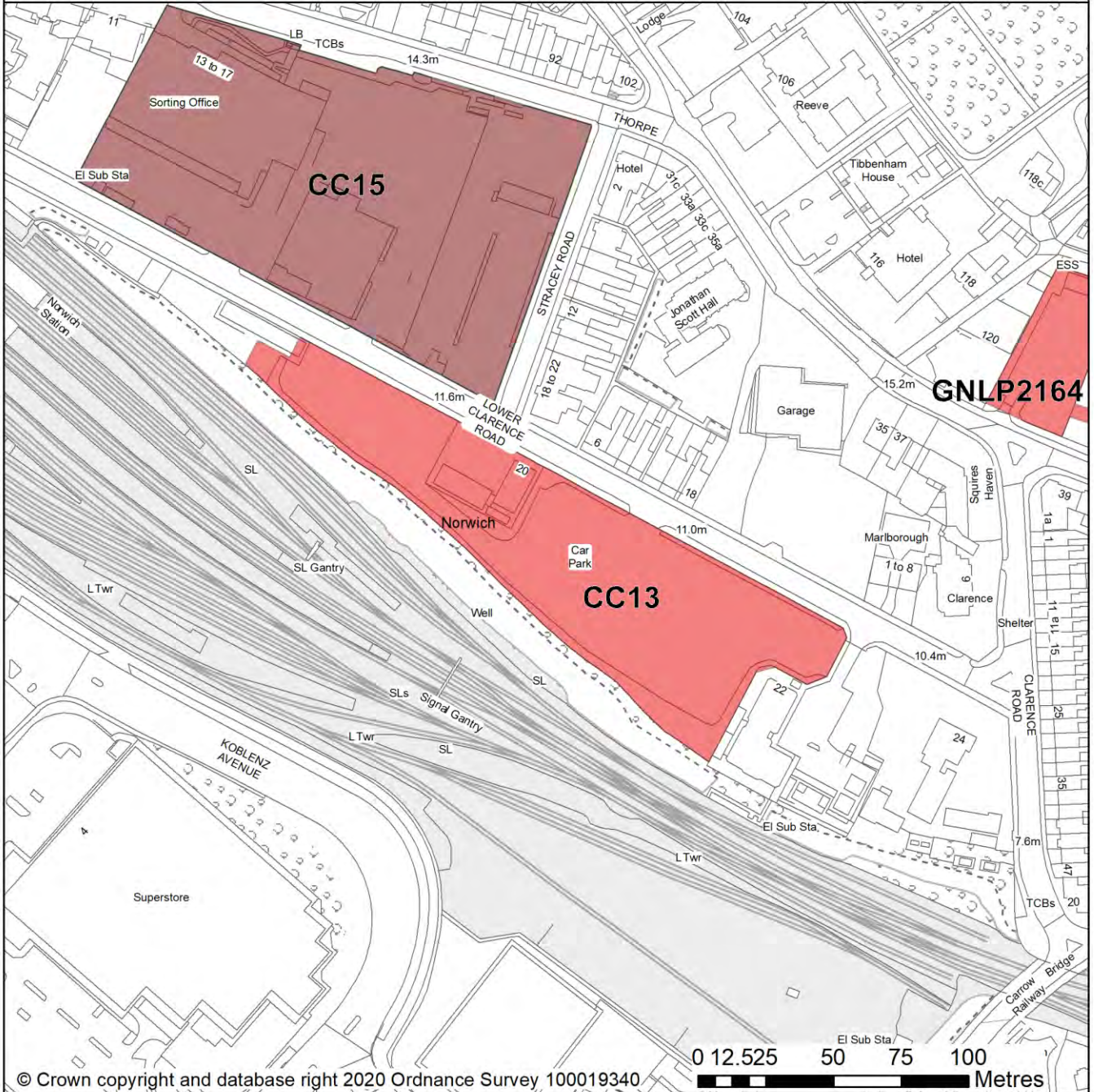
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location;
2. Design of the development should take account of the topography of the site and any potential impact on the setting of nearby conservation areas. Height of development will be especially important given the elevated position of the site;
3. Achieve high quality landscaping, planting, biodiversity and green infrastructure enhancements;
4. A noise assessment is required and the development must be designed to mitigate the impact of noise from the railway.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC13
 LOCATION: Land at Lower Clarence Road
 ALLOCATION: Residential development (45 dwellings)
 SITE AREA: 1.00 ha



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- Housing Allocation
- Parish Boundary
- Mixed Use Allocation

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC15: Norwich Mail Centre, 13-17 Thorpe Road

- 2.181 The site is 1.52 hectares in size and is located in the eastern part of the city centre on the south side of Thorpe Road (A1242), a busy and heavily trafficked radial route serving the east side of the city.
- 2.182 The site has frontages to Thorpe Road, Lower Clarence Road and Stracey Road. It is currently occupied and operated by Royal Mail Group and accommodates Royal Mail's Norwich sorting office, ancillary office and storage uses and vehicle parking. The substantial main building dates from the 1950s.
- 2.183 Thorpe Road is characterised by late Victorian three and four-storey terraces (partly within St Matthews Conservation Area) accommodating a mix of uses including offices, small hotels, guest houses, flats and houses in multiple occupation, interspersed with larger scale office development including a substantial refurbished 1970s office building (Yare House) opposite the site. There are housing developments directly to the west (Great Eastern Court and Regency Court), which incorporate locally listed buildings. The site is immediately adjacent to the St Matthew's Conservation Area to the west.
- 2.184 The site is accessible to a range of city centre facilities including the Riverside retail and leisure complex and has convenient and direct access to the rail station. Vehicular access is taken from Lower Clarence Road which acts as a service road running to the rear of the site: land on the south side of Lower Clarence Road is currently used for long stay public car parking and is also proposed for future development. The Lower Clarence Road frontage overlooks the main platforms and marshalling yards on the approach to the rail station. The site is at present dominated by semi-industrial post-war buildings of little architectural merit with large areas of car and lorry parking which do little to respect the character and context of the area.
- 2.185 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development.
- 2.186 The site is likely to accommodate in the region of 150 homes.

Policy CC15

Norwich Mail Centre, 13-17 Thorpe Road, Norwich (approx. 1.52Ha) is allocated for residential led mixed use development. This will accommodate in the region of 150 homes.

Redevelopment of this site should include

- housing (in the region of 150 dwellings); housing should predominate with a mix of sizes and types;
- on-site open space and play space; and
- offices.

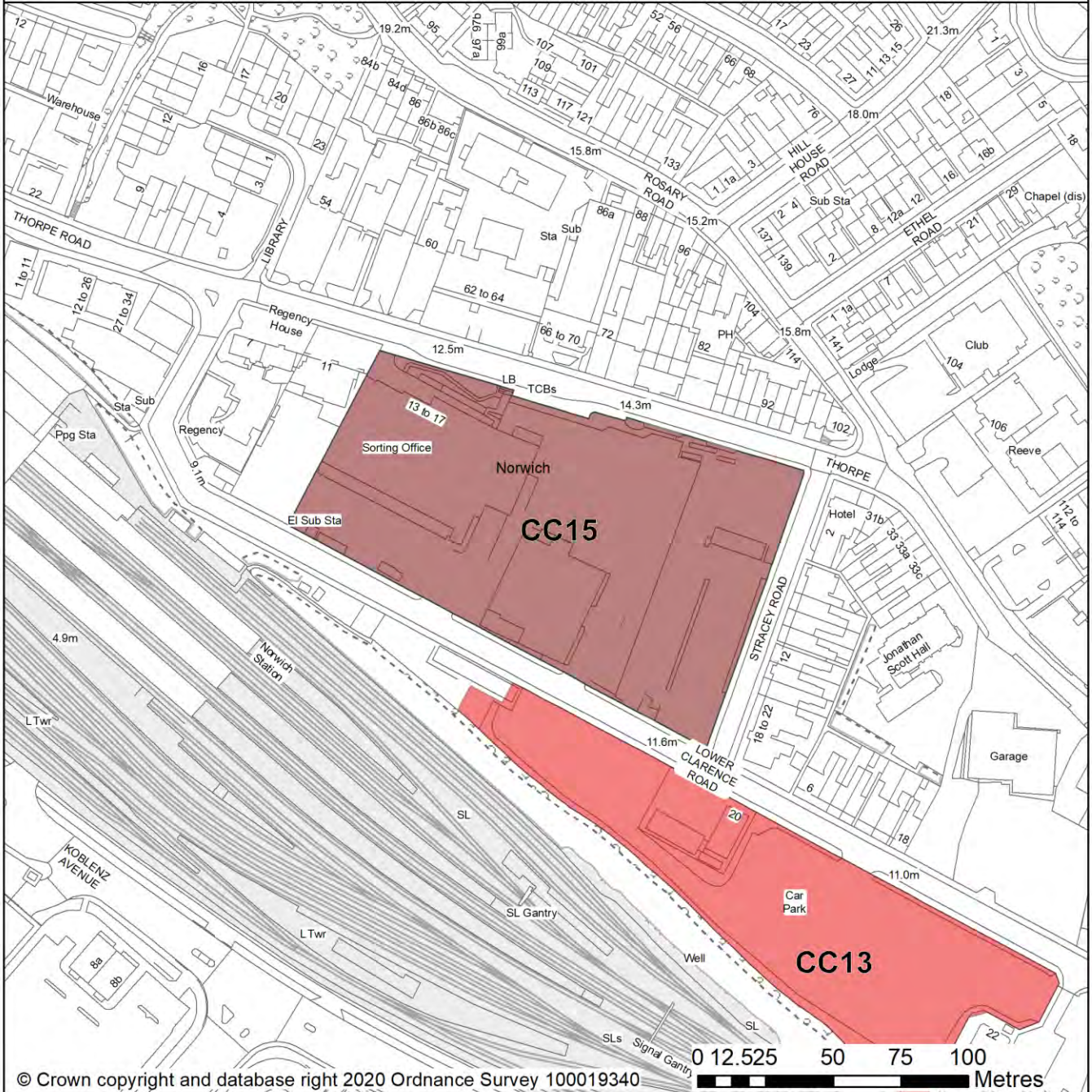
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of the area, respects the heritage significance of the immediately adjacent St Matthews Conservation Area and protects the amenity of adjoining residential occupiers.
2. Development must re-establish built frontages to Thorpe Road, Lower Clarence Road and Stracey Road, with enhanced landscaping and green infrastructure and improved pedestrian and cycle links through the site.
3. A noise assessment is required and the development must be designed to mitigate the impact of noise from the main road and the train station.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC15
LOCATION: Norwich Mail Centre, 13-17 Thorpe Road
ALLOCATION: Residential-led mixed use development (150 dwellings)
SITE AREA: 1.52 ha



- Housing Allocation
- Mixed Use Allocation

Parish Boundary

Scale at A4:
1:2,000

N



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy CC16: Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way

- 2.187 The site was allocated in the previous Local Plan and the western part of the original allocation at Geoffrey Watling Way has been developed. Much of the remaining land on the river frontage (Carrow Quay) has benefit of planning permission and the first phase of development is underway. Land at the football club car park and Groundsman's Hut site remains appropriate for development; the latter site has now got planning permission for 73 units of housing (Carrow View). The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.188 The site is located to the east of city centre and is 2.23 hectares in size. It straddles the city centre boundary with most of the western part of the site within the defined city centre area. The majority of the land is currently used as surface car parking.
- 2.189 Norwich City Football Club's Carrow Road stadium is immediately to the west of the site, and the southern part of the site is adjacent to the River Wensum, with factory and food processing at Carrow Works opposite. To the north and east is ATB Laurence Scott's buildings at both the Gothic Works site and the engine test bed building. Further north is a residential area with mainly two-storey Victorian terraced houses. The main point of access to the site is from the north-west corner at the junction of Carrow Road and Kerrison Road.
- 2.190 This part of the city has traditionally been a manufacturing area; however it is increasingly being developed for housing and a mix of uses.
- 2.191 The development of this site for a mix of uses will deliver high density housing and contribute to the regeneration of the wider east Norwich area, making efficient use of its highly accessible location close to public transport routes, the railway station, and the strategic cycle route network. Its current use for surface car parking is an inefficient use of the site.
- 2.192 Development must address the site's constraints which include its location adjacent to the River Wensum, flood risk, possible contamination, access capacity. Development of the site must be of a scale and form which respects and takes advantage of its riverside context and location in respect to the Broads National Park.
- 2.193 The south of the site along the river, and the south eastern corner is vulnerable to noise from the railway and especially its bridge, access and location of a small part of the site being within Trowse railhead consultation area, therefore appropriate mitigation measures are required to mitigate the noise impact on the proposed development.

- 2.194 The site should be housing-led but could also include other ancillary uses including small-scale office and retail units to serve local needs only; any non-residential uses will be expected to provide minimal and operational parking needs only.
- 2.195 The future development of this site is critical to unlocking the regeneration of the wider area, specifically the Carrow Works site (GNLP3053), Utilities site (R10), and Deal Ground (GNLP0360), of which some are constrained in terms of access. Development of all these sites requires a comprehensive approach to be taken to access, particularly in terms of public transport links and pedestrian and cycle links.
- 2.196 The development must provide access for public transport and an associated interchange on site, and include a public transport strategy for the wider east Norwich area. This will enable the proposed development sites referred to above to link with the railway station / riverside area and the city centre.
- 2.197 Given the site's highly accessible location and the intention to provide new public transport links it is considered suitable to include car-free housing. In any event car parking levels should be kept low.
- 2.198 The development must also provide for access to the river, and provision of riverside walk along its river frontage, as part of the proposed strategic cycle and pedestrian link from the city centre to Whitlingham Broad.
- 2.199 The development must be designed to minimise the impact of noise generation, light and odour pollution from adjacent industrial uses on new residential occupiers.
- 2.200 There are several listed factory buildings adjacent to the south of the river. The impact of development on the conservation area and river frontage must be carefully considered. The site is also adjacent to important Palaeolithic deposits which will require archaeological evaluation.
- 2.201 Consideration should also be given to the safe and successful continued functioning of the football club, creating a high quality design overall.
- 2.202 This site lies adjacent to the River Wensum. It is recommended that developers engage in early discussions with the Environment Agency.
- 2.203 Development needs to ensure that the water environment is protected throughout the development of the site. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.
- 2.204 The site is likely to accommodate up to 200 homes on the currently undeveloped part of Carrow Quay site and a minimum of 70 homes on the

groundsman's hut/car park site. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC16

Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich (approx. 2.23ha) is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses. This will accommodate a minimum of 270 homes.

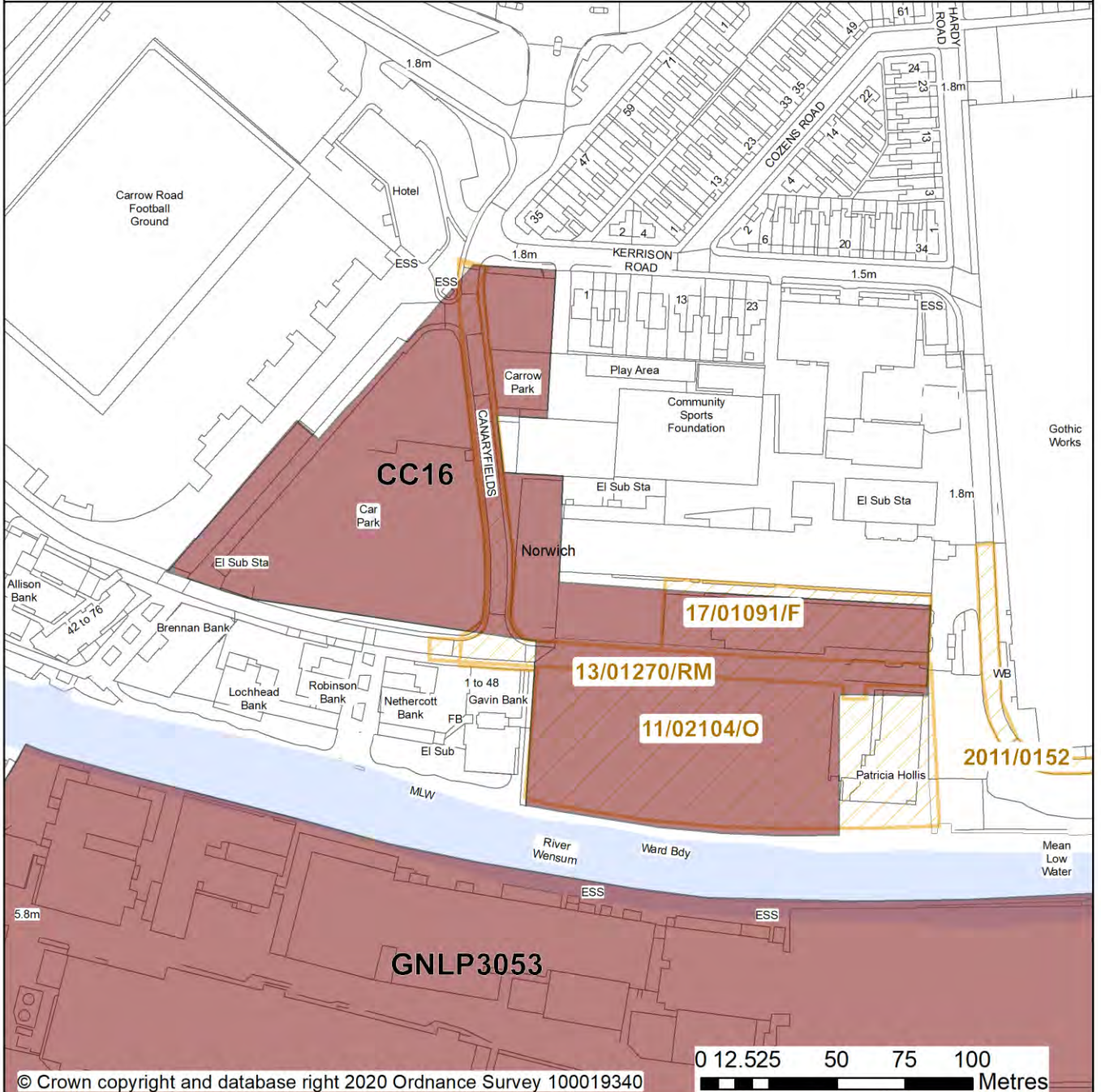
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its riverside context, ensures a high level of flood resilience and incorporates appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
2. Conserve and enhance the setting of the adjacent Bracondale Conservation Area and nearby statutory listed buildings and scheduled monuments (including Carrow Priory & Boom Towers) (including any contribution made to their significance by setting)
3. Provide a public transport interchange on site and a public transport strategy for the wider east Norwich strategic regeneration area
4. Provide public access to the river and a riverside walk/cycle link to facilitate the re-routing of national cycle route 1 / red pedalway to Whitlingham and connections to the regeneration opportunity sites to the south and east including the Deal Ground, the Utilities site and Carrow Works in accordance with Policy 7.1 and the 'River Wensum Strategy'.
5. Enhance the river frontage as a gateway to Norwich city centre
6. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and the railway
7. High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge and forming a setting for the stadium;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 and NPPF 'agent of change' principle applies, as part of this site is within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant).

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC16
 LOCATION: Land adjoining Norwich City Football Club
 ALLOCATION: Mixed use development (270 dwellings)
 SITE AREA: 2.23 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

- Mixed Use Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary

N



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy CC17a and CC17b: Land at Barrack Street/Whitefriars

2.205 See Policy GNLP0409R above

Policy CC18 (CC19): Land at 140-154 Oak Street and 70-72 Sussex Street

2.206 The site was allocated in the previous Local Plan as two separate sites part of CC18 and CC19 which are now in the same ownership. Neither allocation has yet been developed but the northern part fronting Sussex Street (previously CC19) has a previous unimplemented consent for 17 homes intended to be delivered as a co-housing scheme, with the land fronting Oak Street (CC18) having been allocated for a minimum of 10 homes. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

2.207 The site is bounded by Oak Street to its west, Sussex Street to the north and Chatham Street to the east. There is housing surrounding the eastern side of the site and commercial uses to the west and south, along with the listed Great Hall on the opposite side of Oak Street.

2.208 The site provides the opportunity for new housing on a brownfield site with excellent access to jobs and services in the city centre and neighbouring shopping facilities at Anglia Square/St Augustine's/Magdalen Street Large district centre.

2.209 The City centre conservation area appraisal identifies the site as being part of the "Northern Riverside" area of the city centre, in which former industrial and commercial uses are steadily being converted to or replaced by housing. The Oak Street area north of the ring road is particularly identified as a major development opportunity.

2.210 Mid 19th century terraced houses to the east of the site on Sussex Street and Chatham Street are locally listed and houses further east on Sussex Street are listed. The appraisal identifies the rest of Sussex Street as a positive frontage and as one of the most interesting streets of its type in the city centre. Chatham Street beyond the site is identified as providing a positive vista towards landmarks within the city centre. The Great Hall, west of the site on the opposite side of Oak Street, is a 15th century grade II listed building.

2.211 Redevelopment of this site represents an opportunity to reinstate the historic building line along Sussex Street, as well as Oak Street and Chatham Street. This will complete the terrace on the south of Sussex Street and provide an improved setting for the Great Hall listed building. In addition development may need to address possible contamination issues. Consideration should be given to retaining the willow tree, the importance of which is highlighted in the appraisal, on the street frontage.

2.212 The location of the site within an Area of Main Archaeological Interest requires an archaeological investigation to be carried out prior to development.

2.213 The site is served by an off-site combined foul and surface water sewer. Adoption of this facility into a proposed drainage strategy must be pre-agreed with the appropriate management company.

2.214 The site is likely to accommodate at least 27 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC18 (CC19)

Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich (approx. 0.27ha) is allocated for residential use. This will accommodate a minimum of 27 homes.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including Grade II listed Great Hall) (including any contribution made to their significance by setting) and secures an improvement in townscape.
2. Create strong built frontages to Oak Street, Sussex Street and Chatham Street, if feasible, reinstating historic layouts by grouping buildings around an internal courtyard.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC18 (CC19)
LOCATION: Land at 140-154 Oak Street and 70-72 Sussex Street
ALLOCATION: Residential development (27 dwellings)
SITE AREA: 0.27 ha



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- Housing Allocation
- Commitment*
- Mixed Use Allocation
- Parish Boundary

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy CC24: Land to rear of City Hall

- 2.215 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for mixed-use development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.216 The former City Hall car park site is located to the rear of City Hall and is 0.4 hectares in size. The site was previously used as a surface car park and is currently used by Norfolk Constabulary for parking and other police activities.
- 2.217 This open site is dominated by large scale civic buildings. There is some relatively recent housing to the west, whilst St Giles Street to the north retains its mixed historic character. There are green areas and mature trees on the site's northern boundary. The site is in the city centre Conservation Area, the Area of Main Archaeological Interest, and is surrounded by listed buildings.
- 2.218 The immediate surroundings of the site contain main public buildings forming the civic heart of Norwich. These include the Police Station and former Fire Station, the refurbished market place, and the Forum building. There is easy pedestrian access to the site.
- 2.219 City Hall has a positive frontage which not only fronts onto St Peters Street but also wraps around onto Bethel Street and St Giles Street.
- 2.220 Land to the rear of City Hall currently contributes very little to the conservation area and the redevelopment of the site has the opportunity to improve the streetscape.
- 2.221 The original intended plan for City Hall was for there to be a wing on St Giles Street and there is a strong argument for building this wing in order to create a street frontage to St Giles, a courtyard behind the building and a symmetrical arrangement that focuses on the projecting element of City Hall that contains the Council Chamber and is adorned by the three Alfred Hardiman sculptures.
- 2.222 The redevelopment of land to the rear of City Hall offers the potential to create an attractive new courtyard. This space should be open to the public and new routes should be created through the space to enhance permeability. For example a new route could be created from St Giles Street at the junction with the existing part of City Hall diagonally through the courtyard to Bethel Street opposite William Kemp Way which will help improve pedestrian links. If the police compound is needed to be retained then this could be done through the provision of a decked landscaped area above.
- 2.223 Development should address a number of constraints, including its location within the city centre Conservation Area and the Area of Main Archaeological Interest, potential contamination, trees on the northern part of the site, topography, access, the setting of listed buildings, and its relationship with neighbouring housing development. Any development must be clearly based on

a heritage assessment informed by the 2005 Conservation Management Plan for the building.

2.224 Any loss of green space on St Giles Street would have to be mitigated and there would be a need for replacement planting for the loss of any trees.

2.225 Development may require the demolition of existing on-site structures. Its design must respect and enhance the adjacent City Hall and Police Station building which is grade II* listed. There are significant opportunities to enhance views into and across the site.

2.226 The site is adjacent to the core pedestrian network, therefore development should seek to enhance the existing north-south pedestrian link between St Giles Street and Bethel Street. The site is suitable for car free development.

2.227 The site is currently below surrounding ground levels. Given the significant change in topography across the site, it may be necessary to raise the 'active' parts of the development to above existing ground levels. This could present an opportunity to provide basement car parking or residential / commercial storage, subject to careful designs for access provision.

2.228 The site may accommodate at least 20 homes if developed for a mix of uses including residential. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC24

Land to rear of City Hall, Norwich (approx. 0.40ha) is allocated for mixed use development which may include residential, offices and managed workspace, food and drink and small-scale retail uses. The alternative option of a hotel development is supported and, if this option is progressed, scope for accommodating residential uses on part of the site should be investigated in order to retain its potential for housing delivery. If developed with an element of residential uses the site could accommodate a minimum of 20 homes.

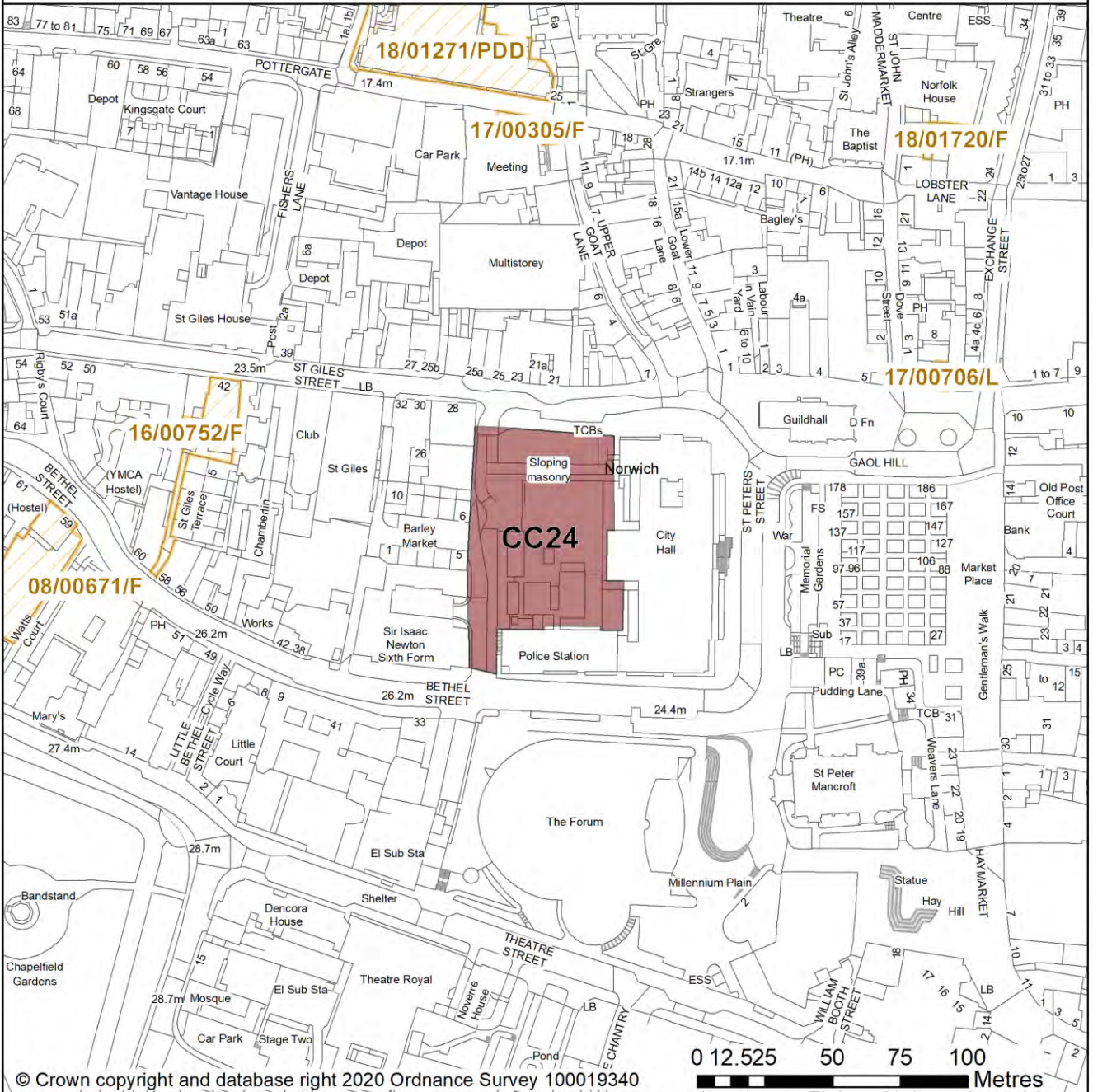
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and flood resilient design of a scale and form which has regard to its prominent location within the City Centre Conservation Area, the significance of adjoining heritage assets and their settings, and its position forming part of the setting of the immediately adjoining Grade II star listed City Hall.
2. Development should take account of and respect the original design concept of City Hall and its intended architectural context within a wider planned civic centre. Development must be of an appropriate scale and massing and must be subservient to the main body and façade of City Hall. Therefore it is important that any new building does not exceed the height of City Hall (include any parapet concealing rooftop plant).
3. If redevelopment involves the loss of trees on the St Giles Street frontage, the development should provide high quality green infrastructure, landscaping, planting and biodiversity enhancements;
4. Any development must be clearly based on a heritage assessment informed by the 2005 Conservation Management Plan for the building.
5. Any loss of green space on St Giles Street would have to be mitigated and there would be a need for replacement planting for the loss of any trees.
6. The scheme should deliver improved connectivity between the Forum and Norwich Lanes by improving and enhancing the north-south pedestrian route between St Giles Street and Bethel Street.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC24
 LOCATION: Land to rear of City Hall
 ALLOCATION: Mixed Use (20 dwellings)
 SITE AREA: 0.40 ha



Scale at A4:
1:2,000

- Mixed Use Allocation
- Parish Boundary
- Commitment*



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy CC29: Land adjoining and to the west of at Queens Road and Surrey Street, Norwich

2.229 See Policy GNLP0451 above.

Policy CC30: Westwick Street Car Park

2.230 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

2.231 This 0.3 hectare site is currently occupied by a surface car park accessed from Westwick Street, a route into the city centre from the inner ring road. It is bordered by the ring road to the north and west, by the River Wensum and the riverside walk to the east and by a residential night shelter to the south-east. Parking for neighbouring retail units is to the south.

2.232 The site is a gateway to the city centre, located adjacent to the remains of the city wall, close to the former Heigham Gate and the former City Station.

2.233 Redevelopment of the site offers the opportunity to make better use of this valuable city centre site to continue the development of a vibrant mixed use quarter providing further housing in Westwick Street, and to extend the riverside walk.

2.234 As a main gateway, the quality of buildings here has a major impact on impressions of the city centre. High density development would be appropriate on the site, possibly of 3 or 4 storeys fronting Barn Road but stepping down to 2 or 3 adjacent to Highwater House and the river. A prominent corner building may be appropriate as part of a development scheme.

2.235 Development should address the site's constraints. The site should be designed to take account of the height of neighbouring buildings and views of churches from the Barn Road roundabout. As the line of the former city wall runs across part of the site, this should be demarcated.

2.236 The City centre conservation area appraisal identifies the river and the riverside walk to the east of the site as providing positive vistas. Development should retain and if necessary improve footways around the site, linking to the neighbouring pedestrian and cycle network, and investigate the possibility of extending the riverside walk so that there is direct access to New Mills Yard. The development should seek to enhance the security and setting of the riverside walk.

2.237 New Mills Pumping Station near the site is grade II listed. Given its location adjacent to the remains of the city wall, a Scheduled Ancient Monument, the

site may have archaeological interest; therefore an archaeological assessment is required prior to development on this site. Appropriate historic interpretation information should be incorporated in the development.

- 2.238 Development proposals will need to take account of noise from the neighbouring inner ring road; a noise assessment is required to inform the layout and design specification of development. Vehicular access should be from Westwick Street only and should take account of access to the Cathedral Retail Park opposite and the junction of Barn Road.
- 2.239 The site lies adjacent to the River Wensum. It is recommended that developers engage in early discussions with the Environment Agency.
- 2.240 The site is within Flood Risk Zone 2, therefore a flood risk assessment will be undertaken for this site and appropriate mitigation measures should be provided as part of the development.
- 2.241 The site lies within a Critical Drainage Catchment. Therefore development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding.
- 2.242 Given the site's location adjacent to the inner ring road and proximity to Grape's Hill, which has acknowledged air quality issues, an air quality assessment will be required prior to development.
- 2.243 The site is likely to accommodate a minimum of 30 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy CC30

Westwick Street Car Park, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 30 homes.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, and flood resilient design of a scale and form which has regard to its prominent gateway location within the City Centre
2. Conserve and enhance the setting of the City Wall scheduled monument, adjacent grade II listed pump house (including any contribution made to their significance by setting). Scale and massing of the proposed development will enhance key views from and into the City Centre Conservation area
3. Provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy'
4. Vehicular access should be taken solely from Westwick Street

Heritage interpretation, particularly of the city wall, to be provided on site

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CC30
 LOCATION: Westwick Street Car Park, Norwich
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 0.30 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

- Housing Allocation
- Broads Authority Area
- Parish Boundary
- Commitment*
- Mixed Use Allocation



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R1: Land at The Neatmarket, Hall Road

- 2.244 The site was allocated in the previous Local Plan for employment development and part of the site is subject to detailed permission for a car sales use. The remainder of the site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment use.
- 2.245 The site is part of the former Livestock Market site and is 4.5 hectares in size. A gas storage facility is on the eastern part of the site and a Health and Safety Executive consultation zone exists around this part of the site. There are mature trees bordering the northern boundary of the site.
- 2.246 The site is neighboured to the north by commercial uses, with a mixture of business units, warehouses and car showrooms. There is a large single storey retail unit to the south-west. The site borders railway lines to the south and east and there are houses and a hotel to the west of the roundabout on Hall Road which forms the entrance to the site. The site is within 250 metres of a former landfill site to the south.
- 2.247 Development must address the site constraints of potential contamination, risks associated with the proximity to hazardous substances (if a phased redevelopment is proposed), demolition of existing buildings, protection and/or replacement of trees on or adjacent to the site and noise due to proximity to the railway lines and wider impacts arising from the redevelopment itself on nearby housing in Tuckswold. Since the Yare Valley is a sub-regional green infrastructure corridor, the development will be required to provide a pedestrian and cycle link across the site from Hall Road to the River Yare riverside walk to the east.

Policy R1

Land at The Neatmarket, Hall Road (approx. 4.51 hectare) is allocated for employment development and light industrial use (use classes B2/B8 and E(giii)). Ancillary office development and motor trade/car sales uses on the frontage to Hall Road will also be acceptable.

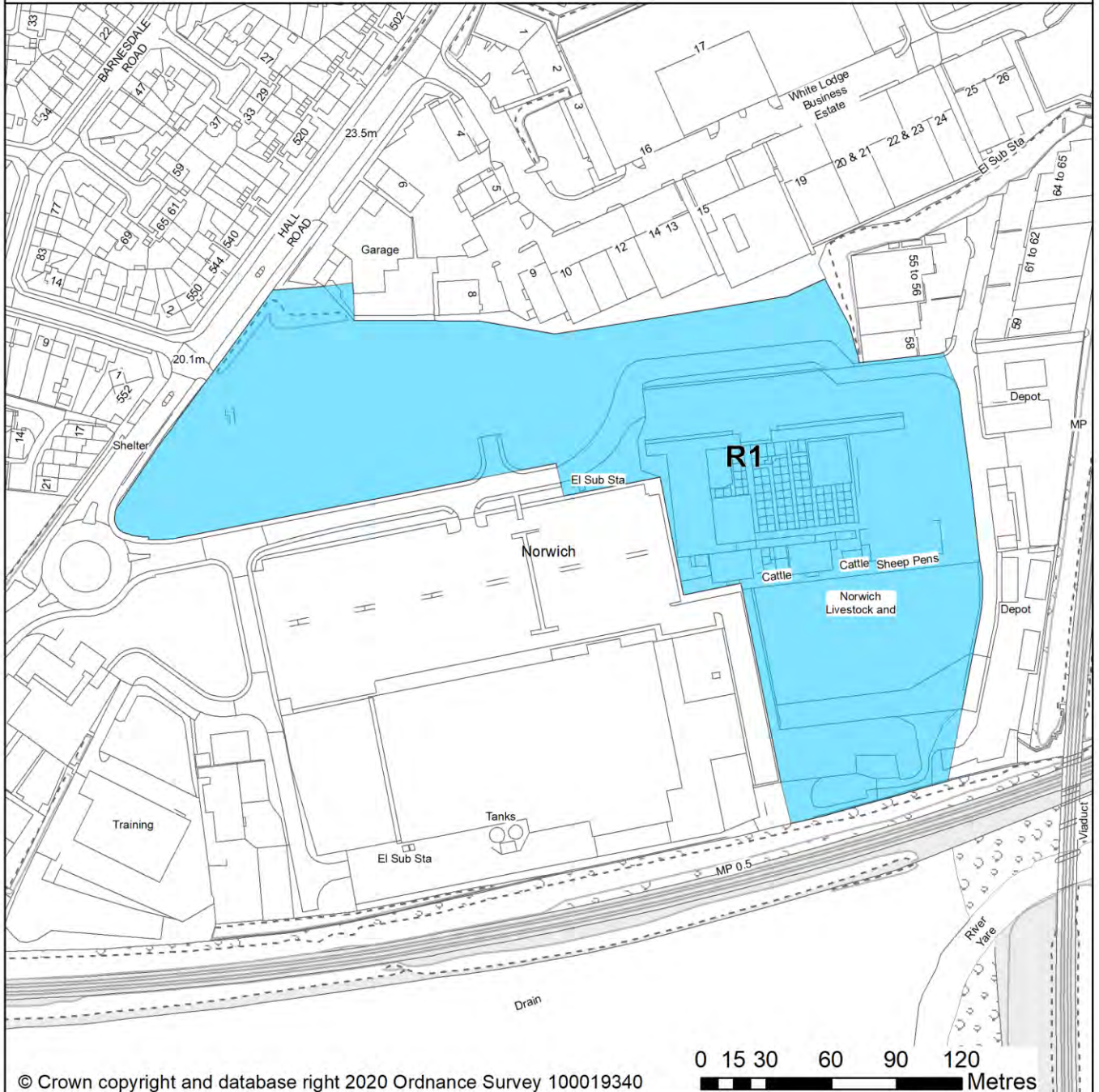
The development will achieve the following site-specific requirements:

1. Achievement of a high quality design
2. Takes account of the need to protect adjoining residential occupiers from noise from proposed uses and future occupiers of the development itself from noise from the railway;
3. Development should preferably be approached comprehensively. Piecemeal and/or phased development will be accepted only where it is demonstrated that retaining existing livestock market and ancillary uses on site will not result in unacceptable impacts on future occupiers and where the access and operational needs of those retained uses can be adequately addressed;
4. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees;
5. Potential contamination from previous uses and any risks arising from the proximity of the notifiable hazardous installation (Calor Gas) to the north should be assessed and mitigated;
6. Development should include the construction of the main vehicular access road into the site as part of the first phase, incorporate a pedestrian and cycle link across the site to link with the Yare Valley Walk and the nearby Cooper Lane Picnic Area.
7. Development should make provision for any off-site improvements to the junction of Hall Road and The Neatmarket necessary as a result of increased traffic generation from the site.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partially underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R1
 LOCATION: The Neatmarket, Hall Road
 ALLOCATION: Employment
 SITE AREA: 4.51 ha



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0 15 30 60 90 120 Metres

Scale at A4:
1:2,500

- Employment Allocation
- Parish Boundary

N



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R2: Ipswich Road Community Hub, 120 Ipswich Road

- 2.248 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development with the option of development or redevelopment for community uses. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.249 This site of 0.8 hectares is presently occupied by educational and employment uses, housed in mainly single storey prefabricated buildings. The site also includes car parking and greenhouses.
- 2.250 The A140 Ipswich Road, which forms a main arterial route to the city, is to the east of the site. Housing is set back from the road opposite the site.
- 2.251 The steeply sloped publicly accessible former chalk works of Danby Wood County Wildlife Site and Local Nature Reserve are to the west of the site, with an additional small open space to the south, which includes a Roadside Nature Reserve. These and the allocation site form part of the Yare Valley.
- 2.252 A footpath accessing Danby Wood and Park runs along the northern border of the site. The publicly accessible Danby Park is to the north-west. A former petrol filling station site is to the north on which site buildings have been cleared, with the site currently operating as a car wash facility.
- 2.253 Access onto Ipswich Road needs careful and appropriate design and an additional pedestrian crossing point will be required as part of redevelopment to enhance pedestrian access across Ipswich Road to the site. To ensure site safety the redevelopment shall include a single point of access and be suitably designed and laid out to ensure servicing and turning of vehicles within the site to avoid conflict with the main A140.
- 2.254 Design should reflect the site's location as a 'gateway' on a major road into Norwich. The presence of trees in and around the site must be taken into account in the design of the development. Development should also be landscaped to reflect its setting adjacent to green spaces in the Yare Valley. The design of the development should also enhance the setting of the footpath to the north of the site which provides access to the valley. The southern edge of the site should be designed as a transition space between green space and any new built form to reduce visual impact on the river valley. Opportunities for additional public access and suitable links through the site should be investigated as well as the potential to link with land to the north to enable that site's potential re-use.
- 2.255 The development should be designed to minimise noise for future residents from the A140 and commercial uses, which will include adequate screening of the site and setting development back from the road.

2.256 Since the site is adjacent to former chalk workings and may have been subject to contamination, ground conditions and contamination surveys will be required to inform the design of development.

2.257 The site is likely to accommodate at least 15 homes if developed for residential purposes.

Policy R2

Ipswich Road Community Hub, 120 Ipswich Road, Norwich (approx. 0.78ha) is allocated for residential development which may be provided either as general needs housing or purpose-built accommodation for older people or people with special needs. Development consolidating and expanding the existing community support and educational facilities on site will also be acceptable. If developed for residential purposes the site is expected to accommodate a minimum of 15 homes.

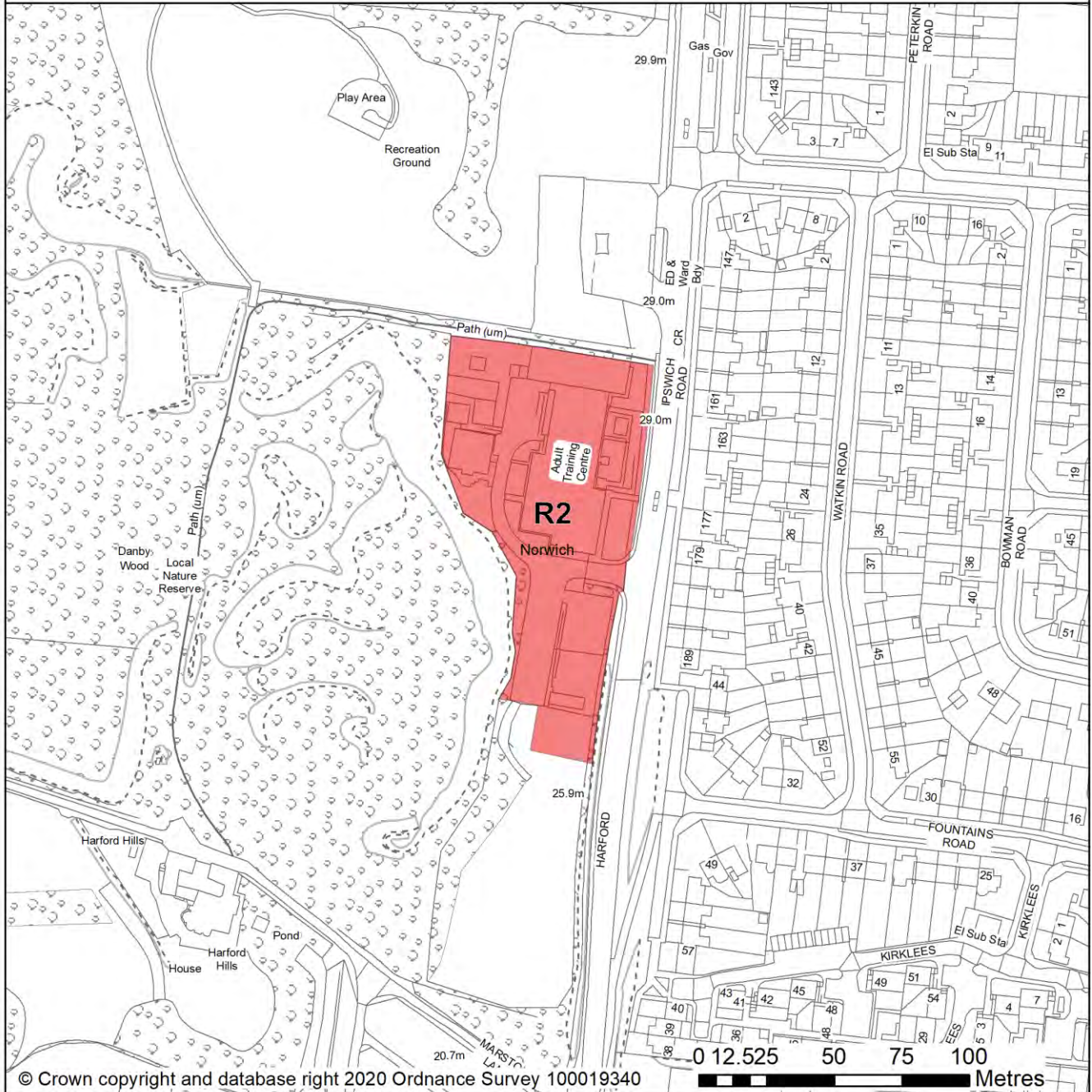
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects its prominent gateway location at the southern approach to Norwich.
2. Development should protect the setting of the adjacent County Wildlife site at Danby Wood, the informal open space at Danby Park and the ecological interest of the roadside nature reserve to the south.
3. Potential ground stability issues should be addressed in the design and configuration of new development, with scope for the use of building types employing lightweight modular construction.
4. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme.
5. A pedestrian link should be provided through the site to connect to the Yare Valley Walk and provision should be made for the improvement and enhancement of the existing footpath along its northern boundary;
6. Vehicular access into the site should be provided from Ipswich Road, designed to minimise impact on the free flow of vehicular traffic and contributing to necessary highway and pedestrian safety improvements including a new pedestrian crossing point.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R2
LOCATION: Ipswich Road Community Hub
ALLOCATION: Residential development (15 dwellings)
SITE AREA: 0.78 ha



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-  Housing Allocation
-  Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R7: John Youngs Limited, 24 City Road

- 2.258 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.259 The site is 0.89 hectares in size and is currently occupied by John Youngs Ltd. for employment purposes. The buildings on site comprise mostly functional industrial buildings, including buildings used for a machine-hire business, with some ancillary offices in the north of the site. There are trees and historic walls along its southern boundary.
- 2.260 This site is between Hall Road and City Road in the south of the city and is located in a predominantly residential area. There are terraced houses to the east and north of the site and flats to the west. The site borders the Grade II listed St Mark's Church and its churchyard to the south.
- 2.261 The site is close to the city centre and a range of facilities in the nearby local centre and is close to good public transport services; development will help enhance the character of the predominantly residential City Road area.
- 2.262 Development proposals must address the site's constraints. On site constraints include trees along the southern boundary, possible contamination and the need for demolition of existing buildings. The Victorian building in the north of the site has some heritage interest although it has been extensively altered and extended and consequently is neither statutorily listed nor on the city council's local list. If viable, the option of retaining the building and converting it for residential purposes may be considered as part of comprehensive redevelopment of the site.
- 2.263 The design of the development must also protect and enhance the setting of St Mark's Church, including its graveyard and historic walls, protecting its value as a listed building, as an open space and its biodiversity and habitat value.
- 2.264 The site is close the orange route of the strategic cycle network in Hall Road. Development should provide a cycle and pedestrian link between Hall Road and City Road via the strip of land along the southern part of the site providing a connection through the site to local facilities in the wider area. Vehicular access should be from City Road. Its design should reduce the current number of access points onto City Road to improve highway safety within this area.
- 2.265 The site is likely to accommodate at least 45 homes. More may be accommodated, subject to an acceptable design and layout being achieved and the need to have regard to conserving and enhancing the setting of adjoining heritage assets.

Policy R7

John Youngs Limited, 24 City Road, Norwich (approx. 0.89ha) is allocated for residential development. This will accommodate a minimum of 45 homes.

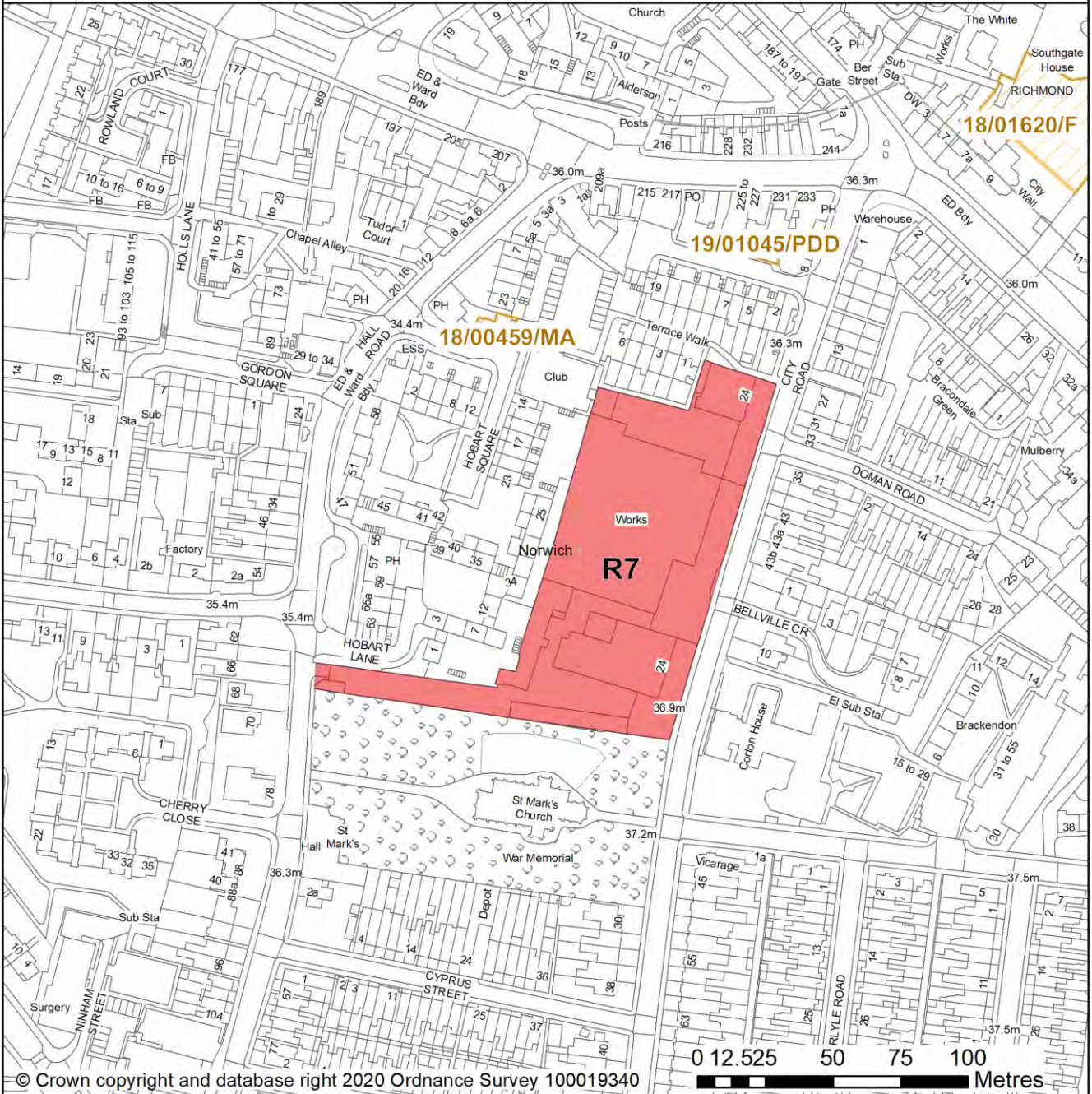
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to the residential character of the surrounding area.
2. Development should respect the heritage significance and setting of the adjacent listed St Marks Church and its graveyard and the surrounding locally listed residential terraces in City Road.
3. Retain and convert the Victorian building in the north-east corner of the site for residential uses as part of the comprehensive development of the site, subject to viability
4. Car free or low car development in accordance with Policy 2 is appropriate in this location.
5. Vehicular access if required should be taken from City Road. A pedestrian/cycle link will be provided between Hall Road and City Road
6. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme, to include protection of trees along the southern boundary and enhance the landscape setting of the site

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R7
LOCATION: John Youngs Limited, 24 City Road
ALLOCATION: Residential development (45 dwellings)
SITE AREA: 0.89 ha



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Scale at A4:
1:2,000

Housing Allocation
 Parish Boundary

Commitment*

N

 Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R9: The Deal Ground, Norwich (approx. 8.10ha)

2.266 *See Policy GNLP0360 above*

Policy R10: The Utilities Site, Norwich

2.267 *Grouped with East Norwich Strategic Regeneration Area sites above*

Policy R13: Site of former Gas Holder at Gas Hill

2.268 The site was allocated in the previous Local Plan but has not yet been developed. The gas holder previously on site has been decommissioned and removed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

2.269 The site is located to the east of the city centre, on the steep slope of Gas Hill. It is 0.3 hectares in size. The site, consisting of the disused gas holder itself and small areas of incidental land, is flat. It is within an area with a mix of uses. It lies below the Thorpe wooded ridge, which includes the remains of the Benedictine St Leonards Priory to its east. It is topographically above a pub, furniture store and housing to the west and south. There is also housing to the north of the site.

2.270 The site is between the St Matthews Conservation Area and the Thorpe Hamlet Conservation Area. The steepness of the chalk escarpment east of the site has prevented any major development, resulting in a 'green wedge' of trees and greenery, creating an important refuge for wildlife and open space. The ridge provides excellent views to and from the city centre, though there is no public access to the Thorpe wooded ridge at this point.

2.271 This brownfield site is in an accessible location for housing, close to Bishop Bridge local centre, the city centre, bus routes and the railway station.

2.272 Design will have to take account of the site's topography and development must not have a negative impact on geodiversity or on views to and from the Thorpe wooded ridge.

2.273 The development will have to address specific on site constraints relating to its former uses. Removal of the hazardous substance consent will be required. Ground conditions and contamination assessments will also be necessary.

2.274 As a minimum, protection and enhancement of geodiversity will include recording of geological features on site.

2.275 Access to the site will be via the existing access from Gas Hill.

2.276 Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location.

Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.

2.277 The site is likely to accommodate at least 15 homes. More housing may be accommodated, subject to an acceptable design and layout being achieved.

Policy R13

Site of former Gas Holder at Gas Hill, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 15 homes.

The development will achieve the following site-specific requirements:

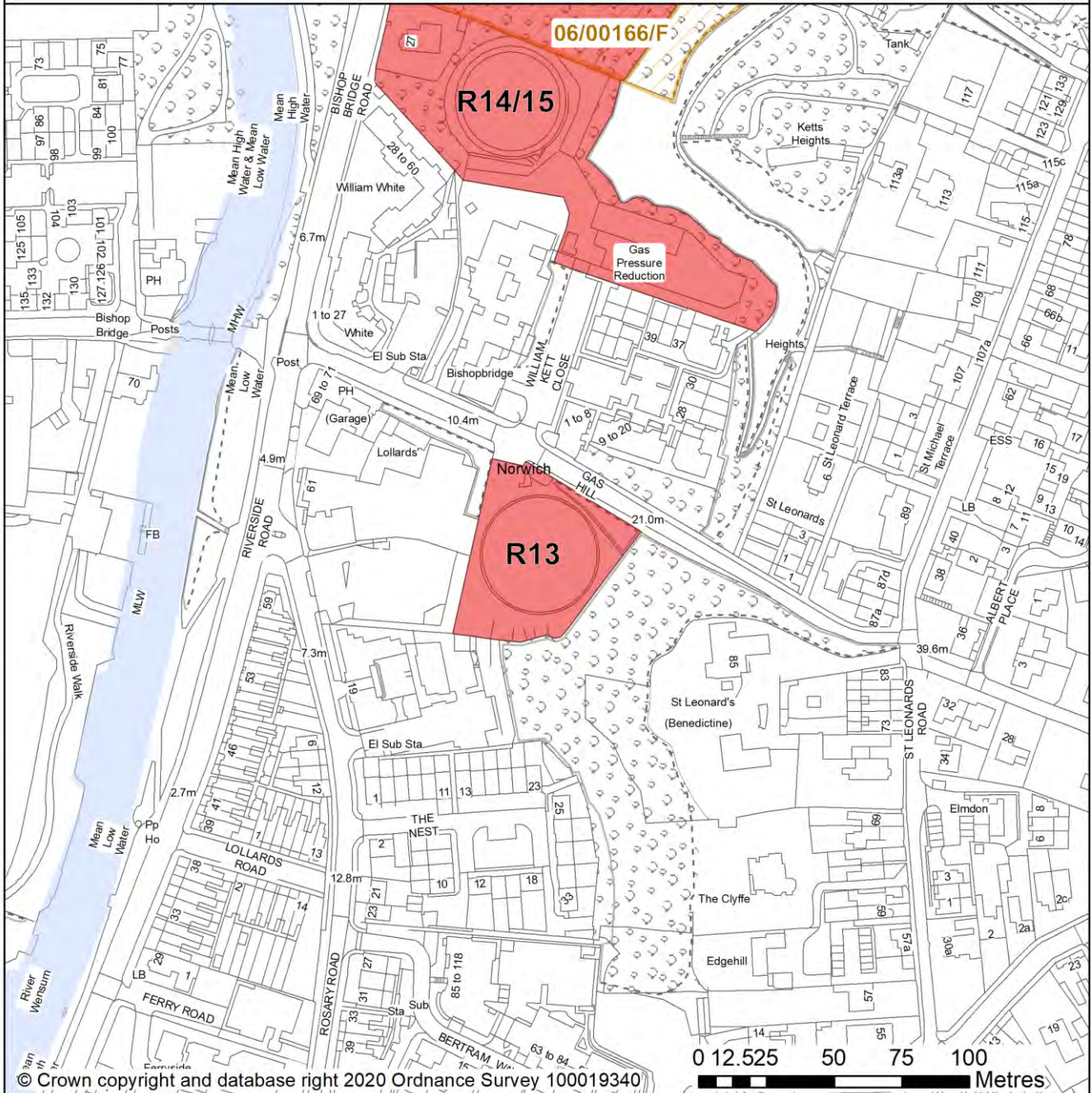
1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location on the hillside east of the city centre adjacent to Thorpe wooded ridge. Development should blend in with the existing pattern of development in this location
2. Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet Conservation Area and of the scheduled remains of St Leonards Priory. The site is in close proximity to Cow Tower scheduled monument, design of development on this site should preserve and enhance the setting of adjacent heritage assets.
3. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site;
4. Ensures a high level of flood resilience and incorporates appropriate mitigation measures addressing identified risks from surface water flooding);
5. Development will not take place prior to the revocation of the hazardous substance consent.
6. Site contamination arising from the former gas storage use should be addressed and mitigated.

Car free or low car development in accordance with Policy 2 is appropriate in this location.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R13
 LOCATION: Site of former Gas Holder at Gas Hill
 ALLOCATION: Residential development (15 dwellings)
 SITE AREA: 0.30 ha



Scale at A4:
1:2,000

- Housing Allocation
- Commitment*
- Broads Authority Area
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R14/R15: Land at Ketts Hill and east of Bishop Bridge Road

2.278 The site was previously identified as two separate allocations in the adopted 'Site allocations and site-specific policies' plan, site R14 (Land East of Bishop Bridge Road) and R15 (Land at Ketts Hill and Bishop Bridge Road). The majority of the site still falls within a HSE Hazardous Installation Consultation Zone which is centred on the former gas storage site. As part of any future application it should be demonstrated that National Grid has surrendered or revoked the Hazardous Substance Consent. The site has not yet been developed. The principle of residential development on the land has already been accepted and it is expected that development will take place within the time-period of this Local Plan. The sites are accordingly re-allocated for residential development as a single allocation for a similar number of homes. The potential contribution from the previous allocations has been considered in the calculation of the housing requirement.

2.279 Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet, City Centre and St Matthews Conservation Areas . Design will have to take account of the site's topography and must not have a negative impact on geodiversity or on views to and from the Thorpe Ridge - Kett's Heights is identified as an important long view in appendix 8 of the DM policies plan and the site lies between two conservation areas; 19th Century walls on the Box and Barrell land are highlighted as of importance in the conservation area appraisal. If possible these should be retained as part of any future development. Kett's Heights is also identified as part of a green infrastructure corridor. Therefore the design of development must take account of existing trees on site and create a habitat link to Kett's Heights. The trees along the Ketts Hill site frontage are subject to a Tree Preservation Order (TPO) No 430. These trees will need to be retained as part of any proposal and it should be demonstrated that they can be protected during the works. Tree cover also extends from the escarpment into the site and it is considered that this tree cover provides a visually soft transition between the nature geographic feature of the escarpment and the flatter areas of the river valley. This valuable woodland edge forms a key part in the conservation area and consideration would have to be given to what impact the proposed development would have on the woodland edge (and vice versa). Provision for an additional access to Kett's Heights through the allocation site should be provided. There will need to be an assessment of the levels and trees in this part of the site as it slopes up steeply from west to east, there is also gas infrastructure to consider, this will determine the best route into the site to link with existing routes. Steps will likely be required and should be of a durable construction such as UV stable recycled composite plastic, backfilled with Type 1 and with a hoggin surface. A handrail will be required and fencing may be required in some areas. Access should be gated to enable locking at dusk in line with other existing access points. A commuted sum would be required for maintenance of this access route.

2.280 The development will also have to address specific on-site constraints relating to its former uses and location. Decommissioning and demolition of existing structures will be required and ground conditions and contamination

assessments will be necessary. A noise impact assessment will be required and design of the development must minimise the impact of noise from the inner ring road. An archaeological assessment will also be required.

2.281 Access to the majority of the site should be from the existing unused junction neighbouring 27 Bishop Bridge Road. Since this access point is likely to also be used to access site R15 to the north, development should be designed to enable this. Inclusion of the gas pressure reduction station means that the south-eastern part of the development could be accessed via William Kett Close.

2.282 As a minimum, protection and enhancement of geodiversity will include recording of geological features on site.

2.283 Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment. The site is served by an on-site combined foul and surface water sewer. Adoption of this facility into a proposed drainage strategy must be pre-agreed with the appropriate management company.

2.284 The site is likely to accommodate a minimum of 80 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R14/R15

Land at Ketts Hill and east of Bishop Bridge Road, Norwich (approx. 1.65ha) is allocated for residential development. This will accommodate a minimum of 80 homes.

Site R15 combined with R14 as a single allocation.

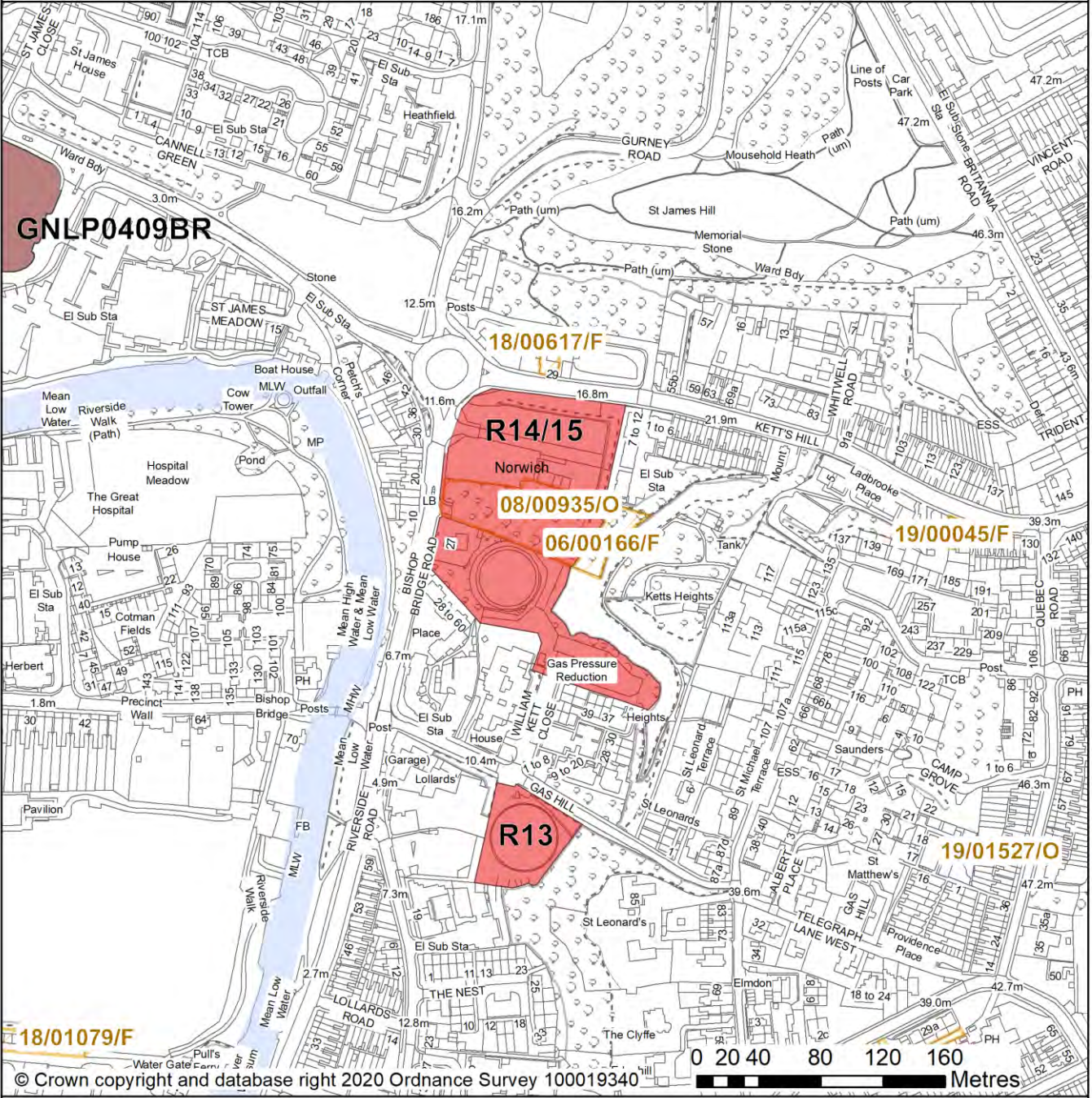
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location adjacent to the hillside east of the city centre and to Thorpe wooded ridge.
2. Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet, City Centre and St Matthews Conservation Areas
3. Consider long views and vistas particularly taking into account key landmark buildings. Examples of important views are from Mousehold Heath and Ketts Height and the view of the Cathedral when coming down Kett's Hill.
4. Provide public access to Kett's Heights
5. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including retention and enhancement of tree planting to its northern boundary fronting Ketts Hill;
1. Site contamination arising from the former gas storage use should be addressed and mitigated.
6. Development will not take place prior to the revocation of the hazardous substance consent.
7. The main vehicular access will be provided from Bishop Bridge Road.
8. Car free development in accordance with Policy 2 is appropriate in this location.

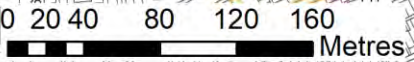
NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R14/15
 LOCATION: Land at Ketts Hill and east of Bishop Bridge Road
 ALLOCATION: Residential development (80 dwellings)
 SITE AREA: 1.65 ha



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Scale at A4:
1:3,500

- Housing Allocation
- Broads Authority Area
- Parish Boundary
- Commitment*
- Mixed Use Allocation



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R17: Site of former Van Dal Shoes

- 2.285 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.286 This brownfield site consists of two storey industrial buildings with associated outbuildings on the northern part of the site and a surface parking area to the south. There is an adopted road central to the site which splits the two areas of land and the sites including the road extend to 0.54 hectares. The site is currently vacant, most recently used as a shoe factory with a factory retail outlet. The historic factory backs onto the footpath along Dibden Road. This site is located in a residential area largely surrounded by a mixture of terraced houses and flats. There is a hostel development to the south-west of the site and open space to the south.
- 2.287 The site provides the opportunity for new housing on a brownfield site with excellent access to employment opportunities and services in the city centre and nearby shopping facilities on Sprowston Road and at the Anglia Square large district centre. Housing development is suitable on this site within a predominantly residential area.
- 2.288 The heritage significance of existing locally listed buildings should be recognised and assessed to consider whether they are suitable for conversion in part or as a whole. Following assessment development should involve either conversion of the existing locally listed buildings or redevelopment if this is not practical. If redeveloping the site, the heritage significance of the locally listed buildings should be recorded and included on the Heritage Environment Record. Some form of heritage interpretation to commemorate the former use of the site would be appropriate in redevelopment proposals. New development should be designed to integrate well with surrounding housing and to make the best of the potential for views over the city.
- 2.289 Prior to development, assessment and remediation of any possible contamination should take place. Development must also take account of the existing electrical sub-station fronting Dibden Road and the mast on the open space to the south. Consideration should also be given to the retention of trees in the north of the site which provide amenity value to this part of the site and wider area.
- 2.290 Development will need to address access issues including the potential stopping up or diversion of the highway. Existing pedestrian links should not be affected and pedestrian and cycle links should be enhanced, linking to Mousehold Avenue and Gertrude Road, providing a link to the pink route of the strategic cycle network. Footpath access to Gertrude Road from the end of Dibden Road should be retained.

- 2.291 A contamination assessment and any necessary mitigation measures are required.
- 2.292 The site lies within a Critical Drainage Catchment. Therefore development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding.
- 2.293 The site is likely to accommodate at least 25 homes. More dwellings may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R17

Site of former Van Dal Shoes, Dibden Road, Norwich (approx. 0.54ha) is allocated for residential development. This will accommodate a minimum of 25 homes.

The development will achieve the following site-specific requirements:

1. The existing locally listed shoe factory building should be retained or converted, subject to viability. To this end an assessment of its suitability for conversion either in part or as a whole (taking account of the industrial heritage significance of the site) will be required;
2. Where new buildings are proposed they should achieve high quality, locally distinctive design of a scale and form which reflects its prominent location and the character and context of the surrounding predominantly residential area.
3. Development should be designed to integrate well with the surrounding housing and to make the best of the potential for views over the city;
4. Site contamination arising from the former manufacturing use should be addressed and mitigated;
5. Address access issues, including the potential stopping up or diversion of the highway subject to maintaining a pedestrian link across the site;
6. Provide enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road;
7. Be designed to promote biodiversity and facilitate green infrastructure links to neighbouring green spaces and connections to Mousehold Heath. Existing trees on site should be retained and protected where practicable.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R17
LOCATION: Site of former Van Dal Shoes, Dibden Road
ALLOCATION: Residential development (25 dwellings)
SITE AREA: 0.54 ha



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0 12.5 25 50 75 100 Metres

Scale at A4:
1:2,000

- Housing Allocation
- Parish Boundary
- Commitment*



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R18: Site of former Start Rite Factory, 28 Mousehold Lane

- 2.294 The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.295 The site is likely to accommodate a minimum of 40 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.
- 2.296 The site is located on the south-west side of Mousehold Lane (the A1042) between Sprowston Road and Moorland Close. Mousehold Lane forms part of the Norwich outer ring road and is on a principal distributor route serving the northern and eastern suburbs and major employment areas around the airport and Sprowston. The site extends to 0.87 hectares and slopes down from north-east to south-west. It is currently cleared and vacant, having previously been a shoe factory.
- 2.297 The surrounding area is predominantly residential with low and medium density housing areas adjoining the site on three sides. Further housing on the opposite frontage to Mousehold Lane on its north-east side is within Sprowston in Broadland district. Immediately adjoining the site to the north-west is a former 1930s pub, the Duke of Norfolk, now converted to a restaurant.
- 2.298 The south-eastern boundary of the site is steeply banked up to the rear gardens of properties in Moorland Close. Additionally, there is a reserved strip of land for an easement and right of way for services alongside the south-western boundary adjoining residential properties in Templemere.
- 2.299 A medium density housing development is appropriate on this brownfield site close to local services. The site has unconstrained capacity for approximately 60 dwellings. In practical terms the constraints imposed by site levels and easements, the need to respect the suburban character of the surrounding area and minimise overlooking to Templemere will reduce the achievable maximum number of dwellings to around 40. Development should include a mix of dwelling sizes and types with a maximum of three storey building height.
- 2.300 The existing belt of woodland and scrub runs along the length of the south-west and south-east boundaries and this should be retained and opportunities taken to enhance landscaping and green infrastructure through the site. This belt forks to the south-east and south-west thereby linking to Mousehold Heath and towards the Sprowston Road allotments. There is the potential for this belt to function as a biodiversity corridor as part of the proposal to extend Mousehold Heath to the north-east. In terms of visual amenity it represents a significant landscape feature which should be retained and enhanced.

2.301 A pedestrian link to Templemere is desirable to provide a more convenient and direct link to the district retail centre. Vehicular access should be taken from Mousehold Lane with appropriate junction improvements to enable a right turn for eastbound traffic using Mousehold Lane and a pedestrian crossing point.

2.302 Investigation has shown evidence of some contamination from previous industrial uses which will require remediation prior to commencement of development. Traffic noise and possibly noise from the adjacent restaurant use could be an issue on the Mousehold Lane frontage and appropriate sound insulation measures and suitable layout of development will be required to overcome any amenity impacts.

2.303 The site lies within a Critical Drainage Catchment. Therefore development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding. If developed for older persons housing, affordable housing contributions should be in accordance with the requirements set out in Norwich City Council's Affordable Housing SPD

Policy R18

Site of former Start Rite Factory, 28 Mousehold Lane, Norwich (approx. 0.86ha) is allocated for residential development which may be provided either as general needs housing or care home. This will accommodate a minimum of 40 homes.

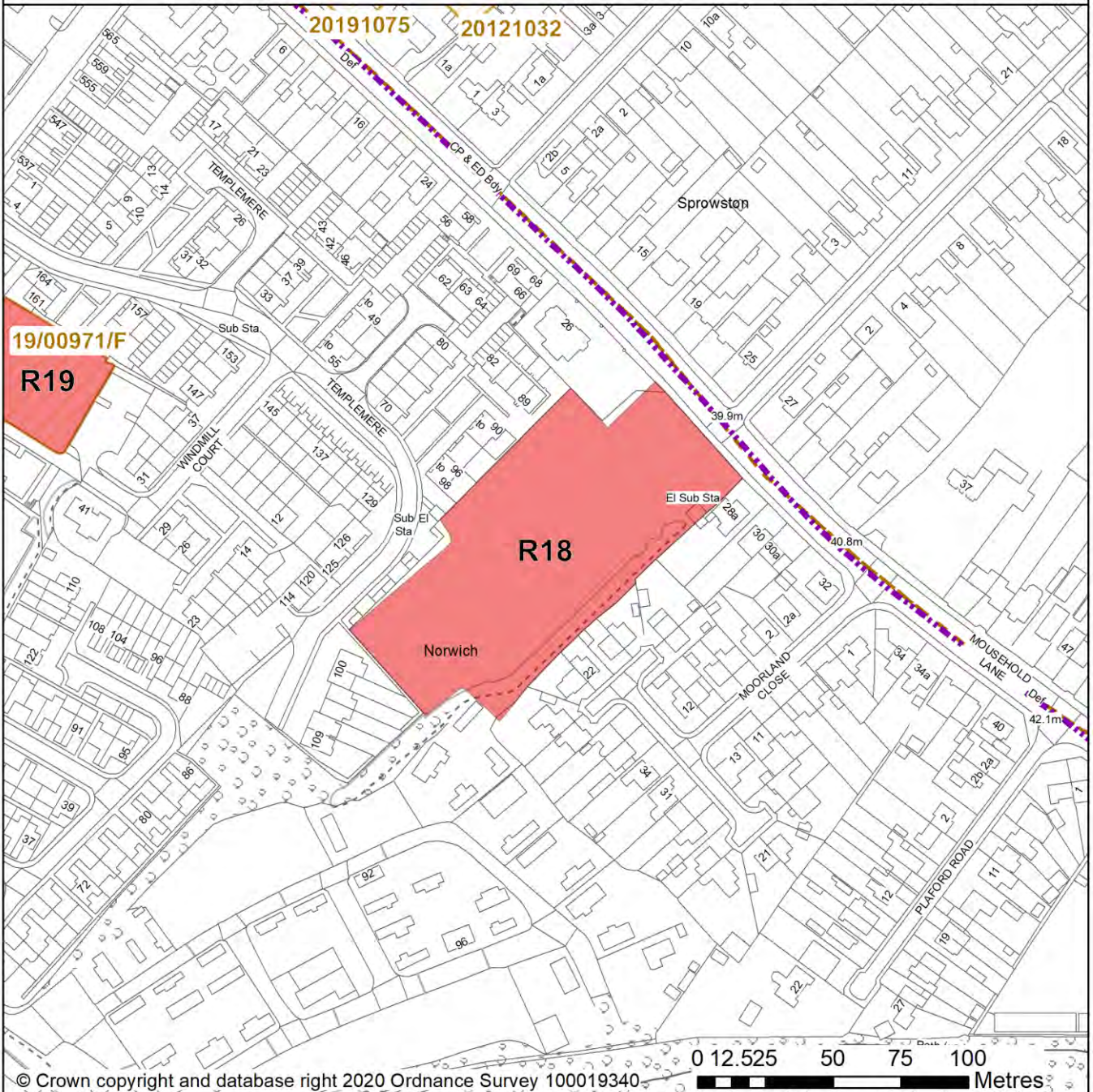
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which responds to its prominent location on the outer ring road.
2. The design must address the topography of the site and surface water drainage issues.
3. A pedestrian/cycle link to Templemere should be provided
4. Retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site.
5. Vehicular access should be taken from Mousehold Lane. Development should provide for all necessary highway and junction improvements to enable a right turn into the site and the integration and enhancement of the existing pedestrian crossing point
6. Consideration should be given to rationalising access/servicing arrangements to enable a single shared access to adjoining commercial premises at 26 Mousehold Lane and remove the need for a separate access.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R18
LOCATION: Site of former Start Rite Factory, 28 Mousehold Lane
ALLOCATION: Residential development (40 dwellings)
SITE AREA: 0.86 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R19: Land north of Windmill Road

- 2.304 The site was allocated in the previous Local Plan and has been subject to planning permission for a development of 17 homes which has not been implemented. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development providing a comparable number of homes to the approved scheme. As an existing allocation with valid permission at the base date of the plan it has been considered in the calculation of the housing requirement.
- 2.305 The site is in the north of the city and is 0.18 hectares in size. Windmill Road links Sprowston Road and Templemere via a privately owned and unsurfaced track.
- 2.306 The site is surrounded by housing which is a mixture of 2 storey semi-detached housing and Victorian terraces. There are 3 storey flats adjacent to the north of the site. The site is in close proximity to the Sprowston Road/Shipfield local centre.
- 2.307 The site is close to a district centre with excellent public transport links. The mixed use development to the south of Windmill Road has recently seen completion of a foodstore and a small number of housing units.
- 2.308 The recent development of a foodstore on the adjacent site has enlarged and strengthened the Sprowston Road/Shipfield neighbourhood shopping centre and enabled its reclassification from a local to a district centre, so that it can better meet the area's day to day needs for top-up shopping. Housing development will additionally aid regeneration and will benefit from its location close to the centre and the excellent public transport links.
- 2.309 Development proposals must address the site's constraints. These include undertaking ground conditions and contamination surveys and an archaeological assessment.
- 2.310 The design of the development must take account of the differing land levels within the site, its sloping nature and on site trees.
- 2.311 Sprowston Road is part of the major road network and is a core bus route. A new access to Sprowston Road has been provided as a result of the implemented permission on the adjacent site. Linking into this new access would enable Windmill Road to be retained as an un-surfaced track offering pedestrian and cycle friendly links to Anthony Drive and Templemere.
- 2.312 Assessment and protection of on-site trees will be required followed by a scheme of landscaping to enhance site linkages.
- 2.313 The site lies within a Critical Drainage Catchment. Therefore development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding.

2.314 The site is likely to accommodate in the region of 17 homes.

Policy R19

Land north of Windmill Road, Norwich (approx. 0.19ha) is allocated for residential development. This will accommodate in the region of 17 homes.

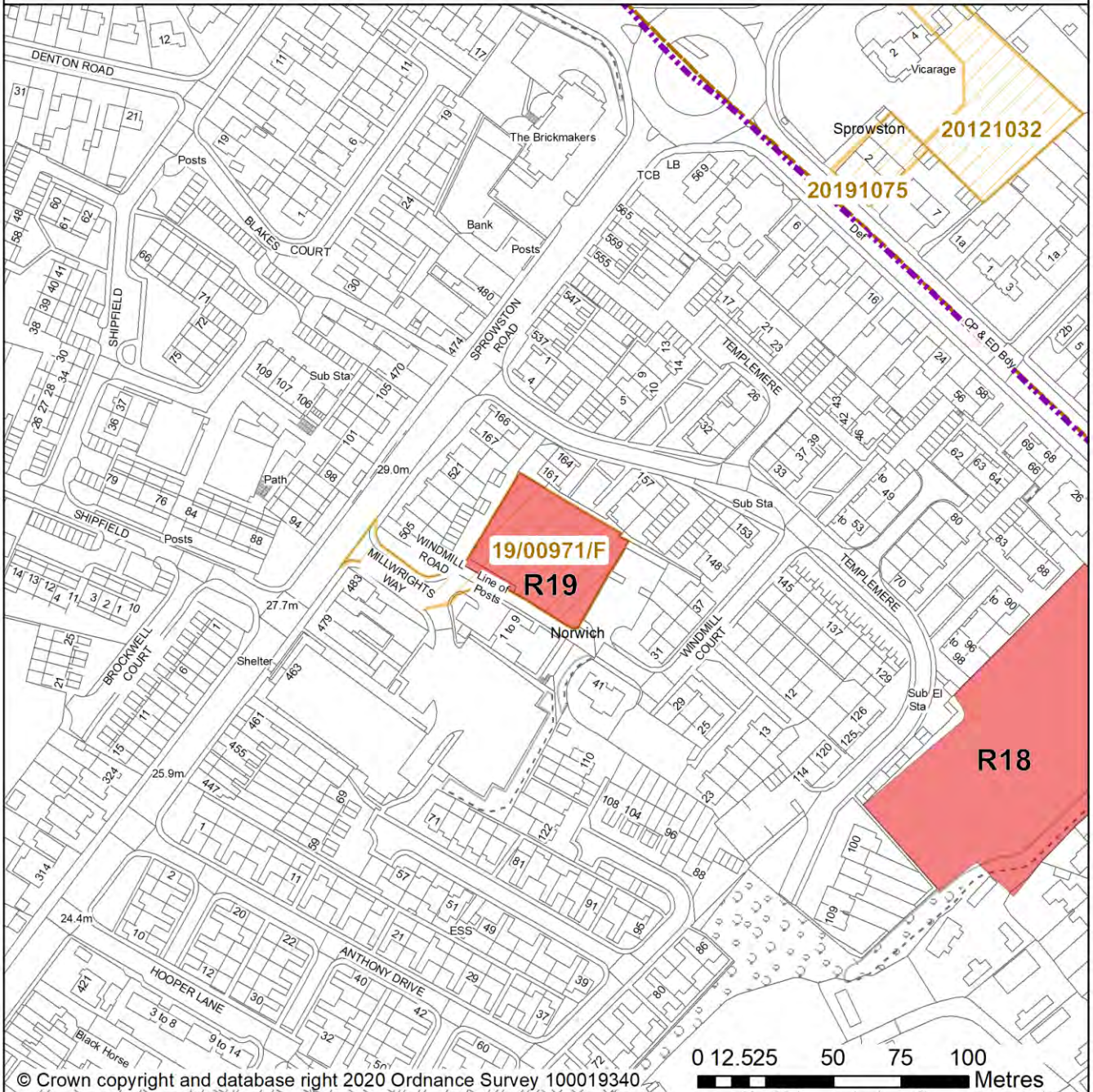
The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive design.
- Design to take account of differences in level between the site and adjoining residential properties and effectively addresses potential issues of overlooking loss of privacy and surface water flooding;
- Vehicular access to the site should be taken from the south via Millwright's Way, with pedestrian access retained via Windmill Road and links to Windmill Court and Templemere retained and enhanced
- Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including replacement of trees on site, addressing the impact of adjacent trees on the site, and provision of a high-quality landscaping scheme.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R19
LOCATION: Land north of Windmill Road
ALLOCATION: Residential development (17 dwellings)
SITE AREA: 0.19 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R20: Land east of Starling Road

- 2.315 A larger site including land immediately to the north was allocated in the previous Local Plan for 45 homes. This has been partially delivered with the completion of 22 apartments on the former Cordova Buildings site. The remaining part of the allocation in two land parcels east of Starling Road has been subject to previous outline and detailed planning permissions for housing development but neither permission has been implemented. The principle of development on the remaining part of the original allocation has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development to deliver a number of homes equivalent to the capacity of the remaining land. As an existing partially undeveloped allocation it has been considered in the calculation of the housing requirement.
- 2.316 The site provides the opportunity for new housing on a brownfield site in a predominantly residential area, with excellent access to employment opportunities and services in the city centre and neighbouring shopping facilities at the Anglia Square large district centre.
- 2.317 Development should address the site's constraints which include heritage issues, access arrangements, noise and contamination.
- 2.318 Development should be designed to integrate well with surrounding existing and new housing development. Street frontages to Starling Road should be reinstated. Although not in a conservation area, this site abuts the northern boundary of the City Centre Conservation Area and the terraced housing immediately to the south on Magpie Road which is locally listed; therefore any development will need to be designed to complement recent development in the area and the setting of the conservation area and be of an appropriate scale, form and massing and to take account of existing historic assets. The site is located close to the line of the former city wall and is within the Area of Main Archaeological Interest. An archaeological investigation will be required prior to its development.
- 2.319 Noise generation from road traffic to the south and between existing industrial / commercial users and new residential development must be addressed and due to previous industrial uses, a contamination assessment will be required.
- 2.320 The site lies within a Critical Drainage Catchment. As such all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flooding.
- 2.321** The site is likely to accommodate at least 23 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R20

Land east of Starling Road, Norwich (approx. 0.27ha) is allocated for residential development. This will accommodate a minimum of 23 homes.

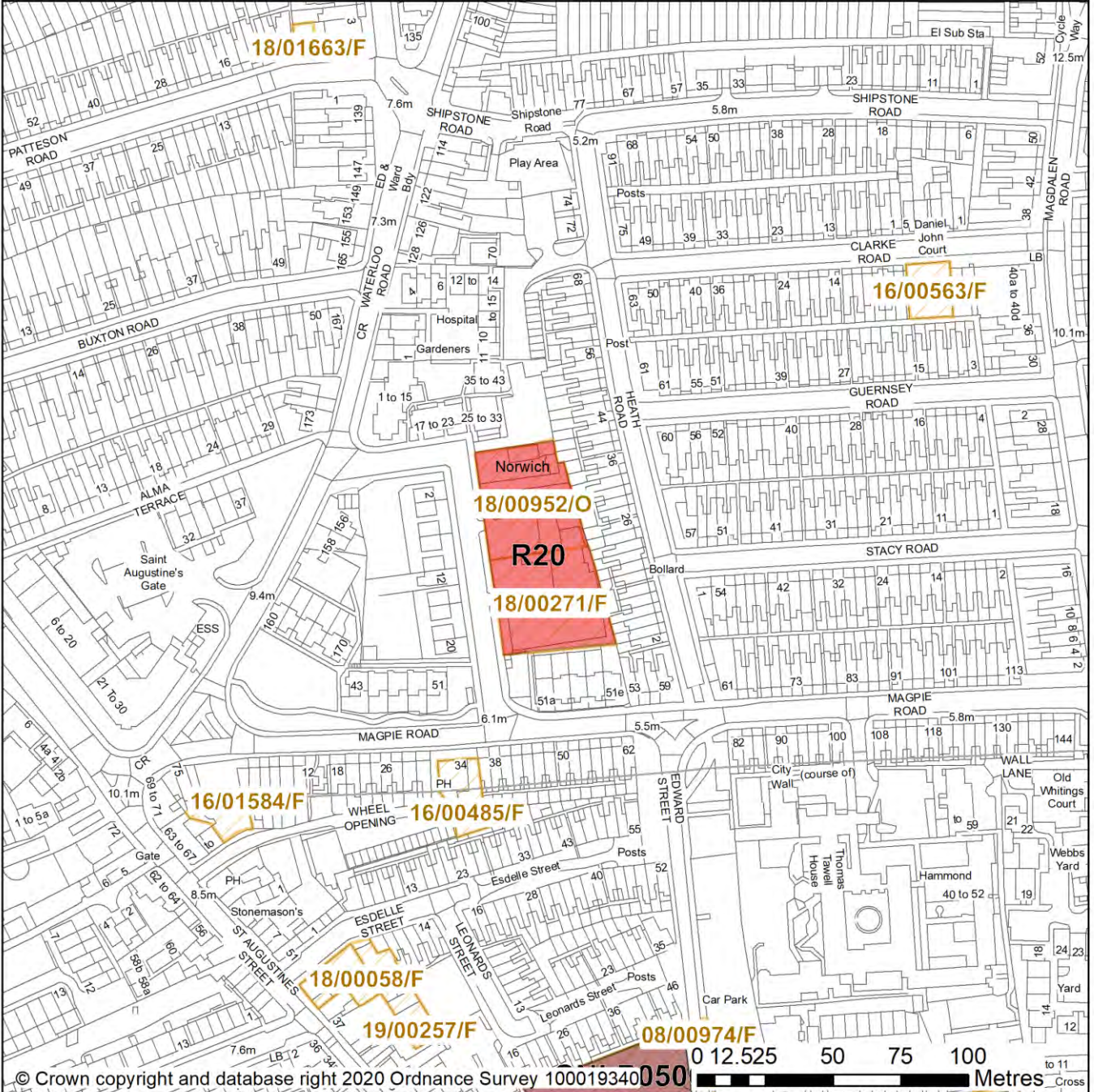
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which establishes a strong built frontage to Starling Road.
2. The design should take account of heritage issues including its location on the fringe of the City Centre Conservation Area and locally listed terraces on Magpie Road;
3. Site contamination arising from current and former industrial and motor trade uses should be addressed and mitigated;
4. noise generation from road traffic and existing industrial and commercial uses should be addressed and mitigated;
5. Comprehensive development is preferred but incremental development can be accepted where it would not compromise the development of the remainder of the site;
6. As the allocation site is within multiple ownerships, shared access points are provided to keep the number of access points to a minimum.

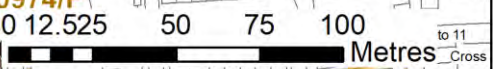
NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R20
 LOCATION: Starling Road
 ALLOCATION: Residential development (23 dwellings)
 SITE AREA: 0.27 ha



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Scale at A4:
1:2,000

- Housing Allocation
- Parish Boundary
- Commitment*
- Mixed Use Allocation



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R29: Two sites at Hurricane Way, Airport Industrial Estate

- 2.322 These sites were allocated in the previous Local Plan but have not yet been developed. The principle of development on the sites has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The scope for residential development on part of the site is acknowledged provided this can be delivered without resulting in unacceptable impacts on residential occupiers from existing or proposed employment uses. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.323 The Airport Industrial Estate is located to the north and adjoining parts of the earlier defence site now form part of the industrial estate. The remainder of the former student accommodation has been developed for housing. Development will help provide more opportunities for small and start-up businesses (units below 1,500 square metres).
- 2.324 The development will have to address specific on site constraints relating to its former uses and location. A contamination assessment will be necessary.
- 2.325 Design of the development at site A must take account of its location neighbouring woodland. The design of sites A and B must also take account of trees on site.
- 2.326 Vehicular access to the development sites for employment uses will be from Hurricane Way. A bus route and an improved pedestrian and cycle route will be provided through site B by the developer and will link Hurricane Way to the northern end of Heyford Road, most likely on the sites eastern boundary. The cycle route will be part of the yellow route of the strategic cycle network. The development should be designed to provide surveillance of this route to ensure it will be safe.
- 2.327 These sites are likely to accommodate at least 30 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R29

Two sites at Hurricane Way, Airport Industrial Estate, Norwich (Site A, land north of Gamecock Close and west of 6-14 Hurricane Way, (approx. 0.26 ha) and Site B, land between Hurricane Way and Stirling Road, (approx. 2.28 ha)) are allocated for light industrial and housing development. This will accommodate a minimum of 30 homes.

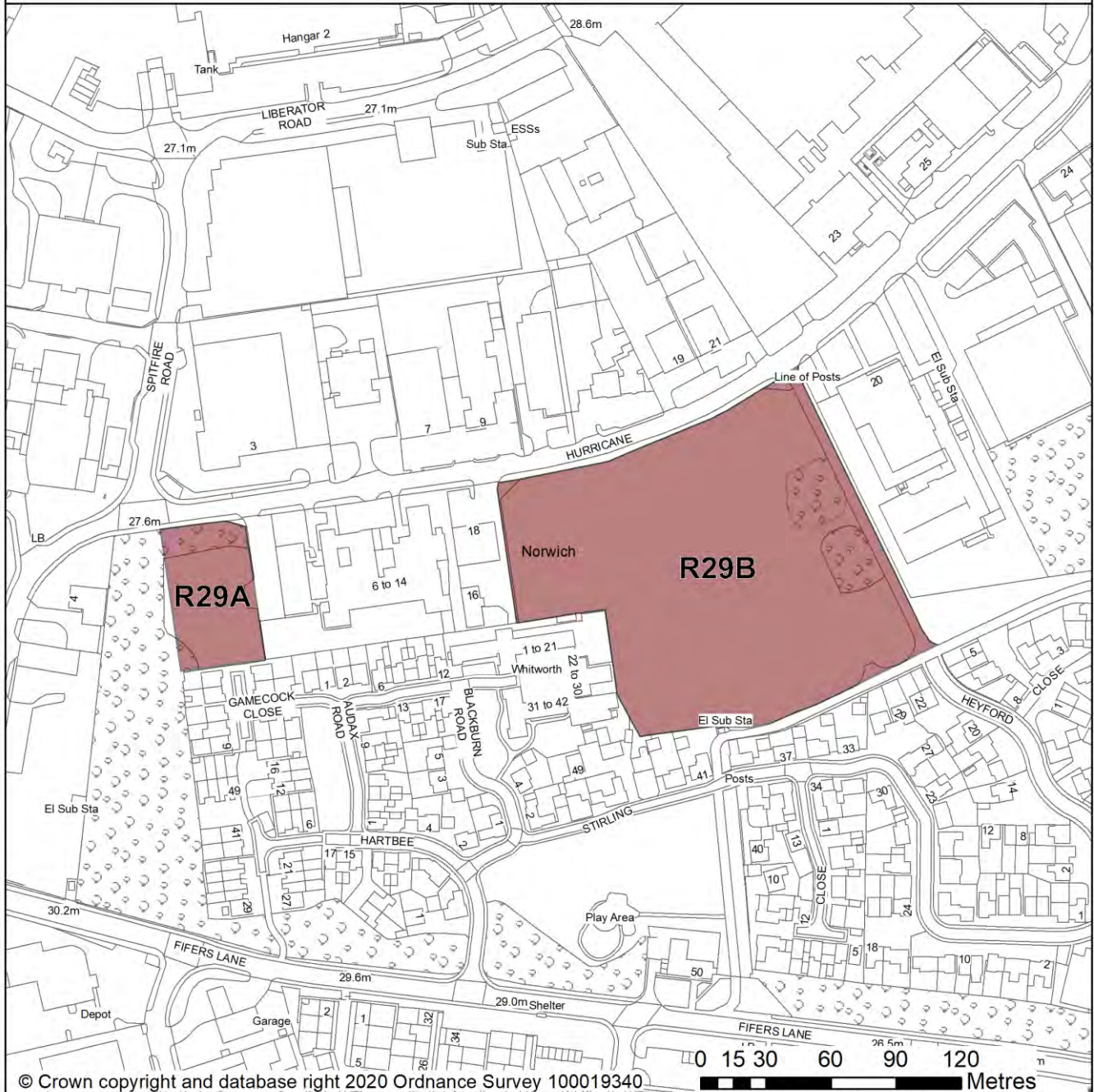
The development will achieve the following site-specific requirements:

1. Development should be approached in the context of a comprehensive masterplan for the Airport Industrial Estate as a whole;
2. Achievement of a high quality, locally distinctive design which provides for effective integration of the residential elements of any scheme with adjoining housing, segregation of proposed housing from surrounding employment areas and effective separation of residential and non-residential uses and flood-resilient design (including addressing identified risks from flooding from surface water flooding;;
3. Housing, if proposed on Site B, will be appropriate if in accordance with a comprehensive masterplan (to be produced). Vehicular access to be taken from Heyford Road.
4. Residential development on Site A will be dependent on demonstrating that a suitable vehicular access can be achieved from the south via Gamecock Close.
5. Light industrial development and/or small business uses on the frontage to Hurricane Way are acceptable providing they are not significantly detrimental to adjoining neighbouring residential occupiers.
6. A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
7. Development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B.
8. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and Norwich International airport

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R29
LOCATION: Two sites at Hurricane Way, Airport Industrial Estate
ALLOCATION: Light industrial and housing development (30 dwellings)
SITE AREA: 2.28 ha



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- Mixed Use Allocation
- Parish Boundary

Scale at A4:
1:2,500



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R30: Land at Holt Road

2.328 This site was previously allocated in the Norwich Site Allocations and Site-Specific Policies plan for either:

- an extension to the airport, where justified in an airport masterplan produced and endorsed by Norwich City Council within two years from adoption of that plan (by December 2016), or
- for general employment uses.

2.329 A masterplan for Norwich Airport masterplan was not produced within that time period. A masterplan has subsequently been produced and was endorsed by the city council In October 2019. This does not identify the land at Holt Road as required for airport related uses.

2.330 The site comprises 2 paddocks and is understood to be in multiple ownership. Part of the site has outline planning consent for vehicle hire.

Policy R30

Land at Holt Road, Norwich (approx. 1.33ha) is allocated for general employment purposes (use classes E(gii/iii), B2 and B8).

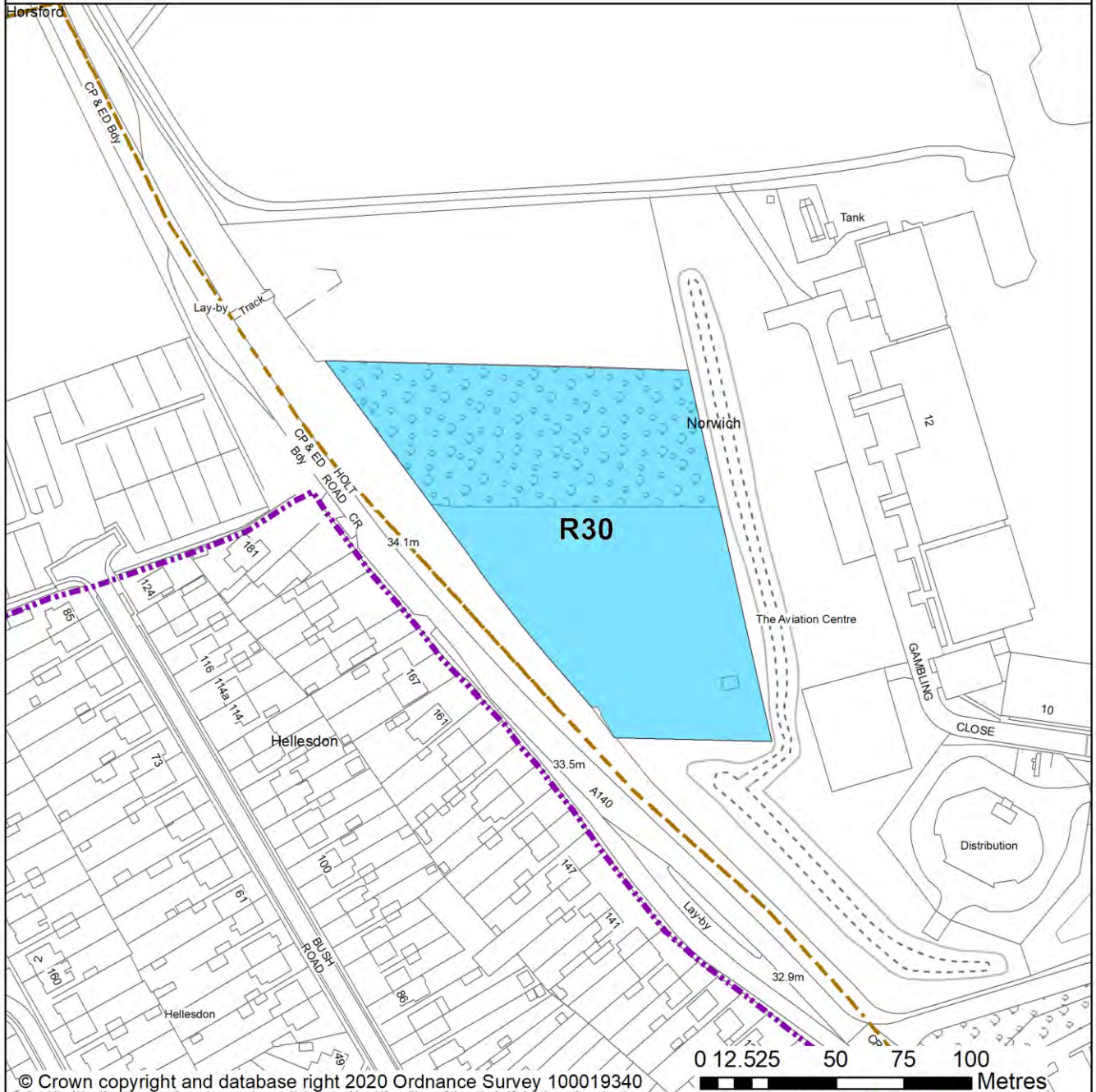
The development will achieve the following site-specific requirements:

1. provide vehicular access to the site from Gambling Close or from a single point of access onto Holt Road serving the entire site, providing this can be achieved without unacceptable impacts on highway safety or the free flow of traffic;
2. promote sustainable transport to the site.
3. provide appropriately for servicing, parking and other transportation requirements;
4. demonstrate (through a noise impact assessment) that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself;
5. incorporate suitable boundary treatment screening to the Holt Road frontage and mitigation measures to reduce the impact of the development on the outlook and living conditions of adjoining and nearby residents.
6. ensure that any development is designed to comply with the requirements of Norwich Airport with regard to Airport safeguarding measures.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R30
 LOCATION: Land at Holt Road
 ALLOCATION: Employment
 SITE AREA: 1.33 ha



- Employment Allocation
- Parish Boundary
- Settlement Boundary

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R31: Heigham Water Treatment Works, Waterworks Road

- 2.331 This part of the water treatment works is identified as surplus to Anglian Water's operational needs and is planned to be decommissioned. The site, on a larger boundary, was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated, on this reduced boundary, for residential-led mixed use development and public open space.
- 2.332 The majority of the site is within flood zone 2, whilst a small part of the site is in flood zone 3a. A site-specific flood risk assessment will need to be completed prior to the planning application stage. The area falling within flood zone 3a must not be developed for housing; instead, it should be included in the landscaping and open space provision. Since the site is over 1 hectare, a flood risk assessment is required, and appropriate mitigation measures should be provided as part of the development.
- 2.333 Development of the site will only be possible subsequent to decommissioning and will require consultation with the Health and Safety Executive. Development should take into account possible site contamination.
- 2.334 This site is a regionally important "industrial garden", as identified by the Norfolk Historic Gardens Survey. An archaeological survey is required before any development takes place and the design of the development should seek to retain the special characteristics of the site. Three buildings on site, Eastgate House, Pump House 1 and Pump House 2, are locally listed; these should be retained for re-use or converted to residential uses.
- 2.335 The site is likely to accommodate approximately 60 homes. More homes may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R31

Heigham Water Treatment Works, Waterworks Road, Norwich (approx. 1.37ha) is allocated for housing led mixed use development and public open space. This will accommodate a minimum of 60 homes.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and flood-resilient design (including addressing identified risks from flooding from rivers and surface water flooding);
2. The design must reflect the prominent riverside location and provide for the retention and enhancement of heritage assets within the site including the historic boundary wall on Waterworks Road; the locally listed Pump House 1 and Eastgate Lodge; as well as heritage assets adjacent to the site including the locally listed Pump House 2 buildings and grade II listed / scheduled monument St. Bartholomew's Church, Heigham;
3. A small element of business or commercial use is acceptable subject to uses being compatible with the continuation of water treatment operations on the adjoining site to the west and subject to any required variation or revocation of hazardous substance consents pertaining to those operations;
4. Approximately 60 homes will be provided, depending on the appropriate mitigation measures undertaken, including the provision of adequate and appropriate access to the site;
5. The land adjoining the River Wensum will provide a public open space with a publicly accessible riverside walk in accordance with Policy 7.1 and the 'River Wensum Strategy' and subject to water security considerations;
6. A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
7. Contamination from existing uses on site should be assessed and mitigated;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partially underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Parts of the site are within the consultation area for a safeguarded Waste management site and Norfolk Minerals and Waste Core Strategy Policy CS16 applies, while the waste site is active.
9. An archaeological assessment will be required prior to development.




NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R31
 LOCATION: Heigham Water Treatment Works, Waterworks Road
 ALLOCATION: Residential-led mixed use development (60 dwellings)
 SITE AREA: 1.37 ha



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	Mixed Use Allocation		Parish Boundary
	Commitment*		

Scale at A4:
1:2,500



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R33: Site of former Earl of Leicester Public House, 238 Dereham Road

- 2.336 The site was allocated in the previous Local Plan and has been subject to a previous planning permission scheme but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.337 The former public house on this site of 0.14 hectares was demolished in 2005 and the site has been vacant since.
- 2.338 This site is at the busy junction of the A1074 Dereham Road and Bowthorpe Roads, with housing to its north and west. Earlham Cemetery, a significant open space, historic park and County Wildlife Site, is opposite to its south.
- 2.339 Development of this brownfield site will enable new housing to be provided in a sustainable location in a mainly residential area on the Dereham Road bus rapid transit route.
- 2.340 Design of the development should have regard to the prominent position in the townscape at this busy junction. It must be designed to make best use of this triangular site, have safe access at a major road junction, maximise private amenity space and must minimise road traffic noise for future residents.
- 2.341 Given the sites proximity to the neighbouring Earlham Cemetery it must also enhance the setting of this space, which is part of a green corridor identified in the Green Infrastructure Delivery Plan and provides local cycle routes.
- 2.342 Vehicular access should be from Bowthorpe Road in the southwest corner of the site.
- 2.343 The site is served by an off-site combined foul and surface water sewer [north]. Adoption of this facility into a proposed drainage strategy must be pre-agreed with the appropriate management company.
- 2.344 The site is likely to accommodate in the region of 10 homes.

Policy R33

Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich (approx. 0.14ha) is allocated for residential development. This will accommodate in the region of 10 homes.

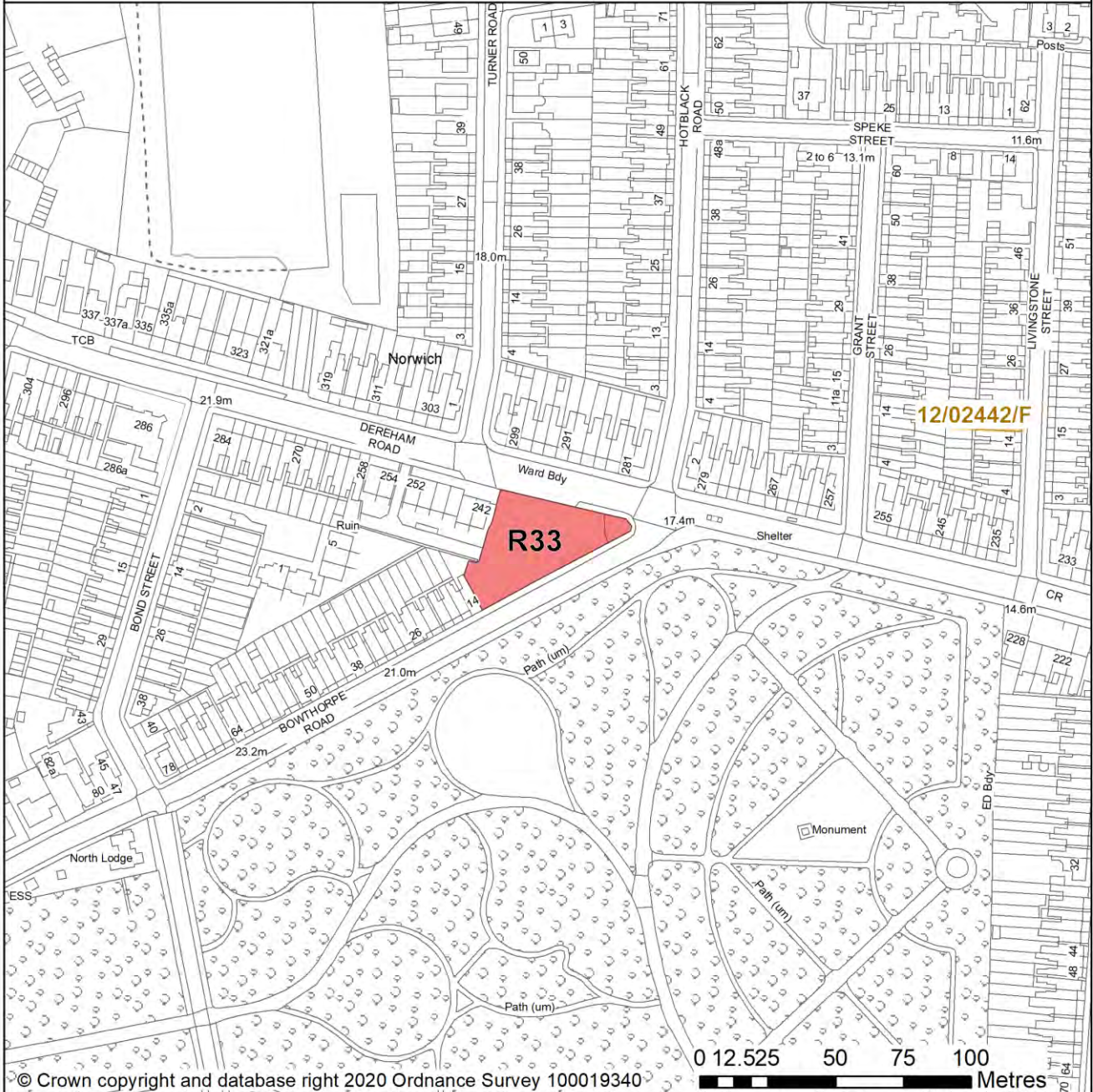
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects its prominent landmark location on a road junction and enhances the setting of the adjoining Earlham Cemetery;
2. Development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents, including adequate amenity space and mitigation of the impact of road traffic noise.
3. Car free or low-car development in accordance with Policy 2 is acceptable in this location adjacent to the planning mobility hub at the junction of Dereham Road and Hotblack Road.
4. Vehicular access, if provided, should take account of the proximity of the traffic light-controlled junction.
5. Heritage interpretation will be required reflecting the previous use of the site.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R33
 LOCATION: Site of former Earl of Leicester Public House, 238 Dereham Road
 ALLOCATION: Residential development (10 dwellings)
 SITE AREA: 0.14 ha



Housing Allocation



Parish Boundary



Commitment*

Scale at A4:

1:2,000

N



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R36: Mile Cross Depot

- 2.345 The site was allocated in the previous Local Plan for a mixed-use development of up to 75 homes and employment uses. Current aspirations on this Council-owned site are to deliver a residential-led scheme with a substantially increased number of homes, alongside associated community uses. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. As an existing allocation it has been considered in the calculation of the housing requirement.
- 2.346 The former City Care Depot site is located in the west of the city and is 3.65 hectares in size.
- 2.347 The site was previously used as a council depot and was used for a variety of uses in conjunction with that use. It has recently been cleared in preparation for development. The previous uses of the site included offices, vehicle repair workshops and storage.
- 2.348 The site is close to existing residential developments at Valpy Avenue to the north and on the other side of Mile Cross Road. The site is largely flat and the site level rises significantly to the north. The railway path (part of Marriot's Way) runs along the southern boundary of the site which is also a key cycle route and part of the green link network. Adjacent to the site on the far side of the railway path are recycling centres (pending relocation), business buildings and the Gypsy and Traveller site at Swanton Road.
- 2.349 This surrounding area is dominated by a mixture of industrial and residential uses. The industrial areas are however fragmented and are increasingly being redeveloped for housing. Mile Cross Road is part of the major road network and is a radial road to the west of the city.
- 2.350 This allocation provides an opportunity to make more efficient use of the former City Care site, providing opportunities for housing development and associated community uses.
- 2.351 The loss of some employment land on the site will be compensated for by the wider regeneration benefits to this part of the city through a comprehensive housing scheme and create enhancements of and better access to green infrastructure within this area.
- 2.352 The development will need to overcome a number of constraints. The site is adjacent to the valley of the River Wensum which is an important environment asset. It is also close to the Sweet Briar Road Meadows which a Site of Special Scientific Interest. Development proposals should be designed to preserve and enhance biodiversity.
- 2.353 There are a number of trees and habitats adjacent to the site which should be protected and enhanced.

- 2.354 The site is partially covered by Flood Zone 2 and is greater than 1 hectare in size; it therefore requires a flood risk assessment and appropriate mitigation measures should be provided as part of the development. Other constraints include possible contamination and possible ground condition issues.
- 2.355 Development proposals must take account of the site's location within the consultation area for the Waste Transfer Station and Household Recycling Centre at Swanton Road, and location within the outer zone of the Health and Safety Executive consultation area for Heigham Waterworks and Bayer Crop Science. Site layout and disposition of uses should reflect this.
- 2.356 The adjacent railway path is a key element of the city's cycling network; the design of development should be permeable, enabling pedestrian / cycle links through the site to connect with the route.
- 2.357 Mile Cross Road is already a busy road and not capable of handling significant increase in traffic from residential development. Access issues need to be addressed as part of a planning application.
- 2.358 The site is likely to accommodate a minimum of 170 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved, dependant on the mix of uses and geological constraints being overcome.

Policy R36

Mile Cross Depot, Norwich (approx. 4.40ha) is allocated for mixed use development with residential and associated community uses. This will accommodate a minimum of 170 homes.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects its prominent location on the edge of the river valley, the setting of the adjoining Mile Cross Conservation Area and the proximity of formal and informal recreational open space;
2. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site.
3. The southern frontage of the site to Marriott's Way should be enhanced and landscape and pedestrian and cycle links provided through the site to link with the existing recreational route;
4. Potential contamination from existing and previous uses on site, potential geological issues and potential impacts of noise and odour generation from the recycling centre on Swanton Road (so long as it is retained) should be assessed and mitigated.
5. Vehicular access should be taken from Mile Cross Road with emergency access and pedestrian/cycle links provided to Valpy Avenue
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partially underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Parts of the site are within the consultation area for a safeguarded Waste management site and Norfolk Minerals and Waste Core Strategy Policy CS16 applies, while the waste site is active.

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R36
 LOCATION: Mile Cross Depot
 ALLOCATION: Mixed Use (170 dwellings)
 SITE AREA: 4.40 ha



- Mixed Use Allocation
- Parish Boundary

Scale at A4:
1:3,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R37: The Norwich Community Hospital site, Bowthorpe Road

2.359 Part of this site was allocated in the previous Local Plan for 80 homes in the expectation that it would be disposed of for development as part of the future rationalisation and redevelopment of the hospital. Although these redevelopment plans are still being progressed, the area of land considered surplus to NHS requirements has been reassessed and part of the original local plan allocation site is now identified for continued healthcare use under proposals since granted outline planning permission. Proposals for redevelopment of the main part of the hospital site make provision for key worker housing and housing for older people which is expected to address part of the housing need originally to have been met from the development of the local plan allocation site. The site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated on a larger boundary for a mix of uses including residential development which will be subject to review depending on evidence of needs provided by the NHS Trust. As an existing allocation it has been considered in the calculation of the housing requirement.

2.360 The site is likely to accommodate at least 80 homes.

Policy R37

The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.30 ha) is allocated for hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes.

The development will achieve the following site-specific requirements:

1. Development should be approached in the context of a comprehensive masterplan for the Norwich Community Hospital site and should be consistent with and complementary to mixed use redevelopment proposals agreed in principle for the existing hospital;
2. Achievement of a high quality, locally distinctive design which reflects the prominent location of the site on the frontage to Bowthorpe Road and the proximity of formal open space and informal recreational open space including Earlham Cemetery and Woodlands Park;
3. Retention of the locally listed Woodlands House;
4. Conserve and enhance the setting of the adjacent Earlham Cemetery grade II Registered Park and Garden and nearby Jewish Mortuary Chapel heritage assets.
5. Provide pedestrian and cycle links between Bowthorpe Road and Dereham Road via the Woodlands Park to the north of the site and to Godric Place
6. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site and the retention and enhancement of existing trees. Biodiversity links between the site and neighbouring green spaces will be protected and enhanced;
7. Site contamination and geotechnical constraints should be assessed and mitigated;
8. The design and configuration of development should have regard to the siting of existing telecommunications equipment on-site.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partially underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

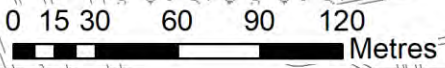
NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R37
LOCATION: The Norwich Community Hospital site, Bowthorpe Road
ALLOCATION: Mixed Use (80 dwellings)
SITE AREA: 5.30 ha



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Scale at A4:
1:2,500

-  Mixed Use Allocation
-  Parish Boundary



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy R38: Three Score, Bowthorpe

2.361 The site was allocated in the previous Local Plan for residential-led mixed-use development and is being developed in accordance with an approved masterplan. The site will deliver approximately 1000 homes as provided for in the outline planning permission. Development of the north-eastern part of the original allocation south of Clover Hill Road is being progressed and is partly complete. The remaining undeveloped phases of Three Score have the potential to deliver approximately 900 homes under current planning consents. Development of the rest of Three Score is expected to take place within the time-period of this Local Plan. The site is re-allocated for residential-led mixed use development including open space. As an existing allocation it has been considered in the calculation of the housing requirement.

2.362 The site is likely to accommodate in the region of 900 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Strategic Allocation

Policy R38

Three Score, Bowthorpe, Norwich (approx. 25.29ha) is allocated for an urban extension including housing, open and play space and associated infrastructure. This will accommodate in the region of 900 homes.

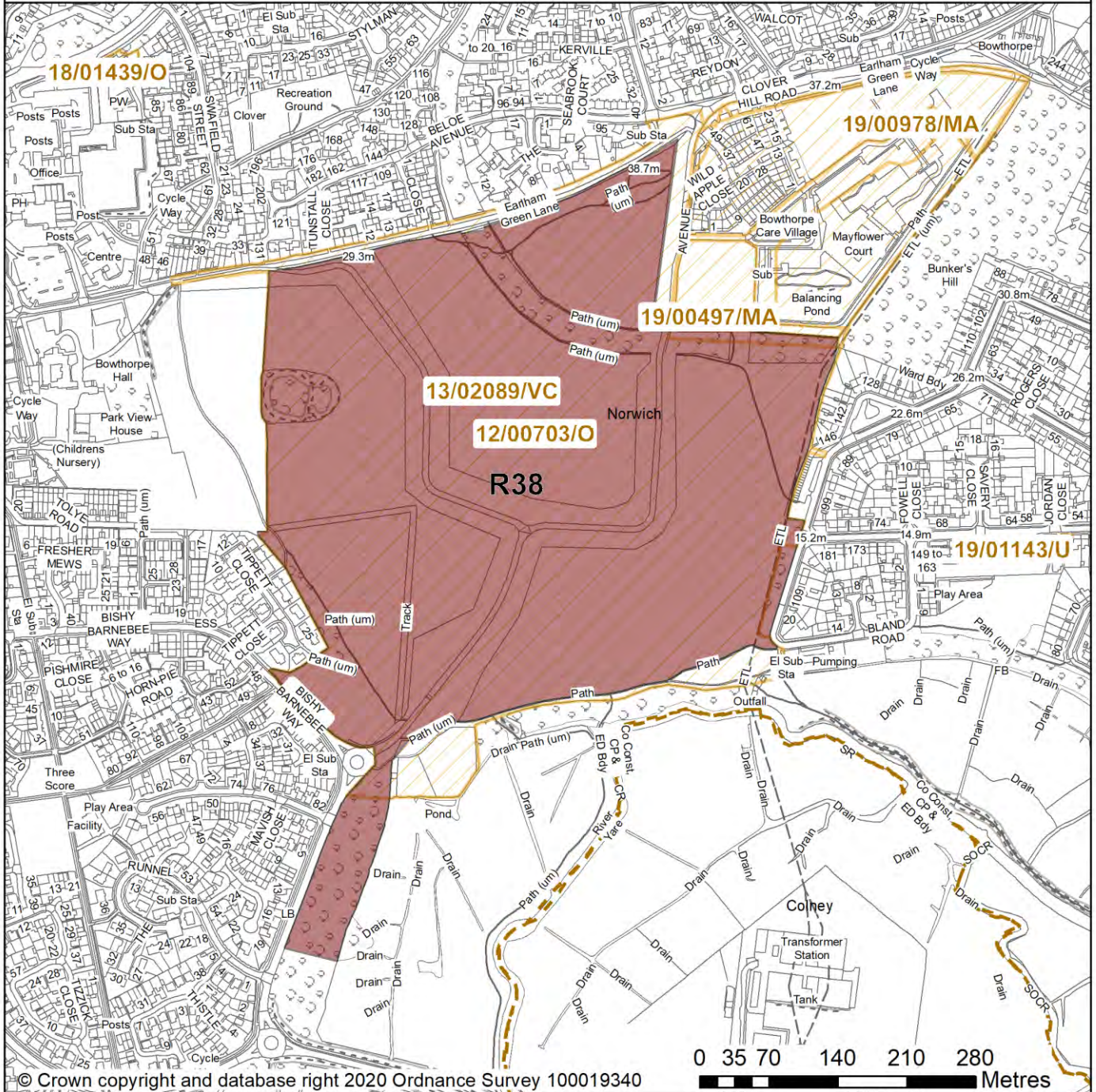
The development will achieve the following site-specific requirements:

1. Be planned as an exemplar development with a distinct character and identity, providing for exceptionally high standards of design, energy efficiency and flood resilience (including addressing identified risks from flooding from rivers and surface water flooding)
2. Provide permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes providing for safe and convenient movement within and between existing and proposed housing areas, the Bowthorpe district centre, the new village centre and the Yare valley and open countryside beyond
3. Make provision for significant areas of recreational and informal open space, play space, green infrastructure (including retained woodland) and enhance ecological networks to support biodiversity and geodiversity
4. Respect the character and distinctiveness of the surrounding area, to improve the setting of Bowthorpe Hall and the surrounding conservation area, preserve the open character of the Yare valley and distinctive landscape of the valley edge, and maintain strategic long views through and beyond the development area

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R38
LOCATION: Three Score, Bowthorpe
ALLOCATION: Mixed Use (900 dwellings)
SITE AREA: 25.29 ha



- Mixed Use Allocation
- Parish Boundary
- Commitment*

Scale at A4:
1:5,500



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy R39: Land adjoining the Enterprise Centre, Earlham Hall

2.363 See GNL0133-B above.

Policy R40: Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia (previously Former Blackdale School))

2.364 See GNL0133-C above

Policy R41: Land between Suffolk Walk and Bluebell Road

2.365 See GNL0133-above

Policy R42: Land west of Bluebell Road, and north of Daisy Hill Court/Coral Court, Westfield View

2.366 The site was allocated in the previous Local Plan and has been partially developed with 62 retirement apartments (20 of them affordable) and 58 supported care units. 50 units (app.ref: 19/00911/F) have recently been recommended for approval by Planning Committee, subject to the completion of a satisfactory legal agreement for phase 2 (1.6ha of the proposed 3.44ha allocation) The principle of development on the remaining phases of the site has already been accepted through the previous local plan allocation which secures public recreational use and long-term maintenance and management of the open space immediately to the north. It is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development for older people. As an existing allocation it has been considered in the calculation of the housing requirement.

2.367 The site is likely to accommodate approximately 100 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy R42

Land west of Bluebell Road, and north of Daisy Hill Court/Coralie Court, Westfield View, Norwich, (approx. 3.40ha) is allocated for residential development for older people (over 55s). This will accommodate approximately 100 homes and/or elderly care accommodation planned as an extension to the existing development.

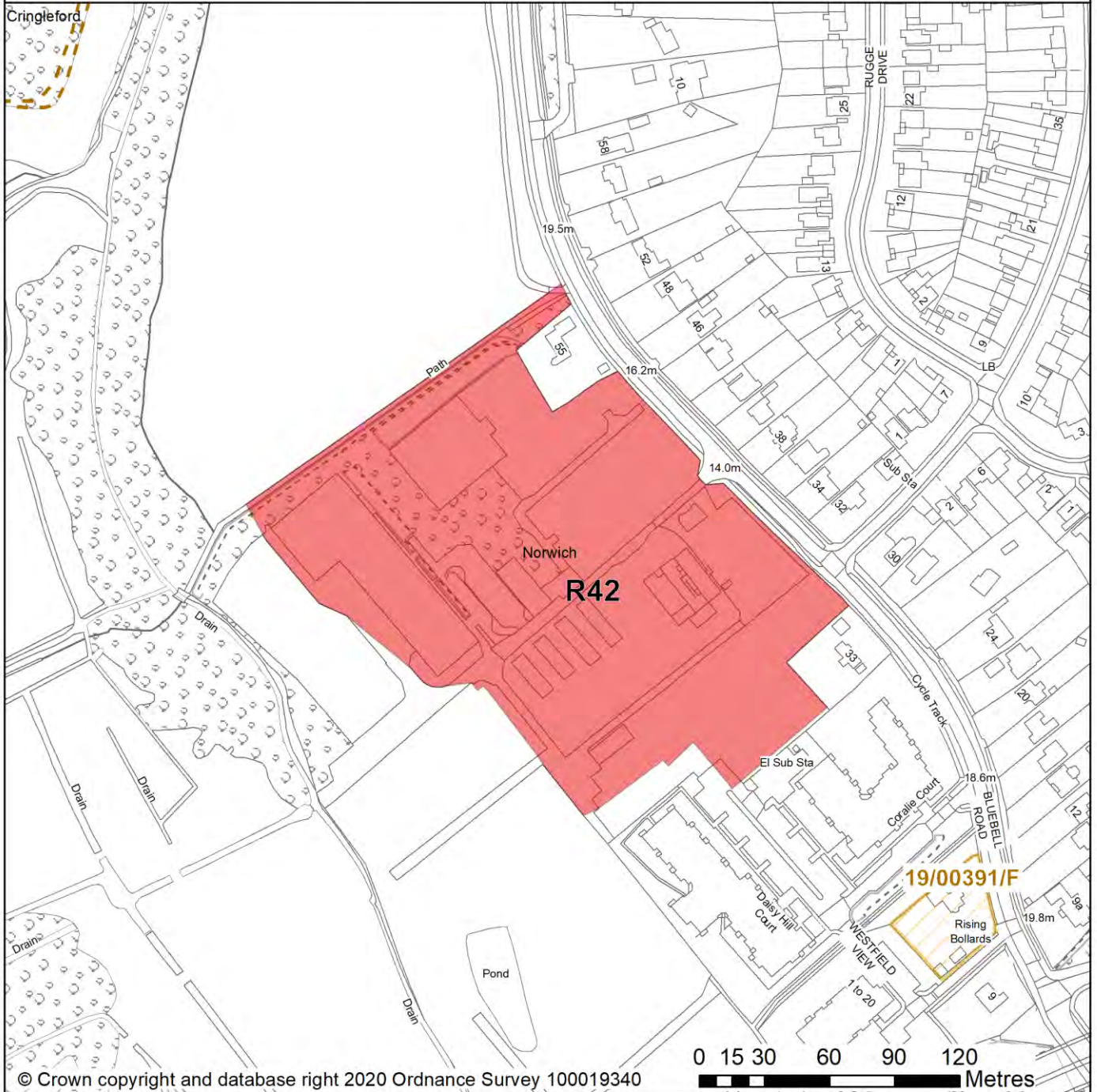
The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects the sensitive and prominent location of the site in the Yare Valley and the adjoining Eaton Conservation Area;
2. Development should minimise impact on the landscape of the Yare Valley and important views from and into the site;
3. Development should deliver improvements to the strategic Yare Valley green infrastructure corridor, securing provision for 17.5 hectares of public open space on land adjoining the site and arrangements for its management and maintenance in perpetuity which will be provided for in the approved masterplan and planning obligations secured through legal agreement as part of the consented development. The public open space will provide improved pedestrian/cycle access to and within the valley, including improvements to the Yare Valley Walk;
4. Protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts;
5. All dwellings should be built to the 'M4(2) Accessible and Adaptable Standard Homes' standard, of which a proportion should be built to M4(3) standard (fully wheelchair accessible).

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R42
LOCATION: Land west of Bluebell Road
ALLOCATION: Residential development (100 dwellings)
SITE AREA: 3.40 ha



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0 15 30 60 90 120 Metres

Scale at A4:
1:2,500

-  Housing Allocation
-  Parish Boundary
-  Commitment*



Date: 05/11/2020

*new and extant permission at 1st April 2020

3. Urban Fringe

- Colney
- Costessey
- Cringleford and Keswick
- Drayton
- Easton and Honingham
- Hellesdon
- Old Catton
- Rackheath
- Sprowston
- Taverham
- Thorpe St Andrew
- Trowse and Bixley

(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)

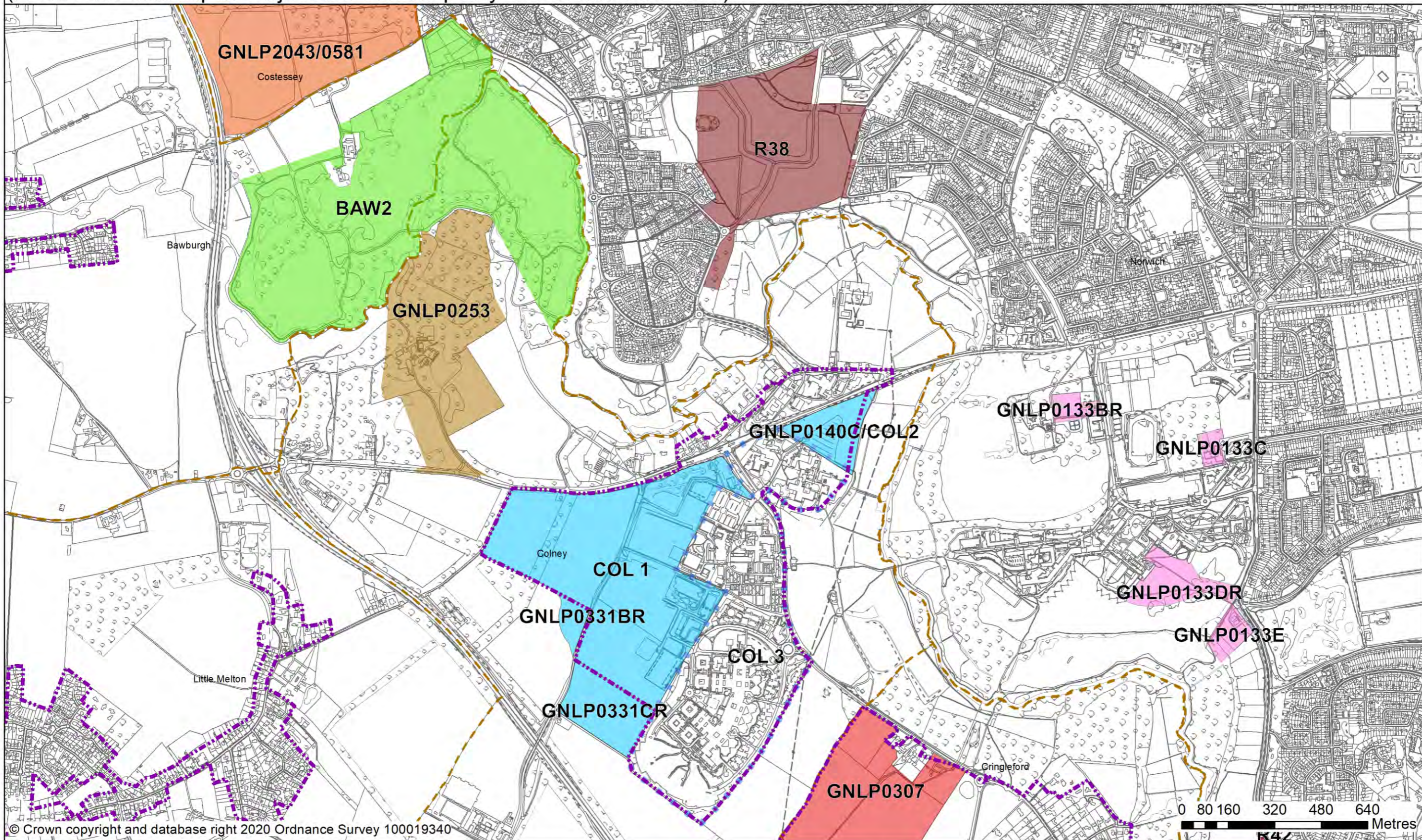
Colney (Strategic Employment Area) and Bawburgh (Country Park)

- 3.1 Colney is a small village, but the parish is a strategic employment location in the urban fringe (Policy 7.1), including parts of the Norwich Research Park (NRP), the Norfolk & Norwich University Hospital (NNUH) and the Spire hospital. Colney is situated on the B1108 close to the A47. The River Yare forms the parish boundary with Norwich City, therefore some areas are prone to fluvial and surface water flood issues and ecological sensitivity. The parish is also partially covered by landscape policies protecting the setting of the A47 Norwich Southern Bypass and the river valley landscape, as well as being a gateway to the city.
- 3.2 The strategic objective is to reinforce the continued growth of the NRP. Whilst the allocations cover land adjacent to the existing NRP institutes and the NNUH, the 'wider NRP' makes reference to the relationship with the adjoining University of East Anglia campus.
- 3.3 The policies limit uses primarily to Use Class E(gii) i.e. research and development, studios, laboratories and high tech, plus hospital related development. Ancillary and complementary uses will also be acceptable, so long as they are supportive of and essential to the core functions of the NRP and remain ancillary. Potential uses include: recuperative and respite care; education and training facilities; conference facilities for knowledge transfer; short stay accommodation; cafes/restaurants; and supporting business infrastructure e.g. legal and banking services. General offices, manufacturing, storage, distribution and other uses not connected with research and development will not be acceptable.
- 3.4 Colney is part of the catchment for Little Melton Primary School, but it is geographically separated from Little Melton by the A47, and consequently market housing potential is likely to be limited. There are no allocations for market housing although there is a total of 4 additional dwellings with planning permission on small sites giving a total deliverable housing commitment for Colney of 4 homes between 2018-2038 (not counting the Colney Hall allocation). There are carried forward allocations for employment and a water based Country Park at Bawburgh as well as a new allocation at Colney Hall where a unique opportunity presents to provide older people's accommodation, as well as showcasing and furthering knowledge and research about well-being in later life.
- 3.5 All Site Allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.


COLNEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Contingency Housing Allocation	 Housing Allocation	 Employment Allocation	 Older People's Accommodation	 Open Space/Leisure Amenity Allocation	 Redevelopment of Existing Uses within Settlement Boundary	 Settlement Boundary
 Mixed Use Allocation	 University Related Allocation				 Parish Boundary	 N Scale at A3: 1:12,000

Date: 11/11/2020

Strategic Employment Allocation

Policy COL 1: Land adjacent to Norwich Research Park (NRP), Colney

3.6 The site was allocated in 2015 as part of the South Norfolk Local Plan. Science park and hospital related uses remain appropriate, and COL 1 is re-allocated as a strategic employment allocation.

Strategic Allocation

Policy COL 1

Land adjacent to Norwich Research Park (NRP), Colney (approx. 38.8 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

The development will be expected to address the following specific matters:

Uses

1. Acceptable uses will be research and development use under Class E (gii) 'research and development' of the Town and Country Planning (Use Classes) Order 2020 (as amended) plus hospital and hospital related uses. Other uses clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable.

Master plan/infrastructure plan

2. Provision of a masterplan (having regard to the masterplan associated with planning permission 2012/1880, as appropriate), that includes: phasing in relation to the delivery of infrastructure and integration with existing uses; provision of high-quality buildings and spaces; and a landscape strategy and green infrastructure plan.
3. The masterplan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below.
4. Proposals for smaller sites within the overall allocation should accord with the principals of any agreed masterplan and infrastructure plan.

Continued...

Design and Landscape

1. Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP.
2. Exemplar sustainable development, achieving at least BREEAM 'very good' standard for new construction.
3. Development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape.
4. Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping.
5. Any development must conserve and enhance the significance of the Old Hall and its wall and the Rectory, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.

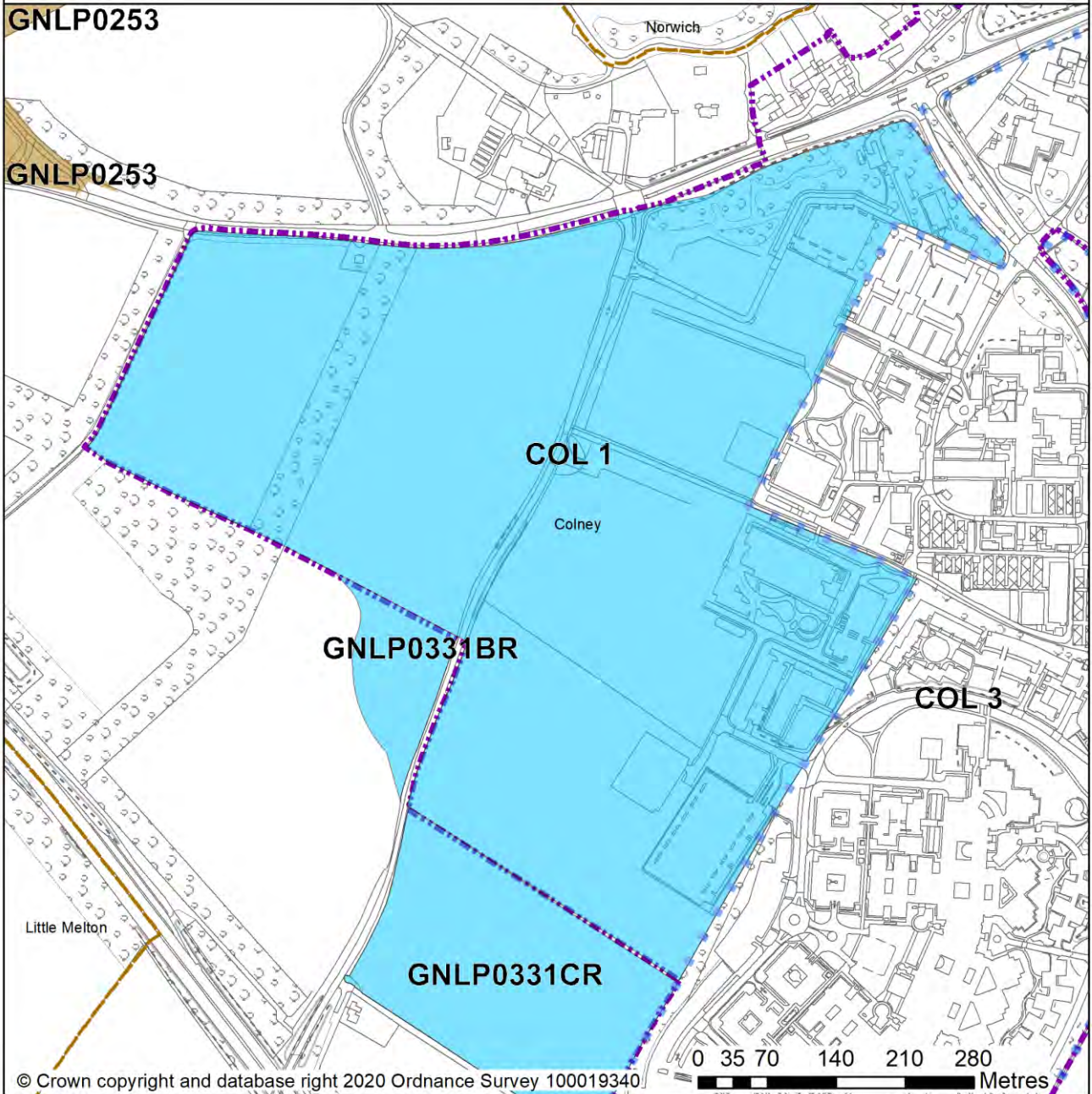
Constraints

6. Site specific flood risk assessments.
7. Layout to take account of water main and sewers crossing the site;
8. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL1
 LOCATION: Land adjacent to Norwich Research Park (NRP)
 ALLOCATION: Extension to NRP, principally E(g)(ii)
 SITE AREA: 38.8 ha



- Employment Allocation
- Older People's Accommodation
- Redevelopment of Existing Uses within
- Settlement Boundary
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:5,500



Date: 02/11/2020

*new and extant permission at 1st April 2020

Policy GNL0331BR: South of Norwich Research Park extension, Colney

3.7 This site is allocated for employment use and allows additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the 2015 South Norfolk Local Plan (allocation reference COL 1).

Policy GNL0331BR

South of Norwich Research Park extension, (1.26 ha), for a Class E (gii) Science Park development, of the Town and Country Planning (Use Classes) Order 2020 (as amended) hospital expansion and other proposals ancillary and complementary to these main uses.

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.

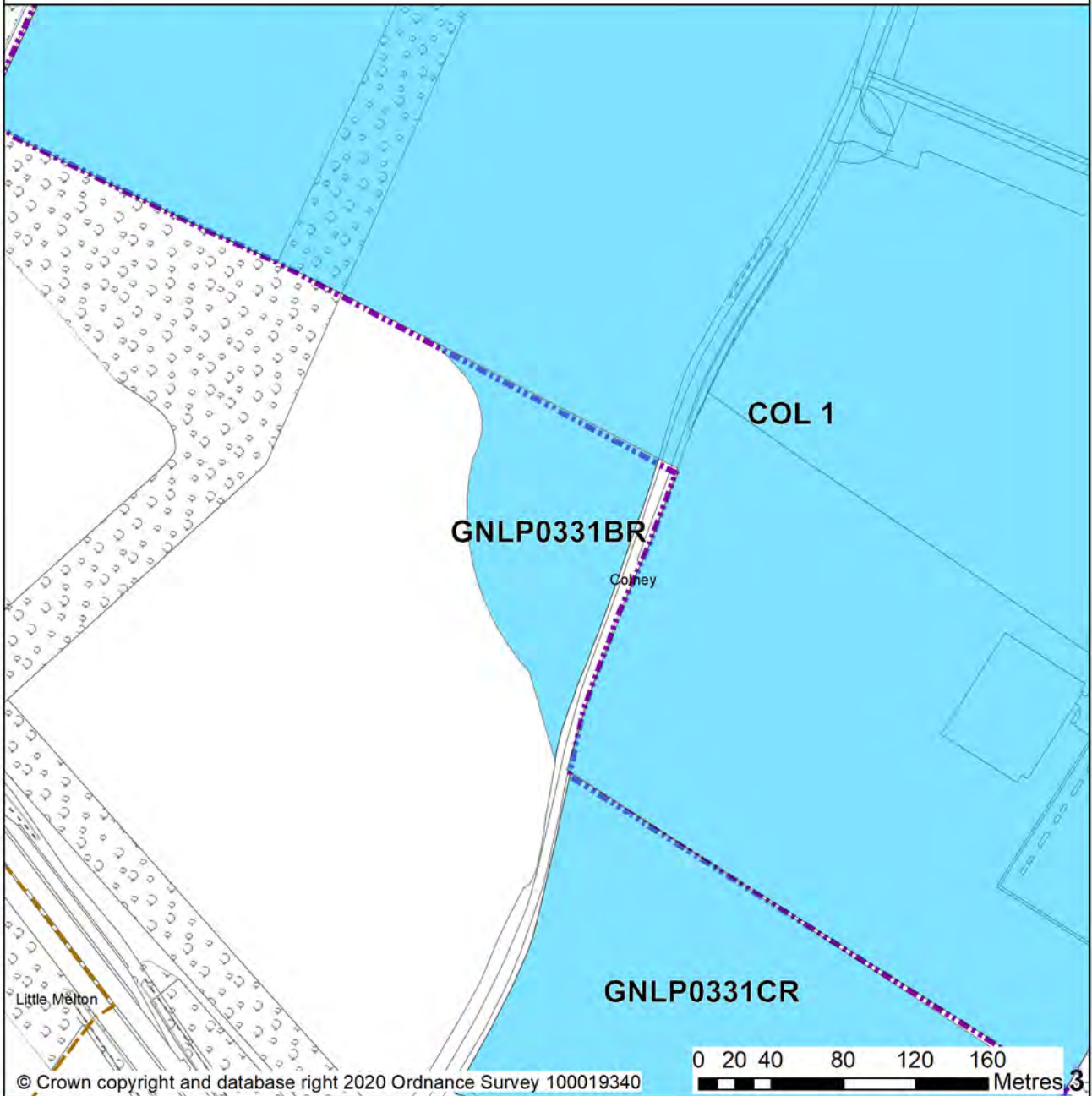
The development will include the following specific matters:

1. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0331BR
 LOCATION: South of NRP extension
 ALLOCATION: Employment
 SITE AREA: 1.26 ha



	Employment Allocation		Settlement Boundary
	Redevelopment of Existing Uses within Settlement Boundary		Parish Boundary

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Scale at A4: 1:3,000

N

Date: 02/11/2020

Policy GNLP0331CR: South of Norwich Research Park extension, Colney

- 3.8 This site is allocated for employment use and allows additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the 2015 South Norfolk Local Plan (allocation reference COL 1).

Policy GNLP0331CR

South of Norwich Research Park extension, (5.59 ha), for E(gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.

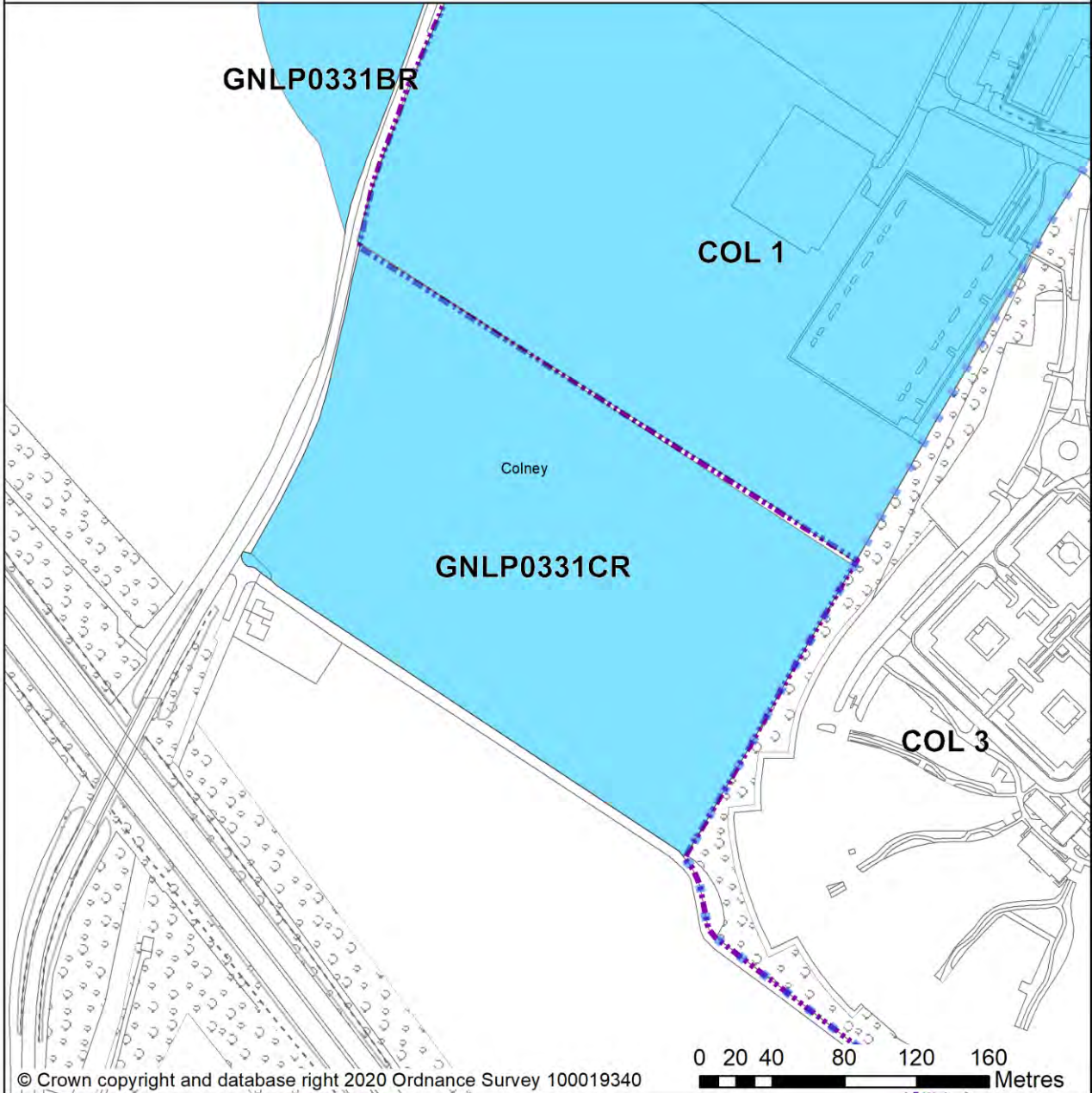
The development will include the following specific matters:

1. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0331CR
 LOCATION: South of NRP extension
 ALLOCATION: Employment
 SITE AREA: 5.59 ha



- Employment Allocation
- Settlement Boundary
- Parish Boundary
- Redevelopment of Existing Uses within Settlement Boundary

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy COL 2 (GNLP0140C): Land rear/east of Institute of Food Research (IFR), Colney

3.9 This site is the same as existing allocation COL2 from the 2015 South Norfolk Local Plan. COL2 is allocated for science park development, hospital expansion or other development which would complement these uses. Site GNLP0140-C seeks to maintain this allocation for these uses in the new local plan to 2038.

Policy COL 2 / GNLP0140C

Land rear/east of Institute of Food Research (IFR), Colney (approx. 4.24 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1

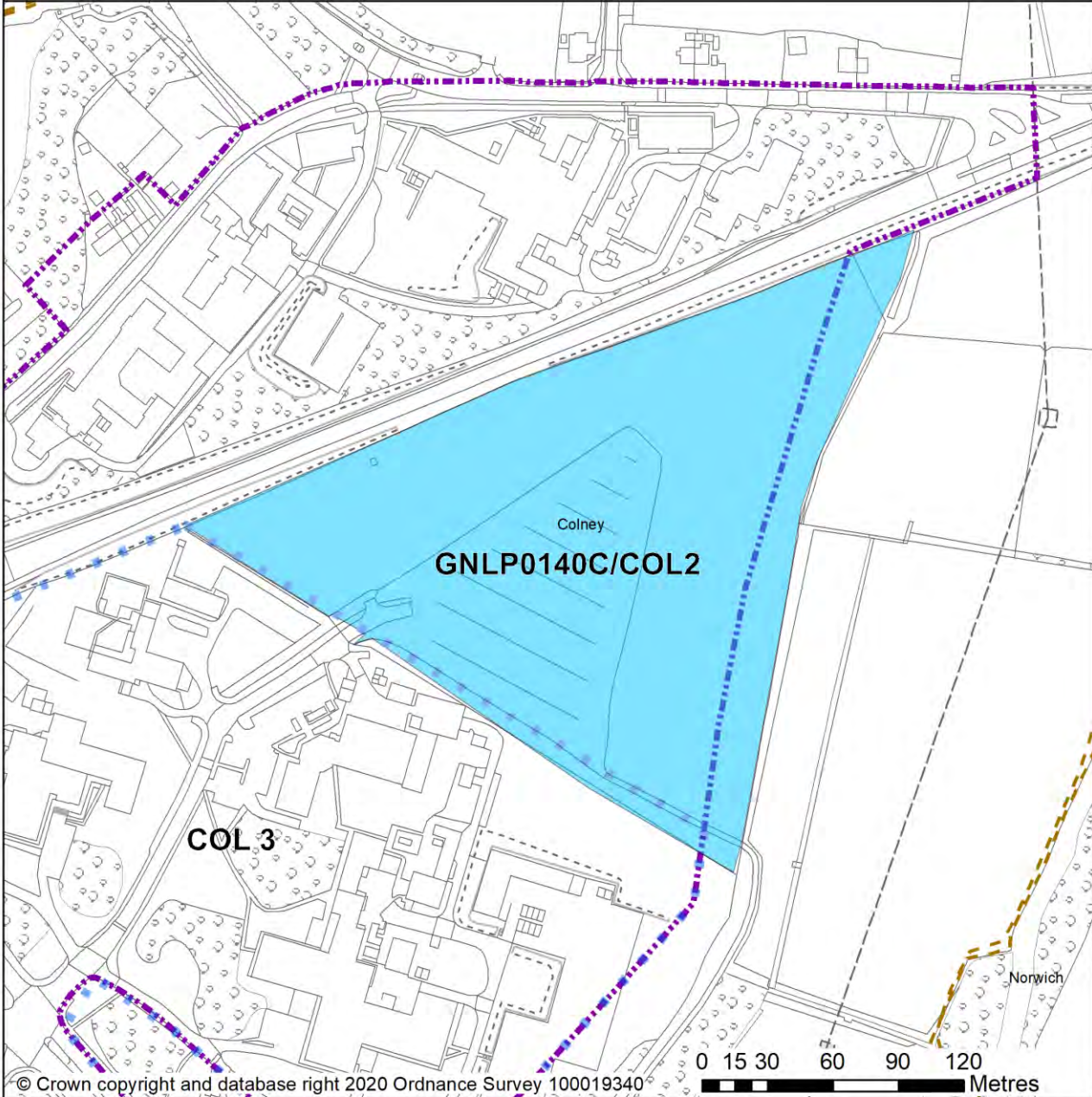
The development will be expected to address the following specific matters:

1. Any development must conserve and enhance the significance of nearby heritage assets including Earlham Conservation Area and associated listed buildings to the west, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.
2. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: COL2/GNLP0140C
LOCATION: Land rear/east of Institute of Food Research
ALLOCATION: (IFR) extension to IFP, principally E(g)(ii)
SITE AREA: 4.24 ha



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0 15 30 60 90 120 Metres

Scale at A4:
1:2,500

-  Employment Allocation
-  Settlement Boundary
-  Redevelopment of Existing Uses within Settlement Boundary
-  Parish Boundary



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy COL 3: Redevelopment of existing hospital and science park uses within the Colney Development Boundary

3.10 The Colney development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Retention of the development boundary and Policy to guide the uses permitted is considered justified. Policy COL 3 protects the science and hospital activities in this location and ensures the range of uses taking place at Norwich Research Park are compatible with each other.

Policy COL 3

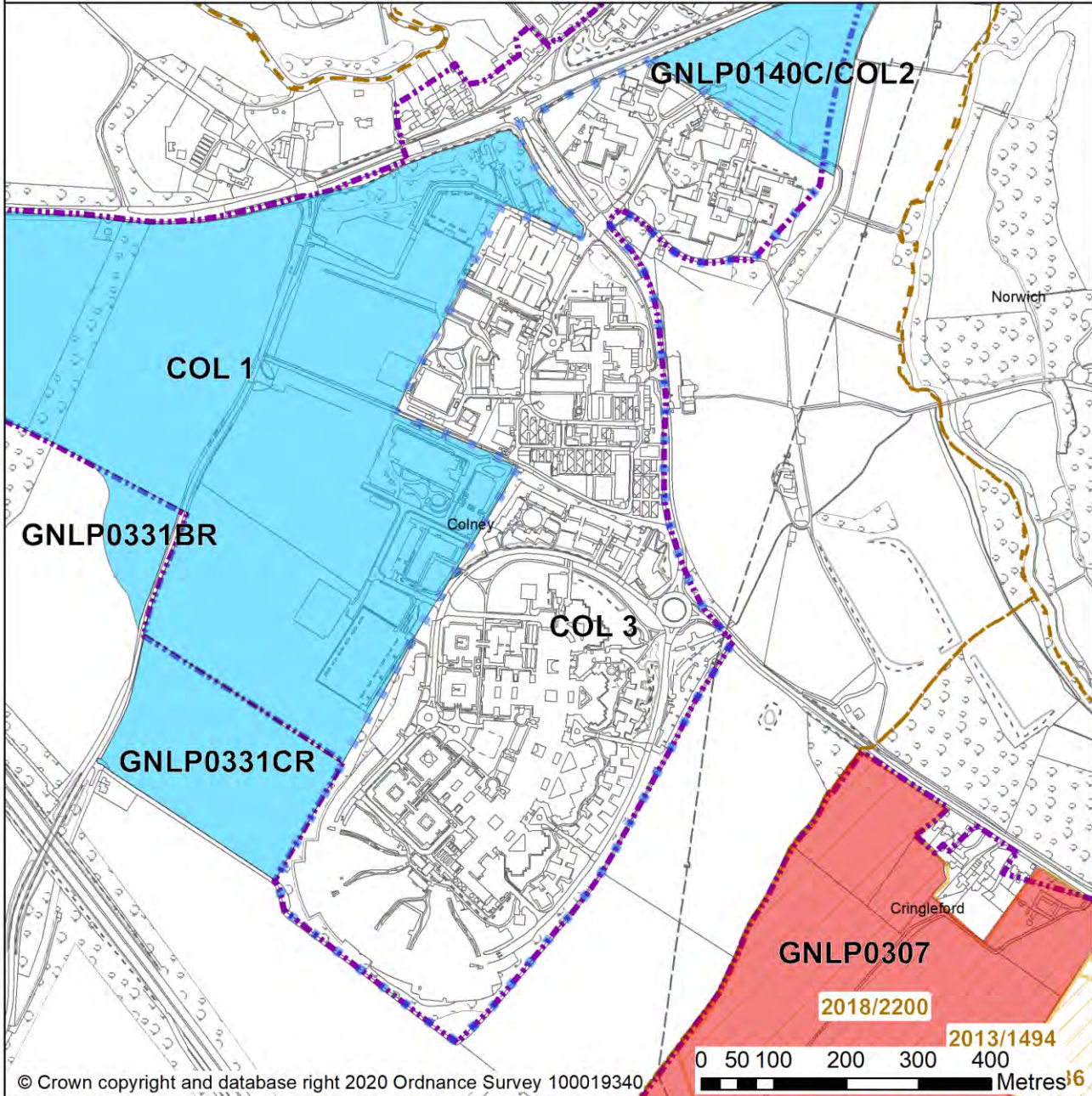
Redevelopment of existing hospital and science park uses within the Colney Development Boundary, Colney


Any proposed redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in Policy COL 1, to the extent that is proportionate to the scale and nature of the proposal.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL3
 LOCATION: Norwich Research Park
 ALLOCATION: Redevelopment of existing uses within Settlement Boundary
 SITE AREA: 44.32 ha



- | | | | | | |
|---|-----------------------|---|---|---|-----------------|
|  | Housing Allocation |  | Redevelopment of Existing Uses within Settlement Boundary |  | Commitment* |
|  | Employment Allocation |  | Settlement Boundary |  | Parish Boundary |
| | |  | Settlement Boundary | | |

Scale at A4:
1:7,500

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

New allocations

Policy GNLP0253: Colney Hall, Watton Road, Colney

- 3.11 This allocation at Colney Hall is made for the unique opportunity it presents. Providing specialist older people's accommodation, as well as showcasing and furthering knowledge and research about wellbeing in later life. The Colney Hall location has been chosen to take advantage of its proximity to the nearby university research and healthcare facilities. The allocation is specifically made so as to secure a residential-led development for older people that is supplemented by related university research space and healthcare facilities.
- 3.12 To address the difficulties of the site's edge of settlement location, development is contingent on a transport assessment and implementation of any agreed improvement measures. These are likely to include a new junction along the B1108, as well as extra pedestrian and cycle connections to existing facilities. In addition, development will need to be guided by a masterplanning exercise to address the sensitive heritage and ecological characteristics of the site. Continuous engagement with local people and interested groups will be essential so that the development is fully integrated with the wider community.

Policy GNLP0253

Colney Hall, Watton Road, Colney (approx. 24.99 ha) is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii), and healthcare facilities D1. The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.

The development will include the following specific matters:

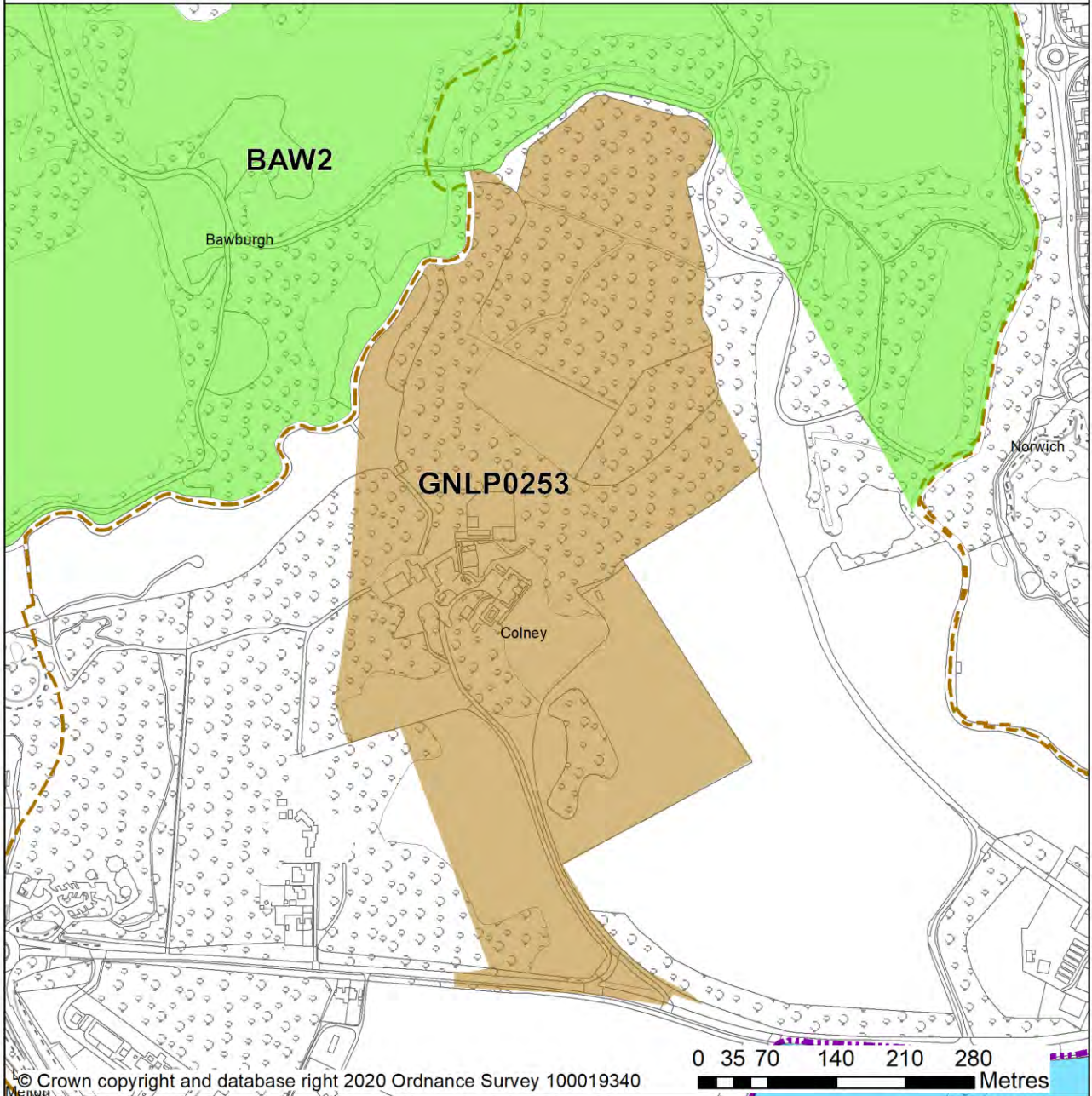
1. A masterplan for the whole site. Comprising a mix of uses that is majority C2 but includes research E(gii) and healthcare D1 facilities to make the development exceptional for wellbeing in later life. The layout of the development will need to retain the significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space.
2. A transport assessment with the implementation of any agreed highway mitigation measures.
3. Site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility.
4. Sensitive conversion of the Grade II listed Colney Hall and its gardens.
5. Consideration to protecting the distinctive characteristics of the River Yare valley.
6. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
7. A site-specific flood risk assessment is required.
8. A site-specific ecological survey is required.






Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation maybe required due to former landfill site.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0253
LOCATION: Colney Hall, Watton Road
ALLOCATION: Specialist housing for older people and other uses (see policy)
SITE AREA: 24.99 ha



-  Employment Allocation
-  Open Space/Leisure Amenity Allocation
-  Older People's Accommodation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:
1:5,500



Date: 02/11/2020

*new and extant permission at 1st April 2020

Existing allocations to be carried forward

Policy BAW 2: Bawburgh and Colney Lakes

3.13 This site was allocated in the 2015 South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan to 2038.

Policy BAW2

Bawburgh and Colney Lakes (approx. 73.5ha) is allocated for a water-based country park.

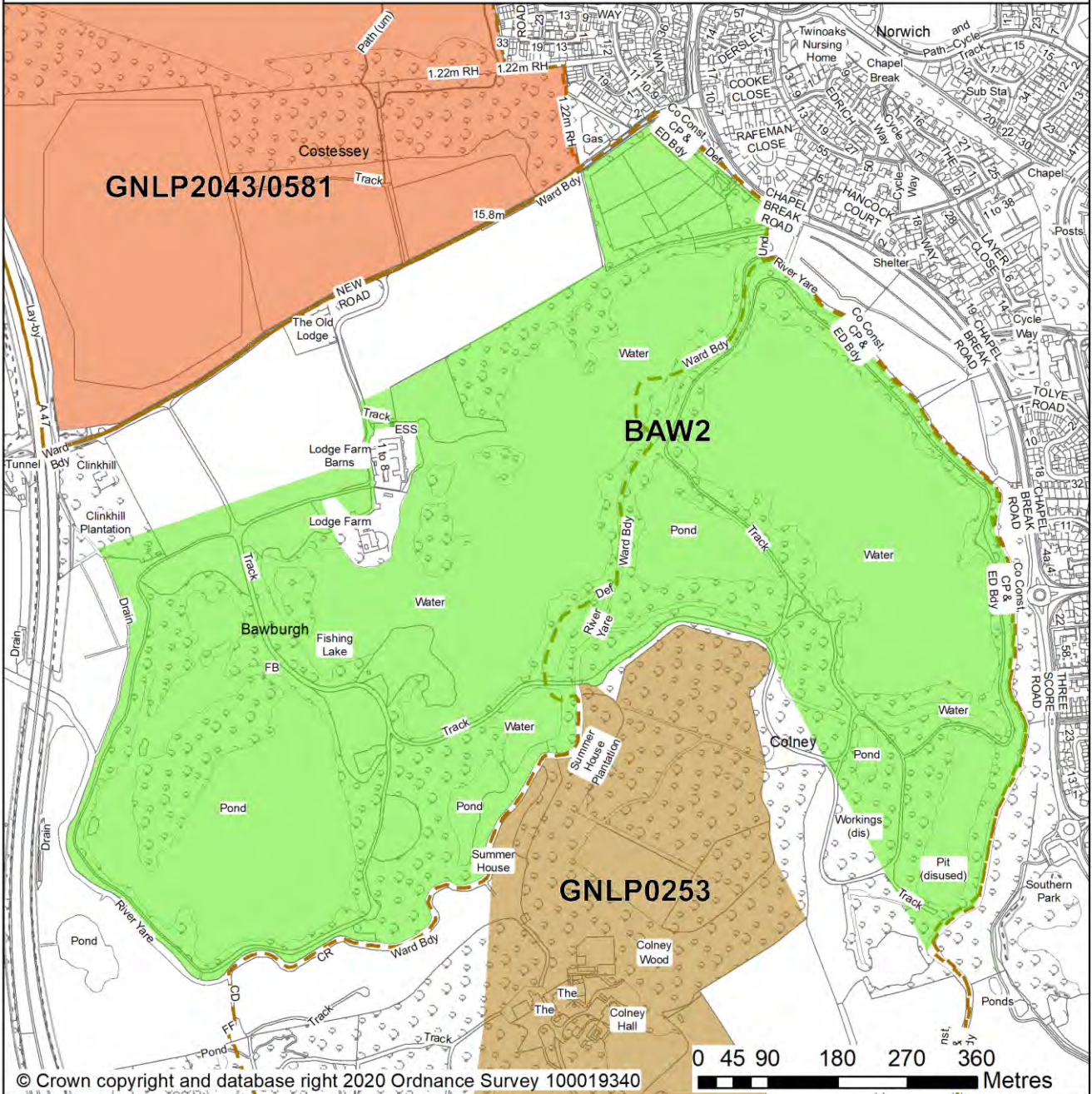
The development will be expected to address the following specific matters:

1. Public access to be provided;
2. Footpath and cycle link with access for major residential developments at various points of entry to be agreed with the local Highways Authority;
3. A conservation management plan should be delivered to protect species and agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance. Proposals will need to ensure that the ecological value of the County Wildlife site is retained and enhanced in areas to be opened up to the public.

BAWBURGH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BAW2
 LOCATION: Bawburgh and Colney Lakes
 ALLOCATION: Water Based Country Park
 SITE AREA: 73.5 ha



- | | | | |
|---|--------------------------------|---|---------------------------------------|
|  | Contingency Housing Allocation |  | Open Space/Leisure Amenity Allocation |
|  | Older People's Accommodation |  | Parish Boundary |

Scale at A4:
1:7,000



Date: 11/11/2020

*new and extant permission at 1st April 2020

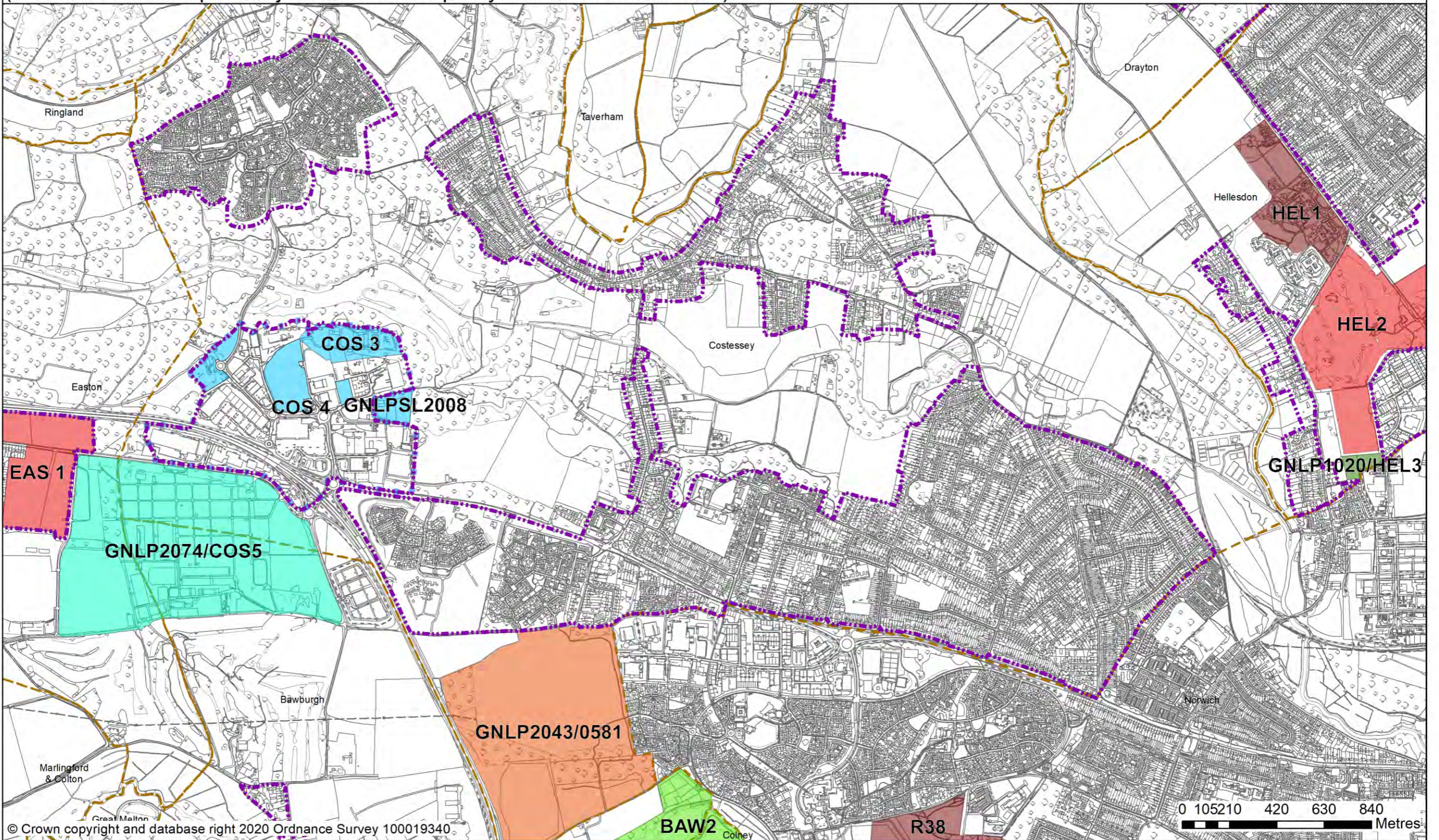
Costessey











- 3.14 Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater. Costessey is identified as an urban fringe parish under Policy 7.1 and includes a number of distinct areas. The valley of the River Tud divides Old Costessey and Queens Hills from New Costessey, helping maintain the separate identities of these settlements. Old Costessey has a strong historic character with Conservation Areas covering key areas and features. Narrow streets and historic buildings edging the road limit the potential to accommodate extra traffic.
- 3.15 To the north the River Wensum is a designated Special Area of Conservation (SAC) and contains a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites (CWS). Areas of tree belt characterise the landscape and notable parcels of woodland within the settlement limits are protected as Important Spaces through Development Management policies. Continued suburbanisation is a potential threat to the character of these valleys. There is a wide range of local services within the parish, including three primary schools and a secondary school. Public transport, via the Dereham Road, means a 25-50 minute journey time into Norwich City Centre.
- 3.16 There are no sites allocated for development in this plan. However, there is one site identified as a contingency for 800 new homes. Release of this site as an allocation depends on a "trigger point" detailed in this plan. There are no carried forward allocations but a total of 529 additional dwellings with planning permission on small sites and existing allocations. This gives a total deliverable housing commitment for Costessey of 529 homes between 2018 – 2038.
- 3.17 All allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

COSTESSEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



 Housing Allocation	 Employment Allocation	 Burial Ground Allocation	 Redevelopment of Existing Uses within Settlement Boundary	 Showground Specific Policy	 Parish Boundary
 Mixed Use Allocation	 Contingency Housing Allocation	 Open Space/Leisure Amenity Allocation	 Settlement Boundary		

Scale at A3:
1:15,500
Date: 19/11/2020

Strategic Employment Allocation

Policy COS3/GNLPSL2008: Longwater Employment Area, Costessey

3.18 This site was allocated in the 2015 South Norfolk Local Plan and employment uses in this location remain appropriate. The site is re-allocated with additional land promoted as GNLPSL2008 which will be incorporated within the settlement boundary..

Strategic Allocation

Policy COS 3/ GNLPSL2008

Longwater Employment Area, Costessey (approx. 15.29 ha) is allocated for Employment uses.

The development will be expected to address the following specific matters:

Uses

1. Principally for E(g) Use Class (2020) employment uses.
2. Other employment uses that are not identified as main town centre uses in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

Transport

3. Appropriate and proportionate contributions to short, medium and long-term improvements to the A47 Longwater Junction to ensure that capacity does not become a constraint on development.
4. Proportionate contributions to public transport improvements on the Dereham Road corridor and other public transport enhancements in accordance with the latest version of the Transport for Norwich implementation plan.
5. Safe and convenient pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queens Hill, New Costessey and Easton.

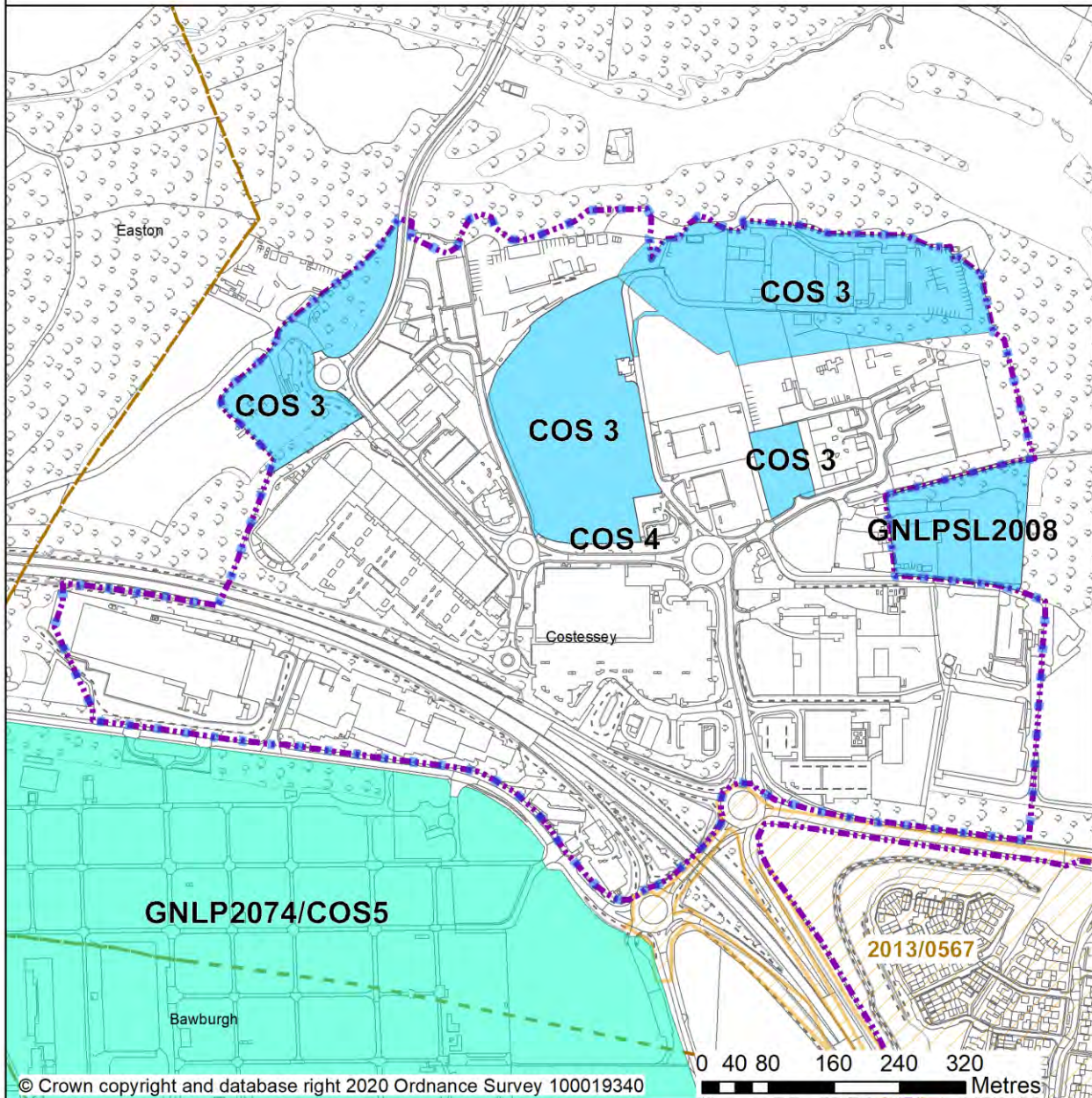
Constraints

6. Wastewater infrastructure capacity must be confirmed prior to development taking place.
7. Protection of Long Dale County Wildlife Site to the north of Employment Area.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources and is within a minerals and waste consultation area. The benefits of extracting the minerals, if feasible, will be taken into consideration and developers will need to consult Norfolk County Council (Minerals and Waste) as part of any future applications on the site.

COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COS3/GNLPSL2008
 LOCATION: Longwater Employment Area
 ALLOCATION: Employment uses
 SITE AREA: 15.29 ha



- Employment Allocation
- Showground Specific Policy
- Parish Boundary
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary
- Settlement Boundary
- Commitment*

Scale at A4:
1:6,600



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy COS4: Redevelopment of existing uses within the Costessey Longwater Development Boundary

3.19 The Longwater Employment Area development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Retention of the development boundary and Policy to guide the uses permitted is considered justified. Policy COS 4 protects the commercial activities in this location and ensures the range of uses taking place at Longwater are compatible with each other.

Policy COS 4

Redevelopment of existing uses within the Costessey Longwater Development Boundary, Costessey.

Within the Costessey Longwater Development Boundary proposals for the redevelopment or change of use of existing employment, retail, commercial and leisure uses will demonstrate that retention of the site for the same or similar uses has been fully explored without success. This would involve:

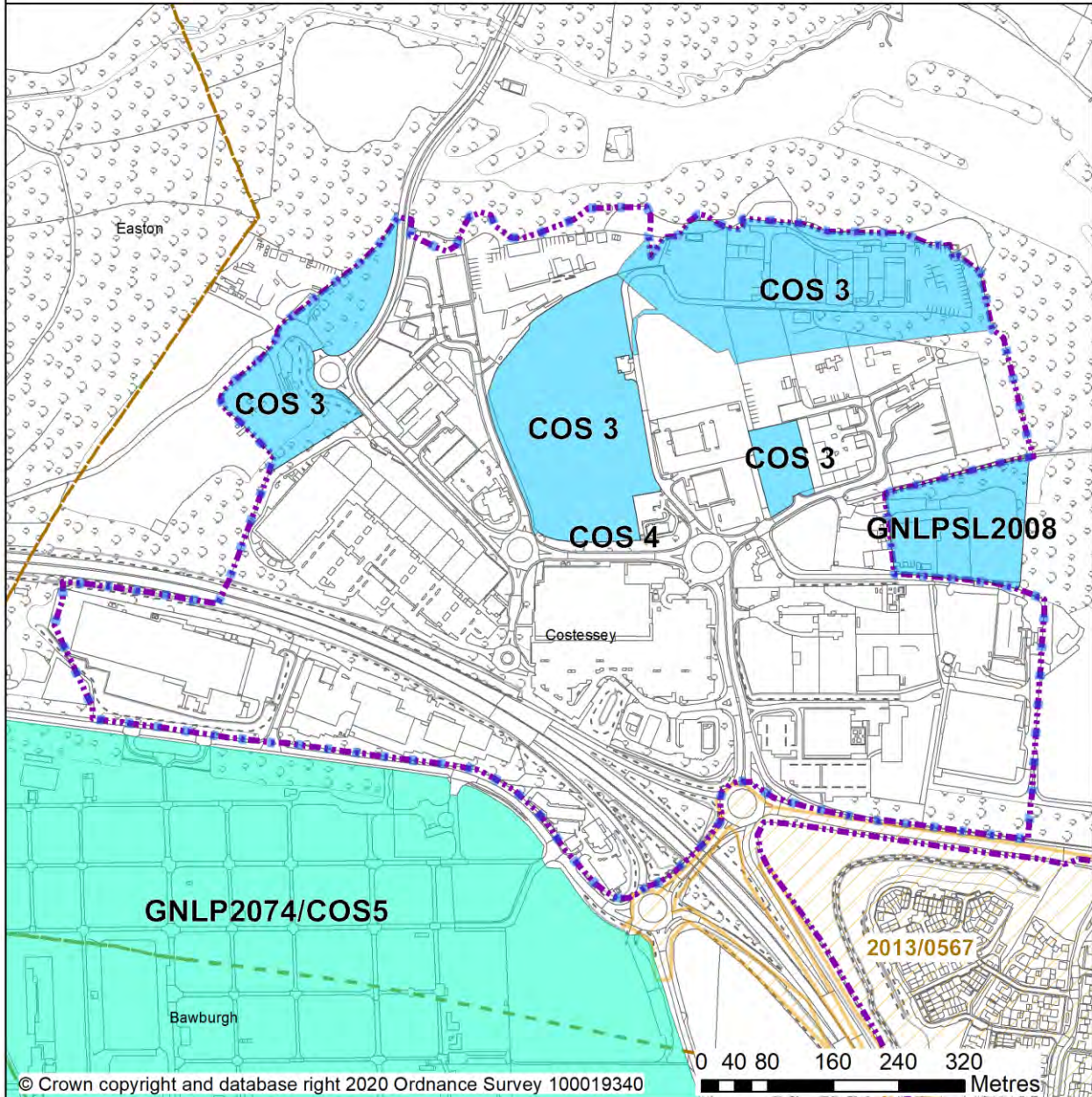
1. Six months marketing for the permitted and similar uses, using an appropriate agent; and
2. Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable on the advice of an independent assessor; or
3. It can be demonstrated that the area is already adequately served for the type of use to be lost.







Where this has been demonstrated, sites within Costessey, Longwater Development Boundary, will be considered positively for E(g) employment uses or other employment uses ancillary and complementary to the strategic employment function of the area where they are not defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.


COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COS4
 LOCATION: Costessey Settlement Boundary
 ALLOCATION: Redevelopment of existing uses within settlement boundary



	Employment Allocation		Showground Specific Policy		Parish Boundary	Scale at A4: 1:6,600
	Redevelopment of Existing Uses within Settlement Boundary		Settlement Boundary		Commitment*	

N

 Date: 02/11/2020

*new and extant permission at 1st April 2020

New allocations

3.20 There are no new allocations however site GNLP2043/0581 is proposed as a contingency allocation should additional housing be required over the plan period as referenced by the trigger point detailed in the site Policy.

3.21 Please see separate section at the end of the plan for the contingency site Policy.

Existing allocations to be carried forward

Policy COS5/GNLP2074: Royal Norfolk Showground, Costessey

3.22 Recognising that the Norfolk Showground has a need to support its role as a major visitor attraction and events location, and that it is located within and supports the Food Enterprise Zone, it is proposed to alter the existing showground Policy to permit small scale food, dining and leisure-led development that also helps meet the needs of local residents who live in the immediate area.

3.23 Appropriate pedestrian and cycle access including across the A47 will be required to ensure that the centre is easily accessible and provides local facilities.

Policy COS 5/GNLP2074

Royal Norfolk Showground, Costessey

Planning applications for the use of the identified area for leisure, tourism, recreation, arts and exhibition uses will be considered positively provided that:

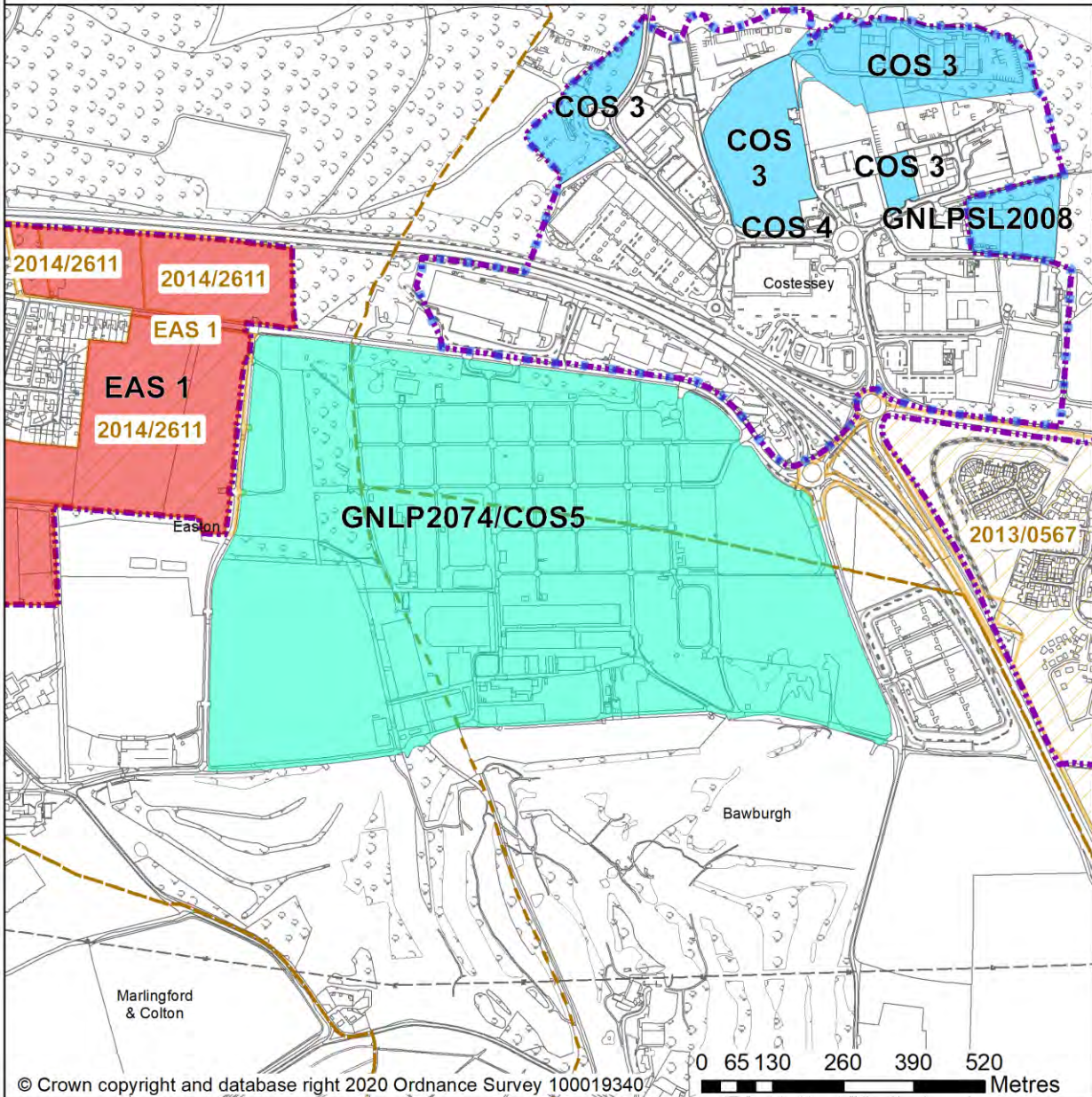
1. The open character of the site is retained, including the impact of ancillary uses such as car parking.
2. Any new buildings and extensions are required to support the main functions of the Showground.
3. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a) any noise or vibration likely to be generated, including from motorised sports or flying; and,
 - b) any light which could have an impact beyond the site itself.
4. Highways and transport improvements are agreed with Norfolk County Council and, where appropriate, the Highways Agency, to be proportionate to the form and scale of development and includes pedestrian and cycle access across the A47.
5. Wastewater infrastructure capacity must be confirmed prior to development taking place.









Small scale Food retail, including an anchor unit selling a significant proportion of locally produced goods; café/restaurant/public house uses; and other leisure and service uses, to serve the wider function of the showground will also be considered.

COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COS5/GNLP2074
 LOCATION: Royal Norfolk Showground
 ALLOCATION: Leisure, tourism, recreation, arts and exhibition



	Housing Allocation		Redevelopment of Existing Uses within Settlement Boundary		Settlement Boundary	Scale at A4: 1:10,000	
	Employment Allocation		Showground Specific Policy		Commitment*		N 
					Parish Boundary		

*new and extant permission at 1st April 2020

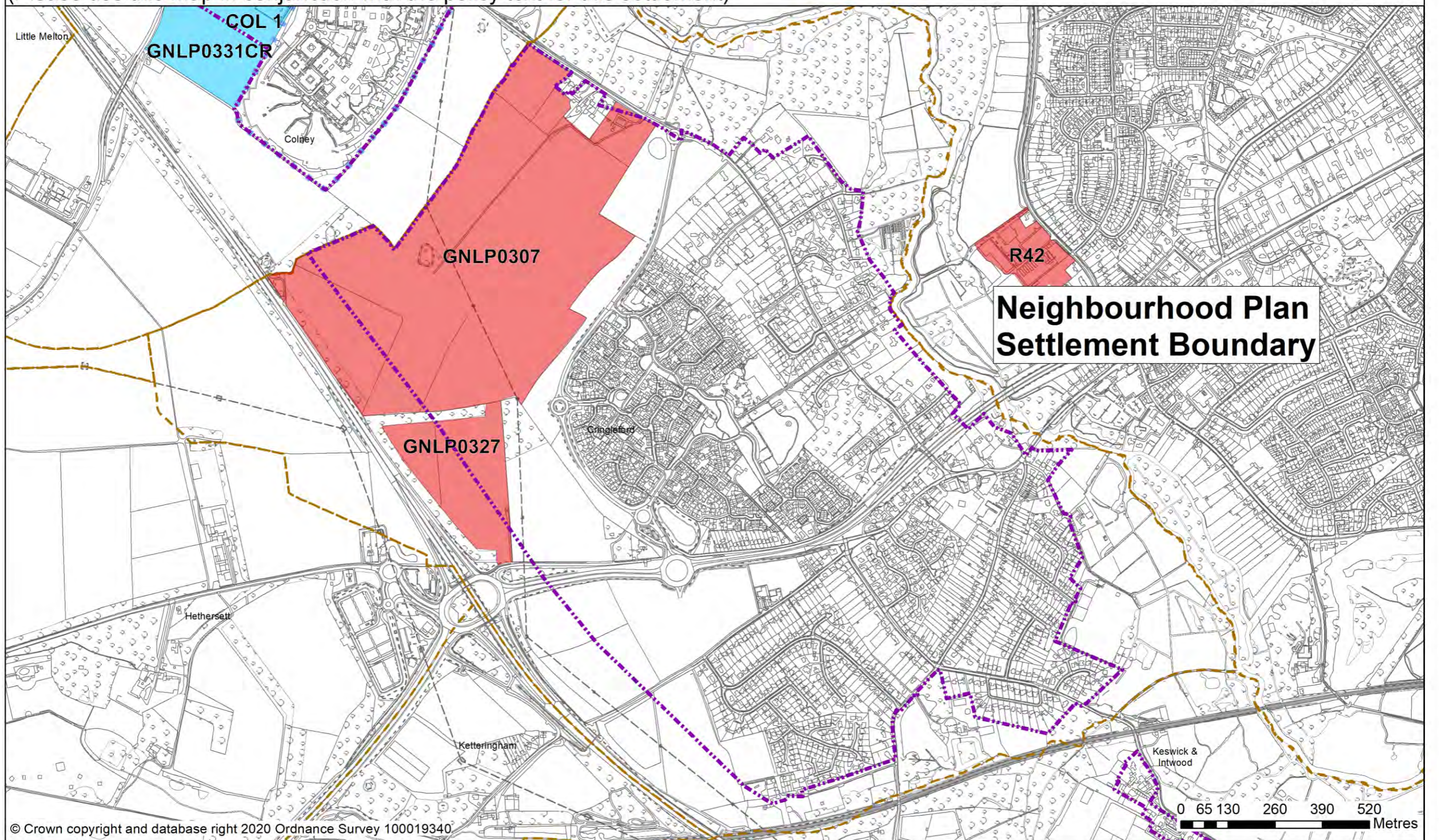
Cringleford (Including employment allocation at Keswick)

- 3.24 Cringleford is identified as an urban fringe parish under Policy 7.1. There are good links to the University of East Anglia, Norfolk & Norwich University Hospital, and the Norwich Research Park. Major development is underway in the parish, with significant commitments as yet unbuilt. Amongst the facilities in Cringleford are a doctors surgery, primary school, shops and community buildings. An additional primary school is planned as part of the currently committed development. The A11/Newmarket Road runs through the parish, joining at Thickthorn with the A47, to the west. To the east, the parish's boundary is formed by the River Yare valley. There are some areas of fluvial and surface water flooding risk and the parish also contains a few County Wildlife Sites. Cringleford has had a Neighbourhood Plan in place since February 2014 covering 2013-2026.
- 3.25 There are no new site allocations identified in Cringleford. However, there is one carried forward allocation for housing from the Neighbourhood Plan (for 1300 homes, with an uplift of 410 additional homes covering a wider area) and a total of 61 additional dwellings with planning permission. This gives a total deliverable housing commitment for Cringleford of 1,771 homes between 2018 – 2038. There is also a carried forward allocation for employment at Keswick.
- 3.26 All site allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

CRINGLEFORD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



**Neighbourhood Plan
Settlement Boundary**

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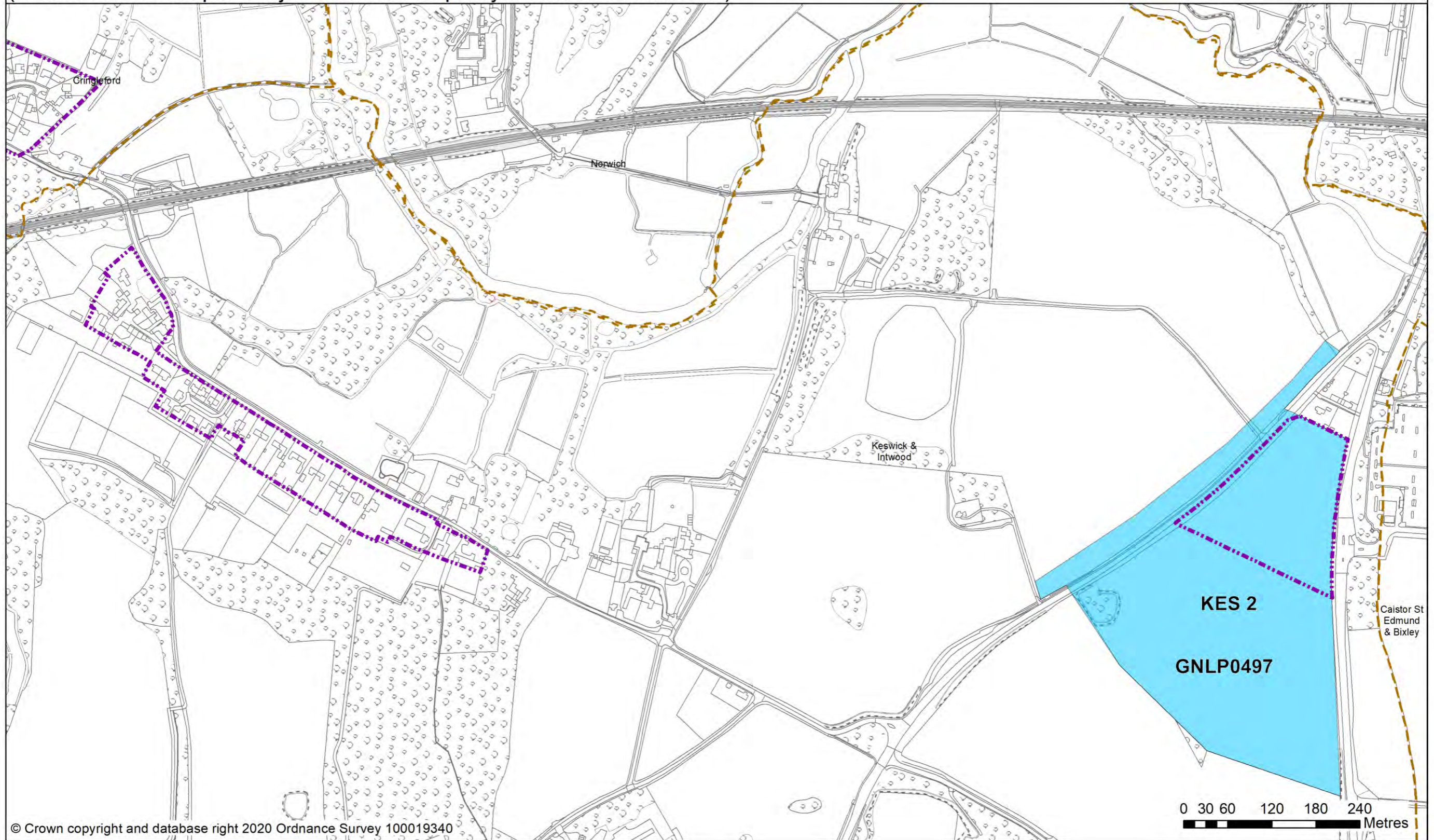
- Housing Allocation
- Employment Allocation
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary
- Parish Boundary

Scale at A3:
1:9,600
Date: 29/10/2020

KESWICK

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A3:
1:4,750

Date: 02/11/2020

Existing allocations to be carried forward

Policy GNLP0307/GNLP0327: Land north of the A11, Cringleford

- 3.27 The Cringleford Neighbourhood Plan identified an area for approximately 1,200 new homes for which permissions are now in place (outline application references 2013/1494 and 2013/1793) for up to 1,300.
- 3.28 These permissions do not occupy the whole of the housing site allocation in the Neighbourhood Plan. The remaining area of land identified in the Neighbourhood Plan as suitable for development is located between the Norwich southern bypass Landscape Protection Zone (set out in the Neighbourhood Plan) and the edge of the permitted schemes. giving potential for further development beyond 2026. The uplift in housing on land allocated for development is estimated as an extra 410 dwellings on top of the 1,300 dwellings already permitted. In addition, both outline permissions make provision for a primary school site, but only that within outline 2013/1793 will be required. The primary school site within outline permission 2013/1793 is approximately 2 hectares, the identified housing uplift is likely to require a larger school site, to be accommodated on land adjoining the already identified site.
- 3.29 Site GNLP0307 is adjacent to a stream with a significant section of culverted watercourse (1.2km) in total. Opening up this stream again as well as any contribution towards enhancing the natural habitats of the Yare Valley would be supported by the Environment Agency.
- 3.30 Highways England has confirmed that it is likely that the proposed improvement of the A47 Thickthorn interchange will be able to accommodate the proposed uplift but this will need to be confirmed with a Transport Assessment.

Strategic Allocation

Policy GNLP0307/GNLP0327 (Cringleford Neighbourhood Plan HOU1)

Land north of the A11 (approx. 52.56 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,710 homes.

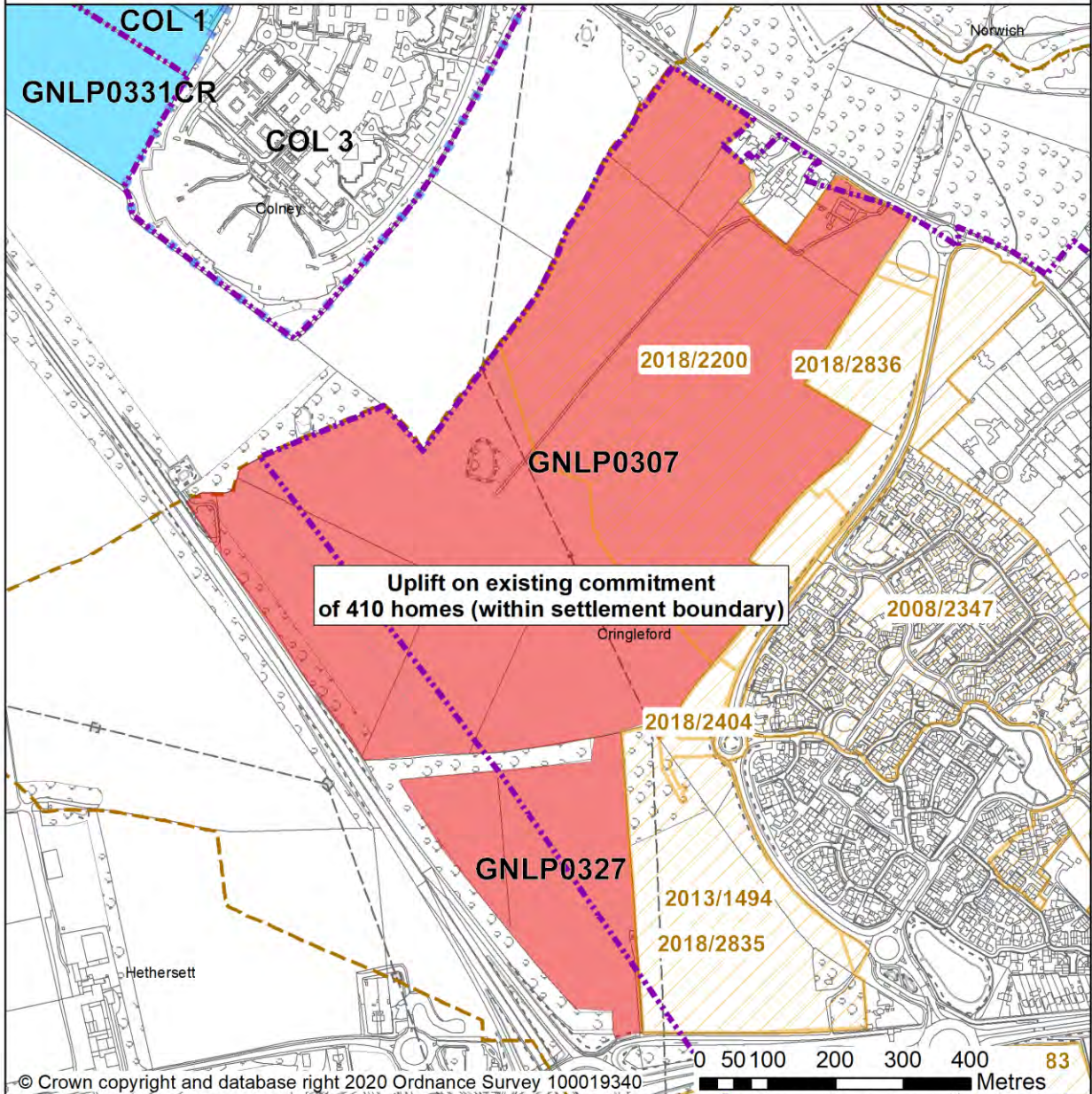
The development will be expected to address the following specific matters:

1. Development to comply with the policies of the Cringleford Neighbourhood Plan 2013-2026, including that no more than approximately 1,300 homes are built prior to 2026.
2. A Transport Assessment will be required, to include:
 - confirmation that the proposed improvements to the A47 Thickthorn Interchange can accommodate the uplift in dwelling numbers;
 - a vehicular route through the adjacent development site (reference: 2013/1494), capable of serving as a bus route;
 - footpath and cycleway connections to the Roundhouse Way bus interchange;
 - improvements to Colney Lane;
 - enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA);
 - enhanced walking routes to nearby schools; and
 - safeguarding of land for a pedestrian footbridge over the A47.
3. Approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
4. Adequate landscaping and green infrastructure to be provided including landscape buffer in accordance with Bypass protection zone adjacent of A47 and adequate noise mitigation measures to protect residential amenity.
5. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
7. Provision of a drainage system (SUDs).
8. Mitigations to address utilities infrastructure crossing the site.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

CRINGLEFORD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0307/0327
 LOCATION: Land north of the A11
 ALLOCATION: Residential development and associated infrastructure
 SITE AREA: 52.56 ha



	Settlement Boundary		Employment Allocation		Parish Boundary	Scale at A4: 1:8,000	
	Commitment*		Redevelopment of Existing Uses within Settlement Boundary				
	Housing Allocation						 Date: 30/10/2020
*new and extant permission at 1st April 2020							

Policy KES 2/GNLP0497: Land west of Ipswich Road, Keswick

3.31 This site is preferred for allocation recognising that employment allocation KES2 from the 2015 South Norfolk Local Plan now has planning consent (reference 2017/2794) on a larger boundary that incorporates site GNLP0497. The carried forward allocation will be redrawn accordingly.

Policy KES 2 (including GNLP0497)

Land west of Ipswich Road, Keswick (approx. 13.02 ha) is allocated for employment uses.

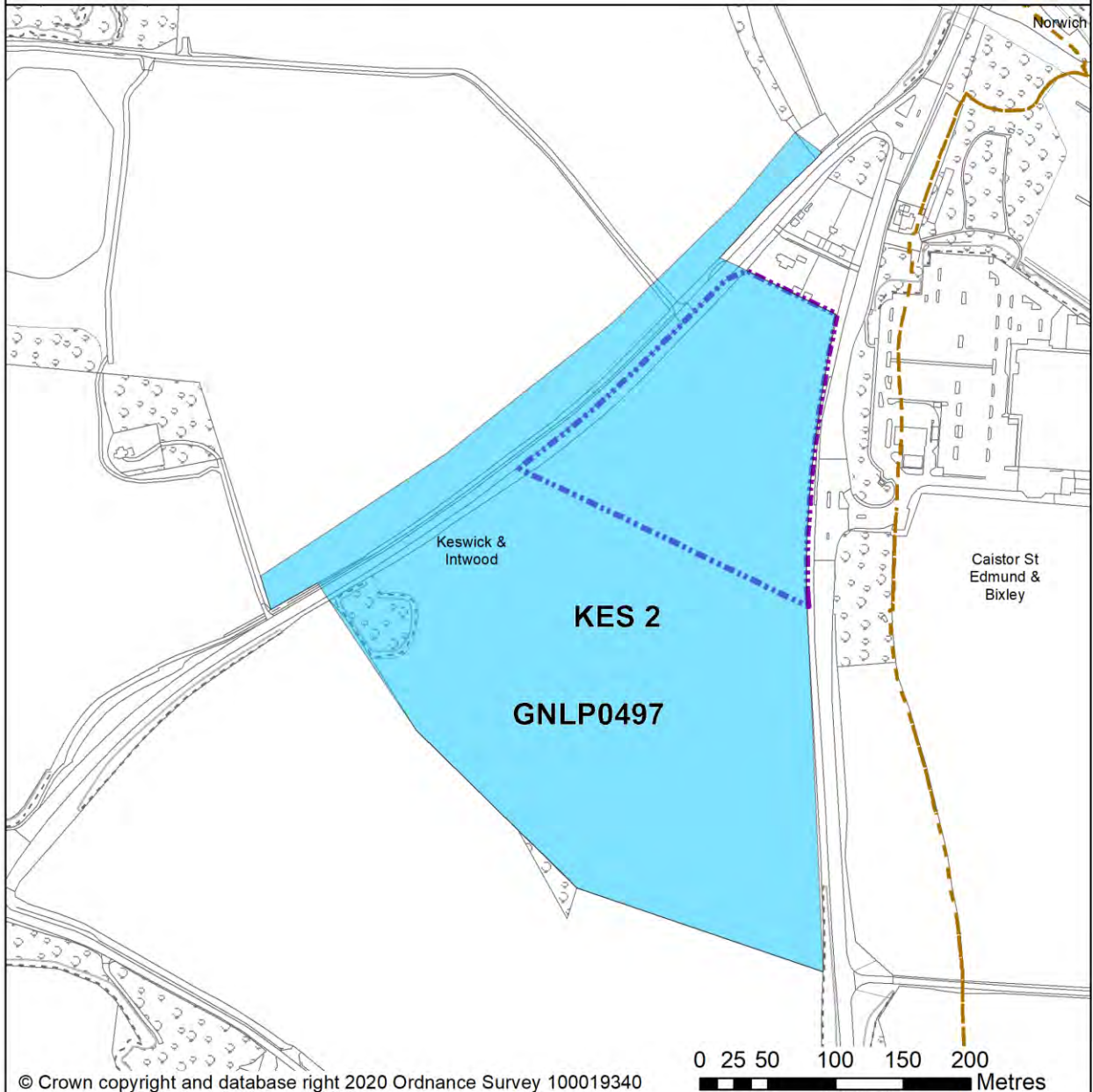
The development will be expected to address the following specific matters:

1. Mixed use development within Use Class E(g), B2 and B8, the ratio of uses being subject to acceptable highways impacts;
2. An access road across the site from B1113 to A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140, to be agreed with Highways Authority.
3. Restriction of a right turn movements at the existing B1113/A140 junction.
4. Off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140.
5. Appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich.
6. Inclusion of ecological appraisal with off-site strategic landscaping north-west of the B1113 as buffering to Harford Bridge Marshes CWS and NWT Nature Reserve
7. Any development must conserve and enhance the significance of nearby heritage assets including the grade II listed church of All Saints and remains of the Church of All Saints to the west of the site, including any contribution made to that significance by setting.
8. Sustainable drainage, reflecting the implications of the river valley location. Run off from the development onto the Harford Bridge Marshes County Wildlife Site and Nature Reserve may be an issue that will need to be mitigated for.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

KESWICK AND INTWOOD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: KES2/GNLP0497
LOCATION: Land west of Ipswich Road, Keswick
ALLOCATION: Employment
SITE AREA: 13.02 ha



Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A4:
1:4,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

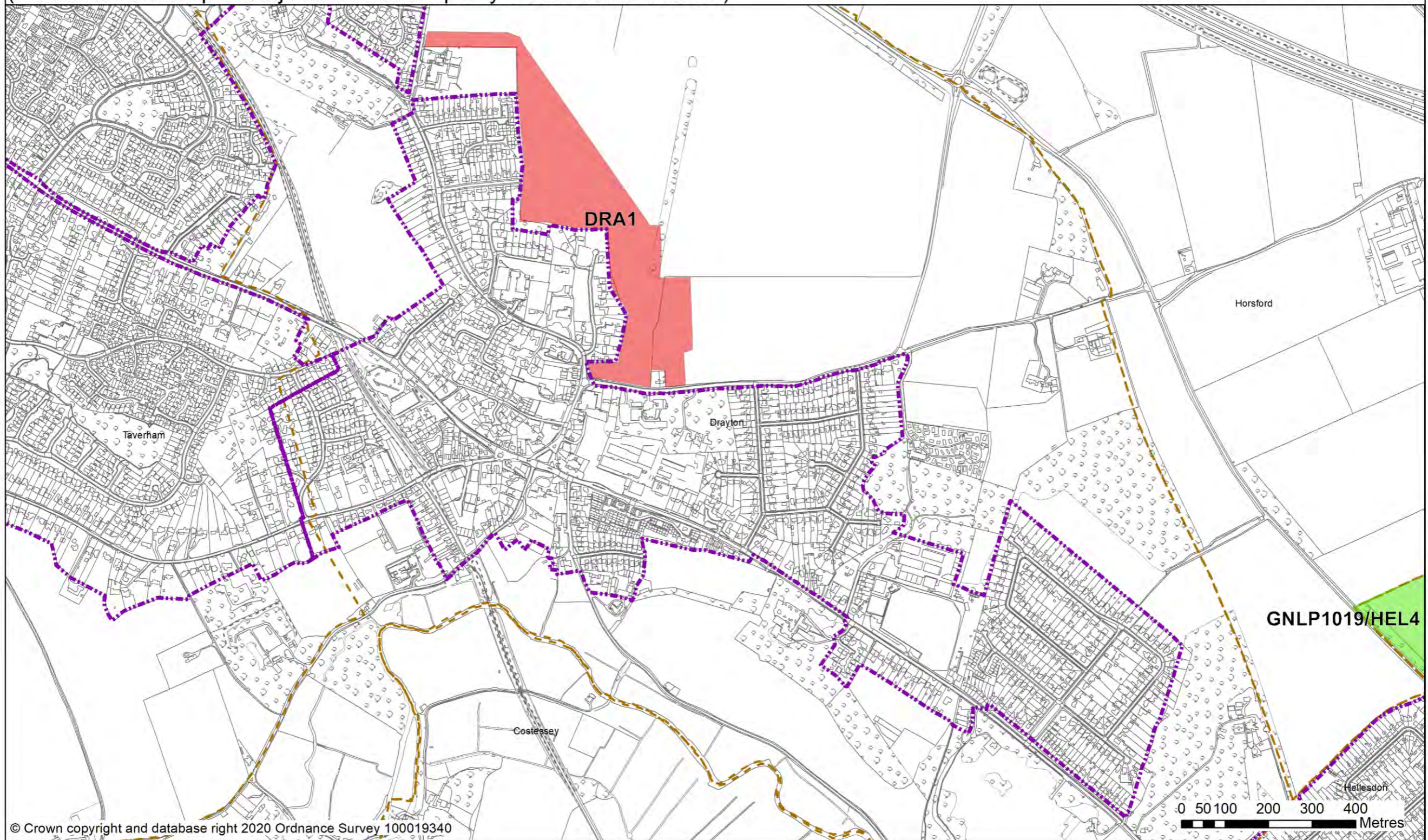
Drayton

- 3.32 Drayton is identified as an urban fringe parish in Policy 7.1. There are good public transport links to Norwich along the Fakenham Road (A1067). Transport connectivity has also been recently improved by the opening of the Broadland Northway (A1270). There is a good range of local services mainly concentrated in the village centre, near the junctions of Drayton High Road with School Road and Costessey Lane. Drayton is located close to the River Wensum, itself designated as a Special Area of Conservation (SAC), and there are Sites of Special Scientific Interest as well. Away from the River Wensum, two county wildlife sites, Canham's Hill and Drayton Woods, provide a landscape gap between Drayton and Hellesdon to the east and between Drayton and Horsford to the north. In recent decades Drayton has seen new development at Thorpe Marriott.
- 3.33 The Drayton Neighbourhood Plan was 'made' in July 2016 and covers the period to 2026. The vision for the Neighbourhood Plan is based on their desire to maintain the quality of life in their parish by preserving the balance between the built and green environment, improving negative elements of the built environment and infrastructure whilst developing and strengthening opportunities for the people of the parish, encouraging increased prosperity, and building up the facilities available to residents, and those that work there.
- 3.34 There are no additional site allocations identified in Drayton. However, there is one carried forward allocation for 250 homes and a total of 154 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Drayton of 404 homes between 2018 – 2038.
- 3.35 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

DRAYTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- | | | | |
|--|---|--|---|
|  Housing Allocation |  Open Space/Leisure Amenity Allocation |  Settlement Boundary |  Parish Boundary |
|--|---|--|---|

Scale at A3:
1:8,000
Date: 29/10/2020

Existing allocation to be carried forward

Policy DRA1: Land east of Cator Road and north of Hall Lane, Drayton

3.36 The site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is likely to accommodate at least 250 homes reflecting planning permission 20161066 resolution to grant outline approval subject to the satisfactory completion of a Section 106 Agreement. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

Policy DRA1

Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 ha) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes.

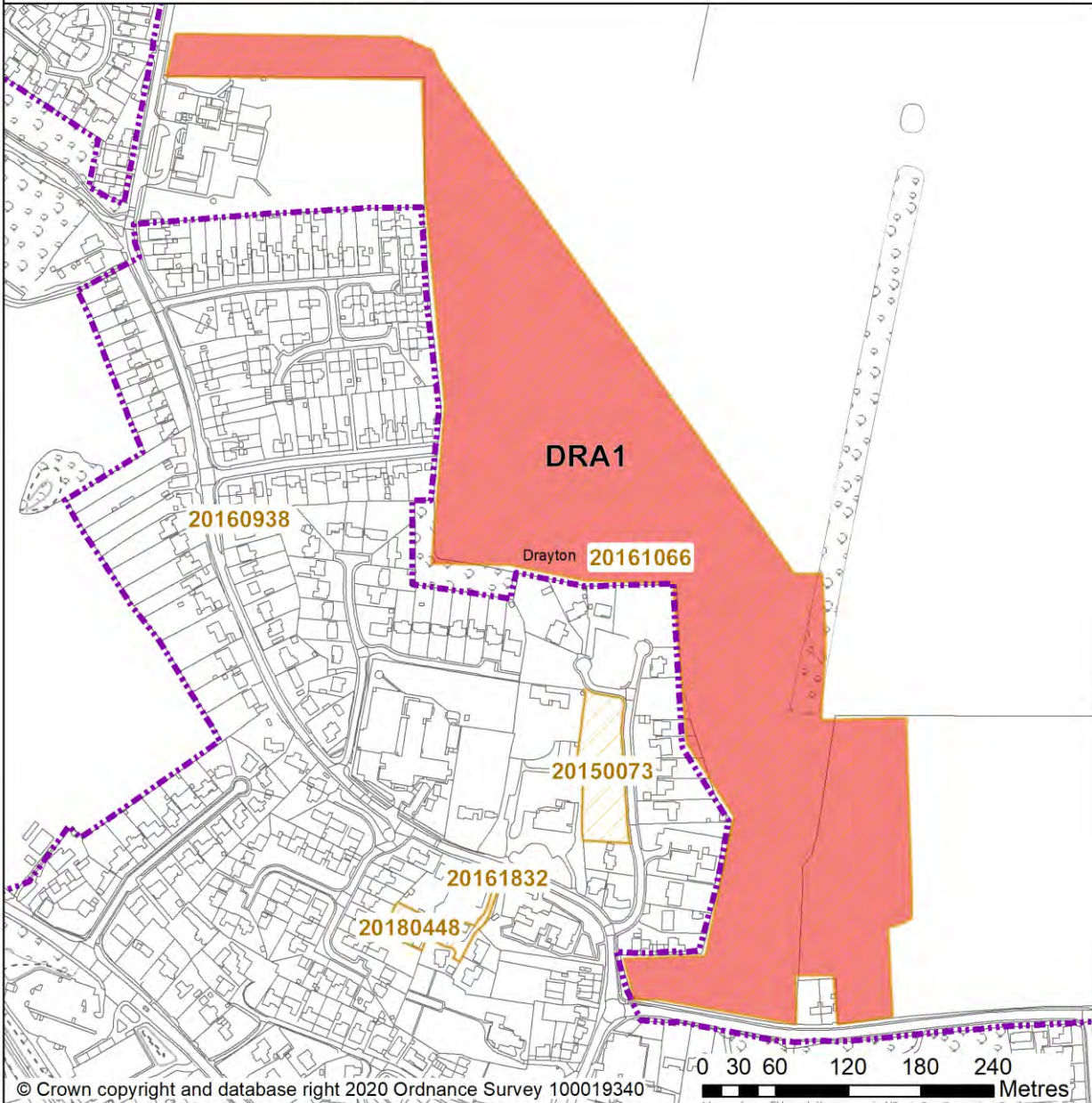
The development will be expected to address the following specific matters:

1. Vehicular access to be achieved from Hall Lane and School Road.
2. Appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site.
3. Green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north east of the site. A footpath/cycleway should also be included to the south side of Reepham Road from the junction with School Road to the roundabout at Drayton Lane.
4. Provision of onsite public open space in accordance with relevant Policy.
5. Provision of allotments.
6. Any development must conserve and enhance the significance of the grade II listed 4 Manor Farm Close including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and design.

DRAYTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: DRA1
LOCATION: Land east of Cator Road & north of Hall Lane
ALLOCATION: Residential, allotments and open space (250 dwellings)
SITE AREA: 12.5 ha



- Settlement Boundary
- Housing Allocation
- Commitment*
- Parish Boundary

Scale at A4:
1:4,500



*new and extant permission at 1st April 2020

Date: 30/10/2020

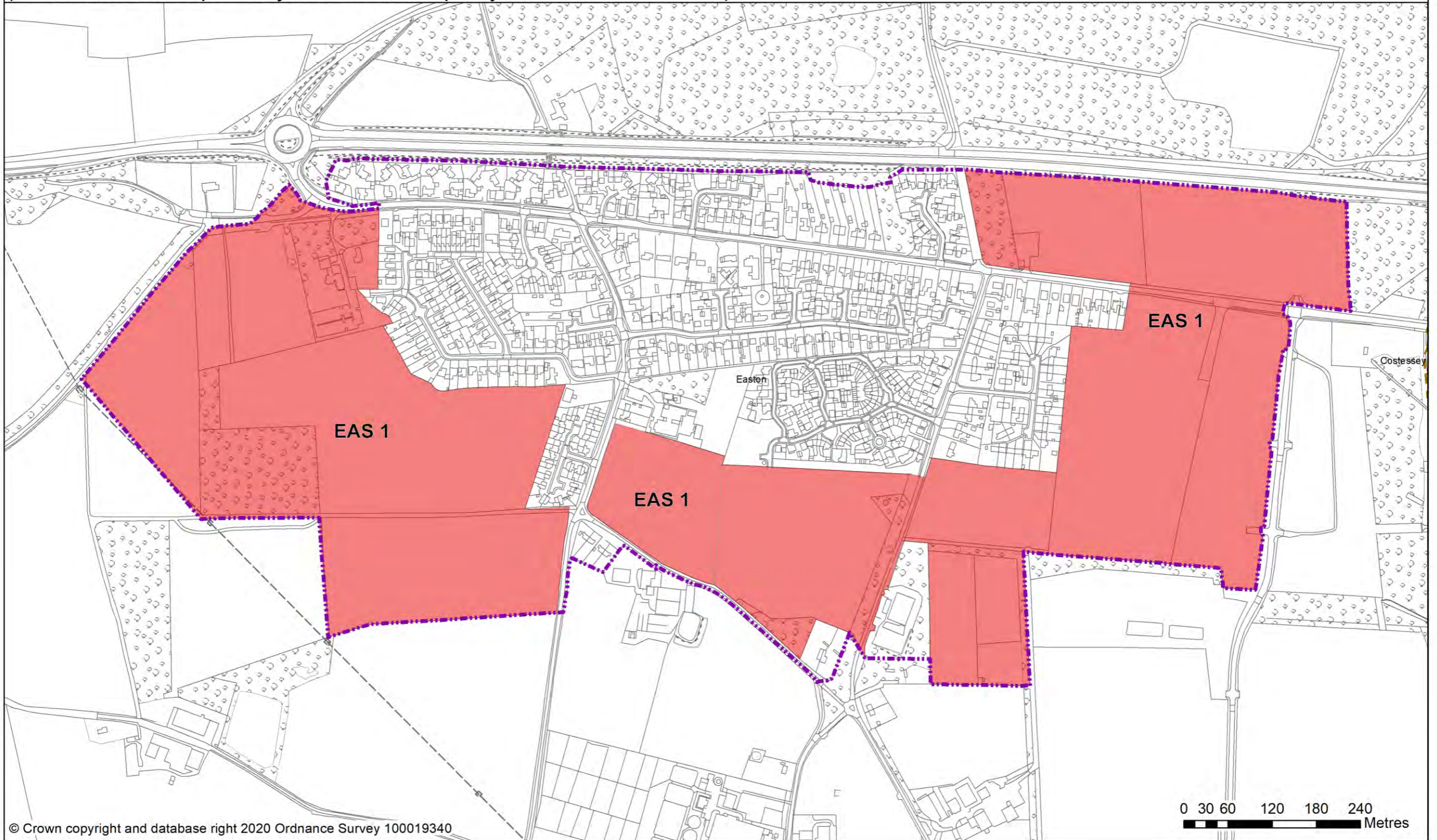
Easton and Honingham

- 3.37 Easton is identified as an urban fringe settlement in Policy 7.1. There is a major growth allocation, with outline planning permission for development of 893 homes on land to the east, south and west of the village. Proposals include an extended primary school, a new village hall, a small retail store and areas of public open space. Around Easton, defining features are the Royal Norfolk Showground to the east of the village (within Costessey parish), the A47 Southern Bypass that runs to the north of the main built up area, and Easton College to the south. The high-quality sports facilities at the College are conveniently accessible for Easton residents, as are the employment opportunities, retail and leisure facilities at Longwater.
- 3.38 The Easton Neighbourhood Plan was made in December 2017 and covers the period to 2042. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 3.39 Honingham is a small village immediately south of the A47 Southern Bypass in the Broadland district with no settlement limit with very limited services. The River Tud flows through the Village and consequently some areas are at fluvial and surface water flood risk. The majority of Honingham parish is rural, but the designation of a Food Enterprise Zone (FEZ) for businesses focused upon food processing and production should be noted. Currently 19 hectares of the FEZ, with a net developable area of approximately 16.5 hectares, benefits from Local Development Order (LDO) status promoting commercial development land on this site in units of varying scale.
- 3.40 There is one carried forward housing allocation at Easton totalling 1,044 homes. In addition, there are two additional dwelling with planning permission. This gives a total deliverable housing commitment for Easton and Honingham together of 1,046 homes between 2018 – 2038.
- 3.41 All Site Allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

EASTON


(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation

 Settlement Boundary

 Parish Boundary

Scale at A3:
1:4,750

Date: 29/10/2020

Existing allocation to be carried forward

Policy EAS 1: Land south and east of Easton

3.42 The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site has outline planning permission for 890 units, but this does not cover the whole of the allocation. A separate application for 64 dwellings is under consideration at the time of preparing this plan on some of the remaining allocated land, north of Dereham Road. In addition it is considered that there is capacity for an additional 90 dwellings on the last parcel of allocated land, to the east of Easton Gymnastics Club. The site is therefore re-allocated for residential development and has been considered in the calculation of the housing requirement for a total of 1,044 units. It is recognised that a number of the Policy requirements will have already been met through the planning consent on the site.

Strategic Allocation

Policy EAS 1

Land south and east of Easton (approx. 52.12 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,044 homes.

The development will be expected to address the following specific matters:

Master Plan

A comprehensive masterplan which will need to cover the provision of social and green infrastructure and highways improvements, taking into account the other requirements of this Policy, and address:

1. Phasing which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents
2. The relationship to any continued expansion of Easton College and the Royal Norfolk Showground (including the loss of any land currently used for Showground parking).
3. The approach to densities across the allocation, including higher densities close to the proposed village centre.
4. Careful consideration of development west of the allotments, including the possible retention of this area as open space.
5. A local centre at the heart of the development, easily accessible to surrounding residential areas.

Enhanced Facilities

1. Provision of a new village centre in the vicinity of the indicative site shown on the Easton Inset Map, to include a new village hall, village green/focal recreation space, shared parking provision with primary school.
2. Expanded primary school provision in agreement with the Education Authority.

Heritage Assets

1. Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance.
2. Any development must conserve and enhance the significance of the grade I listed Church of St Peter including any contribution made to that significance by setting. This includes but is not limited to ensuring that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected

Continued...

Landscaping and Green Infrastructure

1. Protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site.
2. Provision of a landscape buffer and enhancements to the A47 corridor – layout and landscaping should take into account both visual enhancement and the noise implications of the neighbouring A47 and Showground and include any proposals for acoustic barriers.
3. Identification and protection of significant biodiversity features including trees and hedgerows, incorporated within open space and with off-site mitigation where on-site protection cannot be achieved.
4. Green infrastructure enhancements, including the approach to the area between the village and Easton College.
5. Proportionate contributions to the access improvements to the Yare Valley and Bawburgh/Colney Lakes.

Transport

Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency, to include;

6. Proportionate contributions to short, medium and long-term improvements to the A47 Easton and Longwater junctions to ensure that junction capacity does not become a constraint on development.
7. Provision of new vehicular accesses for development to the south of the village, to supplement Marlingford Road and Bawburgh Road.
8. Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan.
9. Safe and convenient pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.

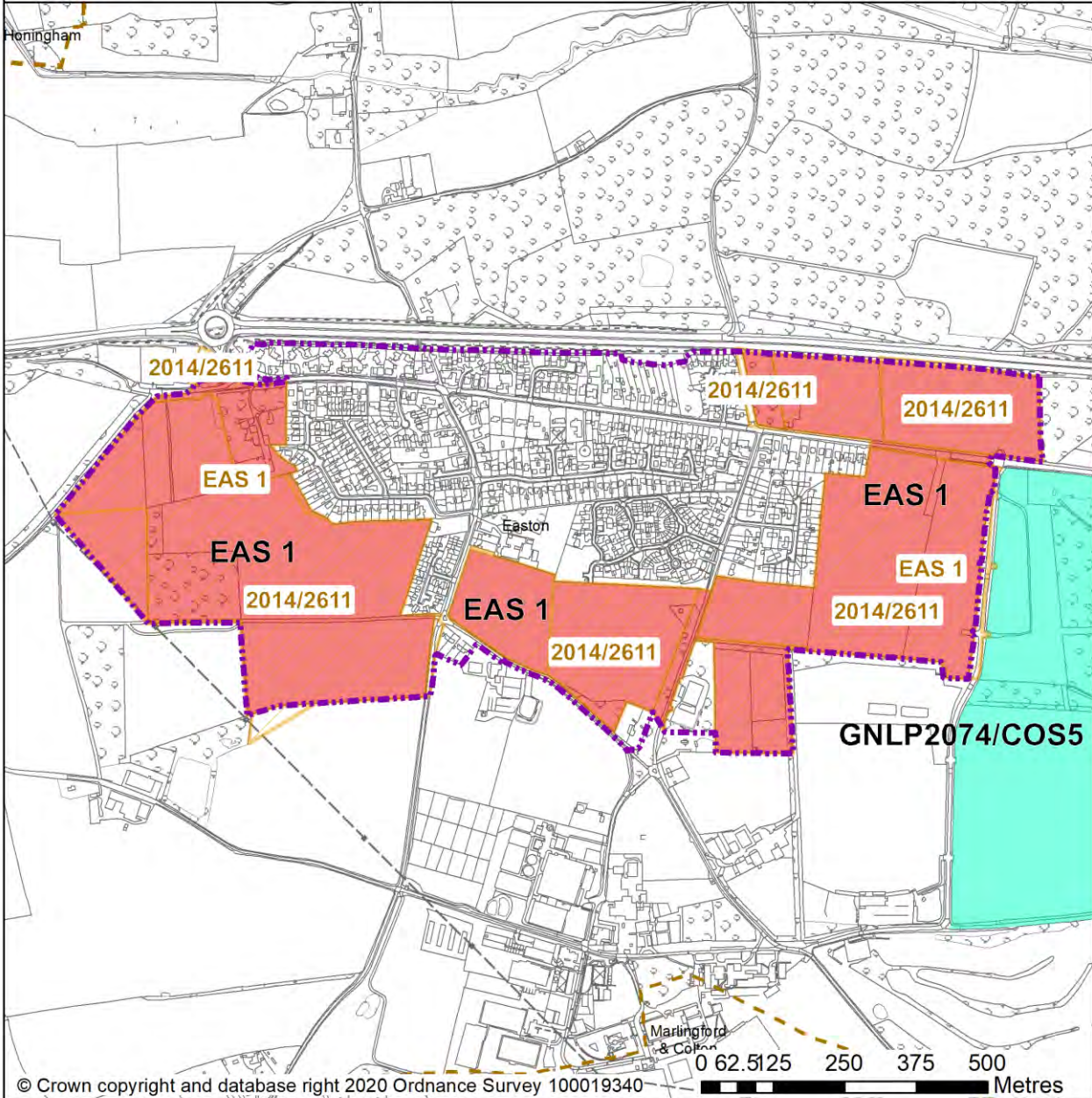
Site conditions and constraints

10. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.
11. Investigation of ground conditions at the former gravel pit north of Dereham Road.
12. Wastewater infrastructure capacity must be confirmed prior to development taking place.
13. Site layout to take account of water mains and sewers crossing site.

EASTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: EAS1
 LOCATION: Land south and east of Easton
 ALLOCATION: Residential development (Approx. 1,044 dwellings)
 SITE AREA: 52.12 ha



-  Settlement Boundary
-  Housing Allocation
-  Parish Boundary
-  Commitment*
-  Showground Specific Policy

Scale at A4:
1:9,500



*new and extant permission at 1st April 2020

Date: 30/10/2020

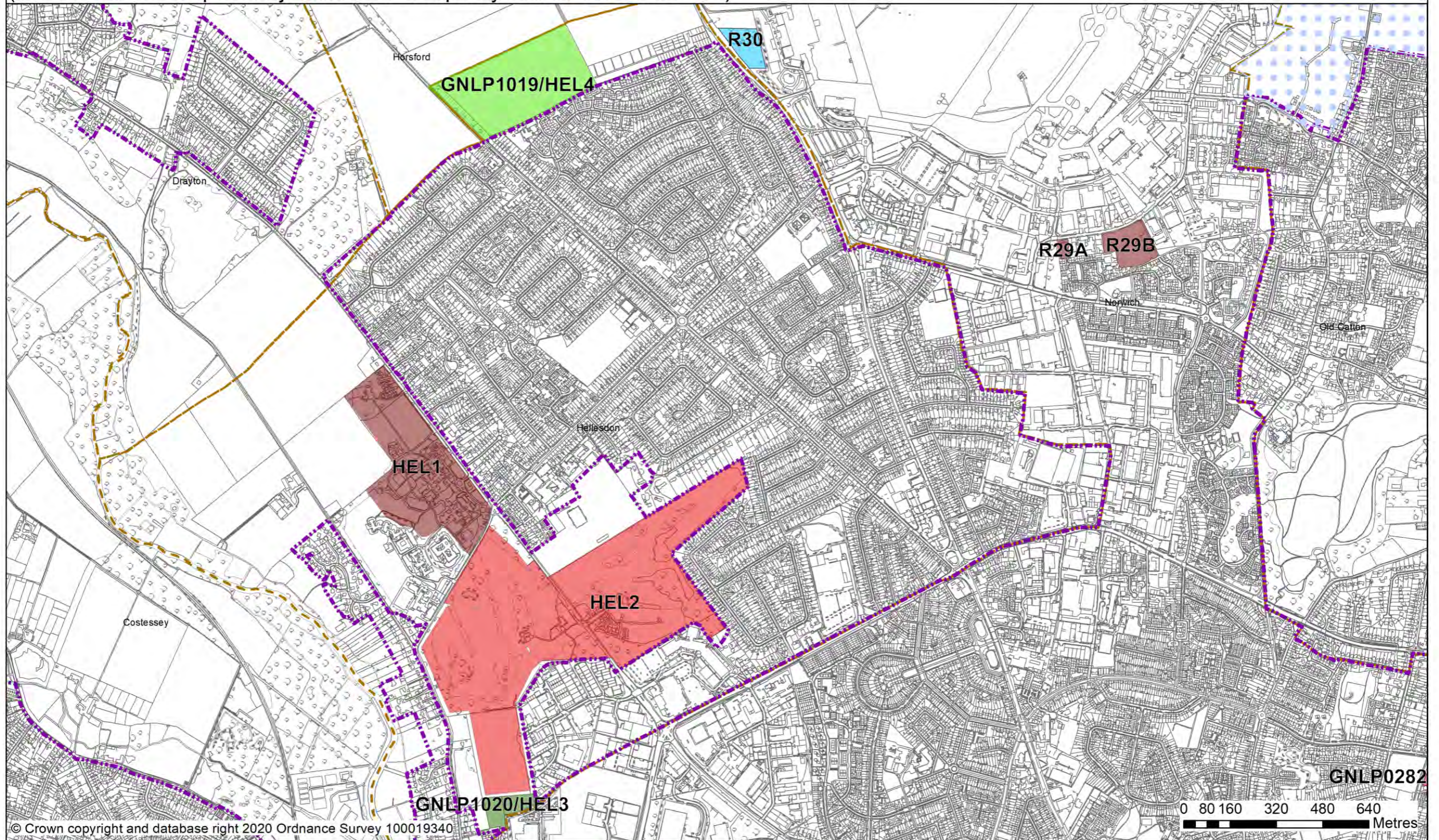
Hellesdon

- 3.43 Hellesdon is identified as an urban fringe parish under Policy 7.1. Away from the River Wensum Valley much of the parish is already built up. There is a good range of local facilities and public transport to Norwich City Centre. Amongst the existing planning permissions is redevelopment of the Royal Norwich Golf Club for up to 1,000 homes. There are long-term proposals to redevelop parts of the Hellesdon Hospital site as well. To the west of the parish are the environmental designations associated to the River Wensum, which is a Special Area of Conservation, as well as Sites of Special Scientific Interest. Between the built edges of Hellesdon and Drayton, Canham's Hill and Drayton Wood (County Wildlife Sites) form important landscape features. Constraints to the north-east of the parish include the designated safety zone and associated noise implications relating to Norwich International Airport. Notably, much of the greenfield land north of Hellesdon is within the parish boundary of Horsford.
- 3.44 Hellesdon Neighbourhood Plan was 'made' in December 2017 and covers the period to 2026. The vision for the Hellesdon Neighbourhood Plan is to be a green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant city and one step from the Norfolk countryside.
- 3.45 There are no additional site allocations for housing identified in Hellesdon. However, there are two carried forward allocations providing open space, burial ground, employment land and a total of 1,300 homes plus a total of 51 additional dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Hellesdon of 1,351 homes between 2018 – 2038.
- 3.46 All site allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

HELLESDON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



Scale at A3:
1:12,050

Date: 12/11/2020

Existing allocations to be carried forward

Policy HEL1: Land at Hospital Grounds, southwest of Drayton Road, Hellesdon

3.47 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is re-allocated for residential development and has been considered in the calculation of the housing requirement.

Policy HEL1

Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (approx. 14.7 ha) is allocated for Mixed-Uses including residential and employment uses. The site will accommodate approximately 300 homes, and E(g) employment uses.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

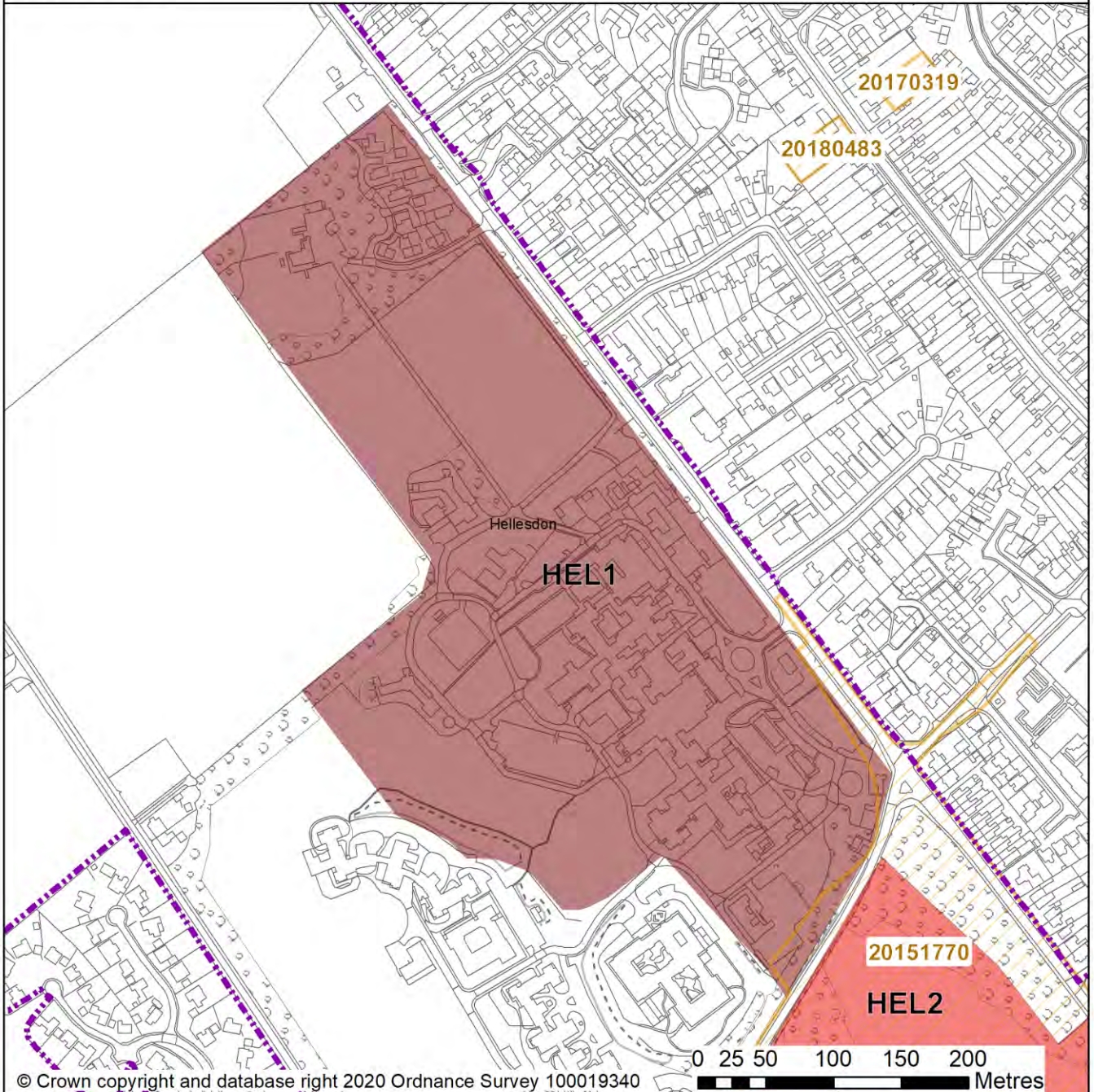
The development will be expected to address the following specific matters:

1. A small amount of E (g) employment uses (2020) will be considered appropriate e.g. converting existing buildings.
2. Vehicular access via Drayton High Road and Hospital Lane.
3. A pedestrian crossing is likely to be required on the A1067 Drayton High Road as are improvements to Middletons Lane / A1067 junction. Other off-site improvements to the highway may also be necessary, as required by the Highway Authority.
4. The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention.
5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL 1
LOCATION: Land at Hospital Grounds, southwest of Drayton Road
ALLOCATION: Residential & Employment, Approx.300 dwellings
SITE AREA: 14.7 ha



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0 25 50 100 150 200 Metres

Scale at A4:
1:4,000

-  Settlement Boundary
-  Housing Allocation
-  Parish Boundary
-  Mixed Use Allocation
-  Commitment*



*new and extant permission at 1st April 2020

Date: 30/10/2020

Policy HEL2: Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon

3.48 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been fully developed. It is expected that the complete development will take place within the time-period of the new local plan up to 2038. The site is re-allocated for residential development and has been considered in the calculation of the housing requirement.

Strategic Allocation

Policy HEL2

Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1 ha) is allocated for residential and open space uses. This will accommodate approximately 1,000 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

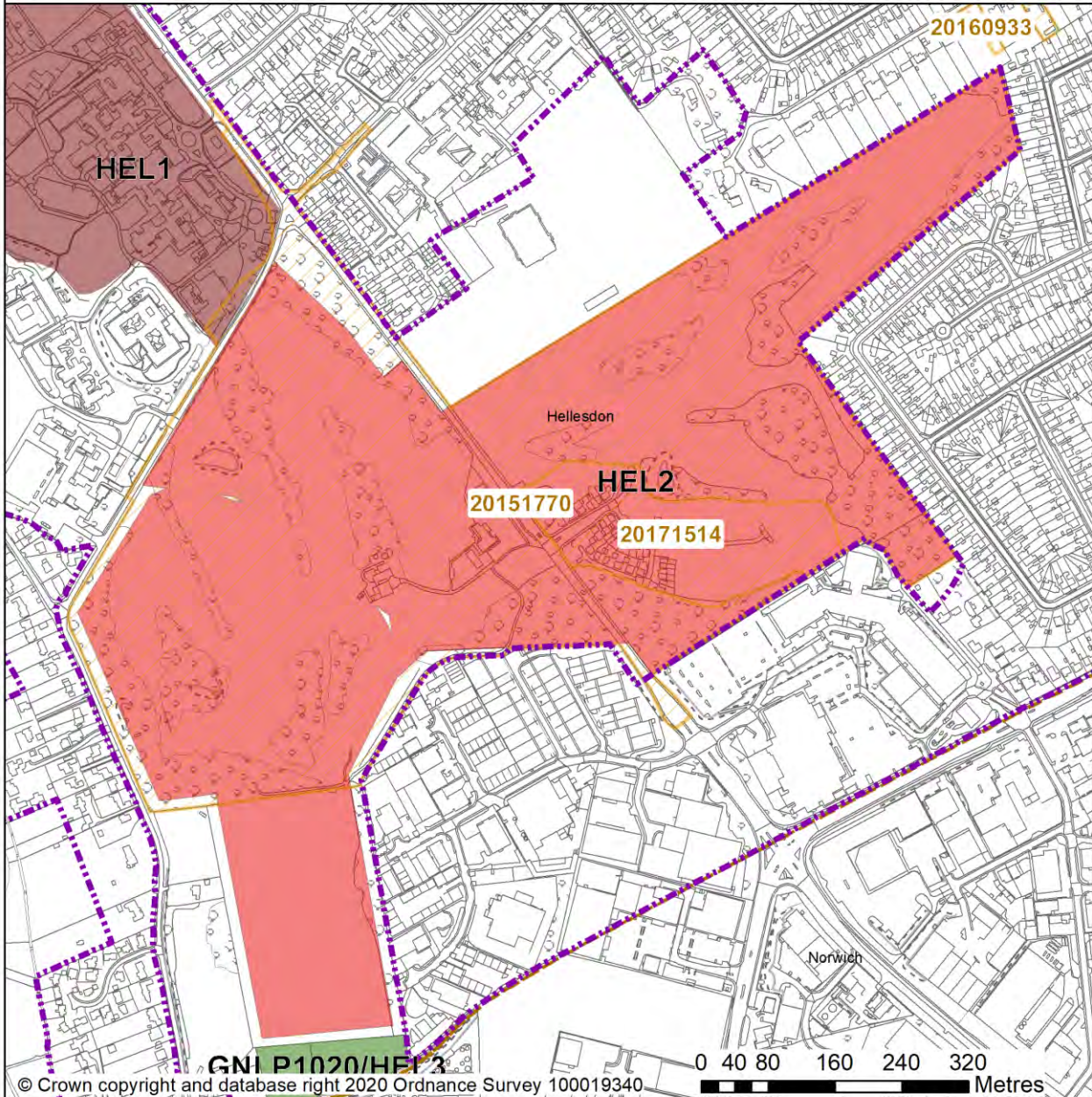
The development will be expected to address the following specific matters:

1. Improvements may be needed to existing traffic light-controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road.
2. Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.
3. The loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere.
4. The southwest corner of the site is within the HSE safeguarding zone associated with the chemical plant to the south of the site.
5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL2
 LOCATION: Land at the Royal Norwich Golf Club
 ALLOCATION: Residential & Open Space (Approx. 1000 dwellings)
 SITE AREA: 48.1 ha



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- | | | | |
|---|---------------------|---|--------------------------|
|  | Settlement Boundary |  | Mixed Use Allocation |
|  | Commitment* |  | Burial Ground Allocation |
|  | Housing Allocation |  | Parish Boundary |

*new and extant permission at 1st April 2020

Scale at A4:
1:6,500



Date: 30/10/2020

Policy HEL3/GNLP1020: Land adjacent to the existing burial ground, north east of St Marys Church, Hellesdon

3.49 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising a need for more burial land in the future. Site GNLP1020 seeks to maintain this allocation for burial ground use in the new local plan to 2038.

Policy HEL3/GNLP1020

Land adjacent to existing burial ground – north east of St Marys Church, Hellesdon (approx. 1.3 ha) is allocated for an extension to the existing burial ground.

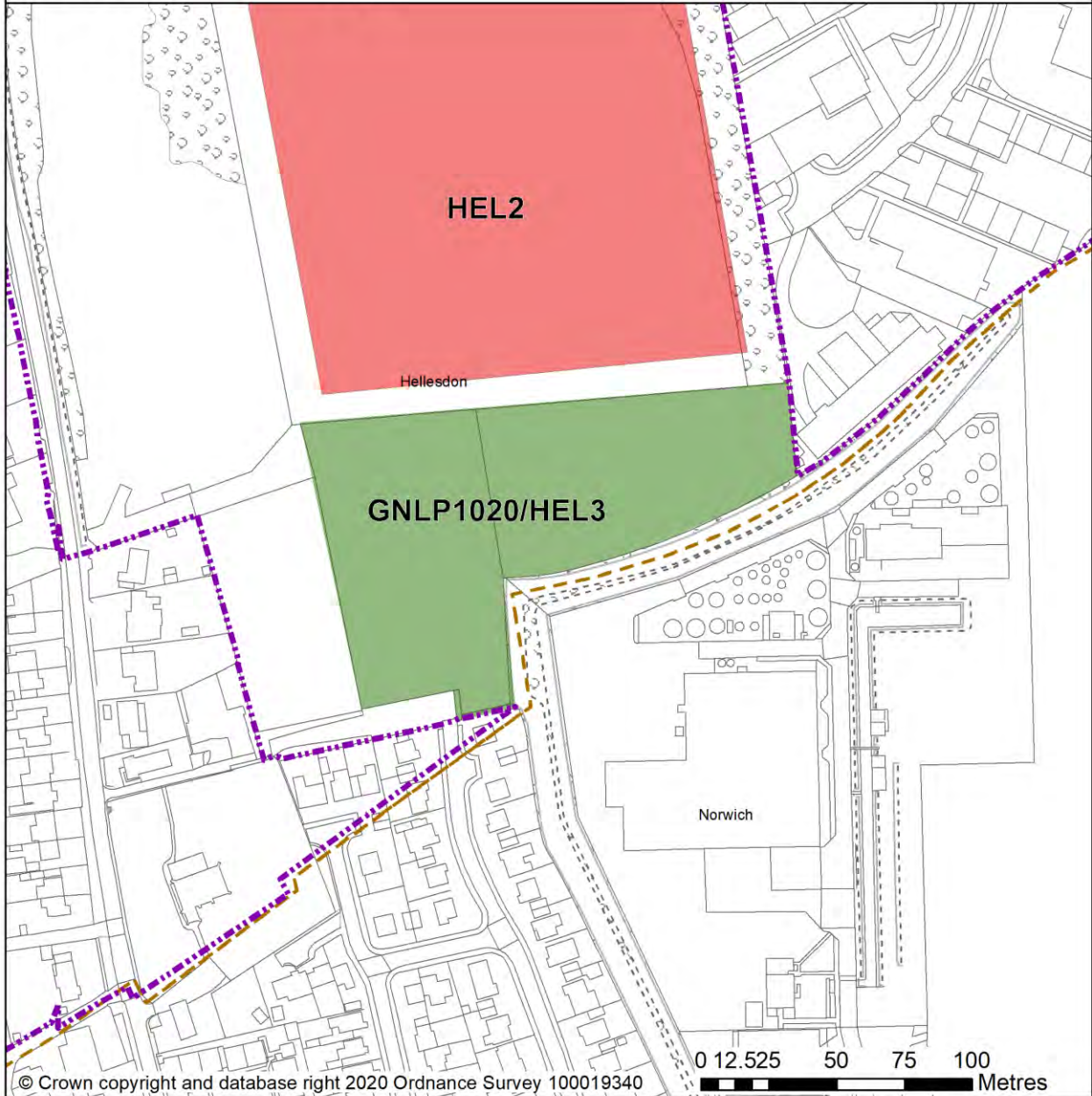
The development will be expected to address the following specific matters:





1. Access via the existing cemetery.
2. The site falls within Source Protection Zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL3 / GNLP1020
LOCATION: Land adjacent to existing burial ground
ALLOCATION: Extension to existing burial ground
SITE AREA: 1.3 ha



-  Settlement Boundary
-  Parish Boundary
-  Housing Allocation
-  Burial Ground Allocation

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 30/10/2020

Policy HEL4/GNLP1019: Land northeast of Reepham Road, Hellesdon

3.50 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. Site GNLP1019 seeks to maintain this allocation for recreational open space in the new local plan to 2038.

Policy HEL4/GNLP1019

Land northeast of Reepham Road, Hellesdon (approx. 11.9 ha) is allocated for recreational open space.

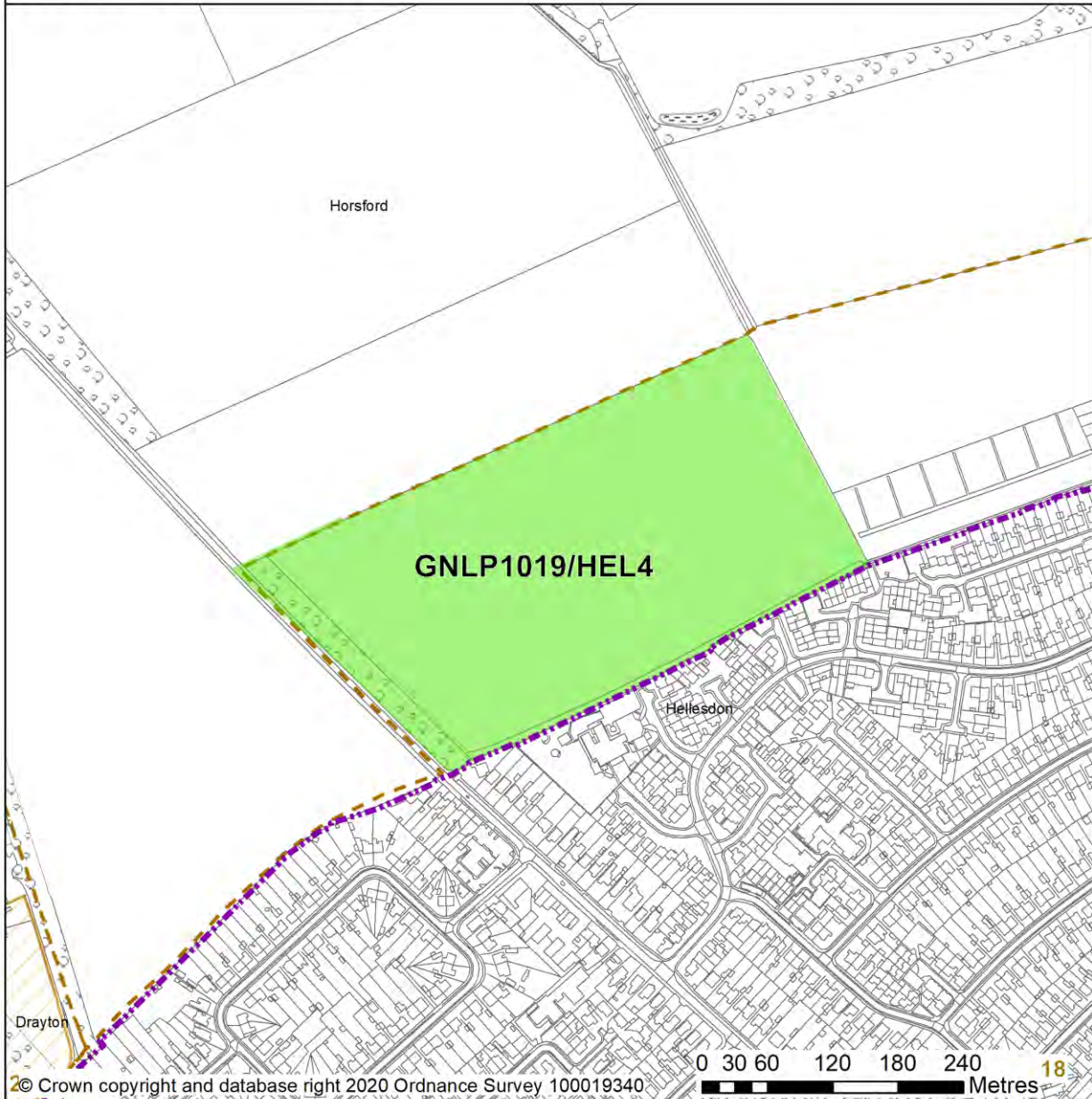
The development will be expected to address the following specific matters:

1. Access onto Reepham Road.
2. Off-site requirements may include a footway along the north-east side of Reepham Road, extended street lighting to a point 100m west of the entrance, and increased pedestrian access from surrounding areas.
3. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

HELLEDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL4/GNLP1019
LOCATION: Land north east of Reepham road
ALLOCATION: Recreational Open Space
SITE AREA: 11.9 ha



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- Settlement Boundary
- Open Space/Leisure Amenity Allocation
- Parish Boundary
- Commitment*

Scale at A4:
1:5,000



*new and extant permission at 1st April 2020

Date: 30/10/2020

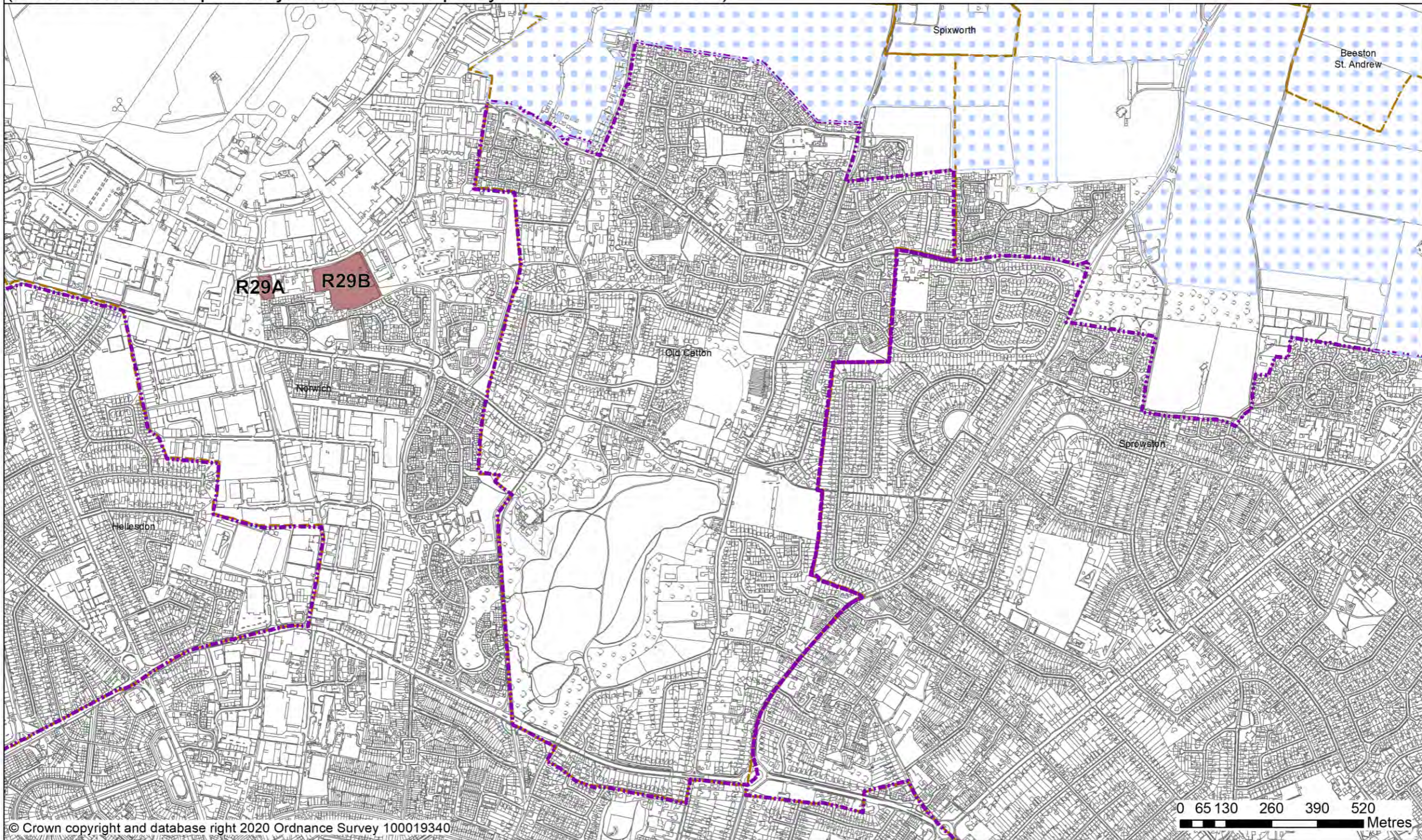
Old Catton

- 3.51 Old Catton is identified as an urban fringe parish in Policy 7.1 and is within an area identified for significant development as part of the (OSRT) Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. Old Catton has had a Neighbourhood Plan in place since July 2016.
- 3.52 There are no site allocations identified in Old Catton. There are also no carried forward allocations but a total of 16 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Old Catton of 16 homes between 2018 – 2038.

OLD CATTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Mixed Use Allocation Settlement Boundary Parish Boundary Growth Triangle Area Action Plan Boundary

Scale at A3:
1:9,900
Date: 15/12/2020

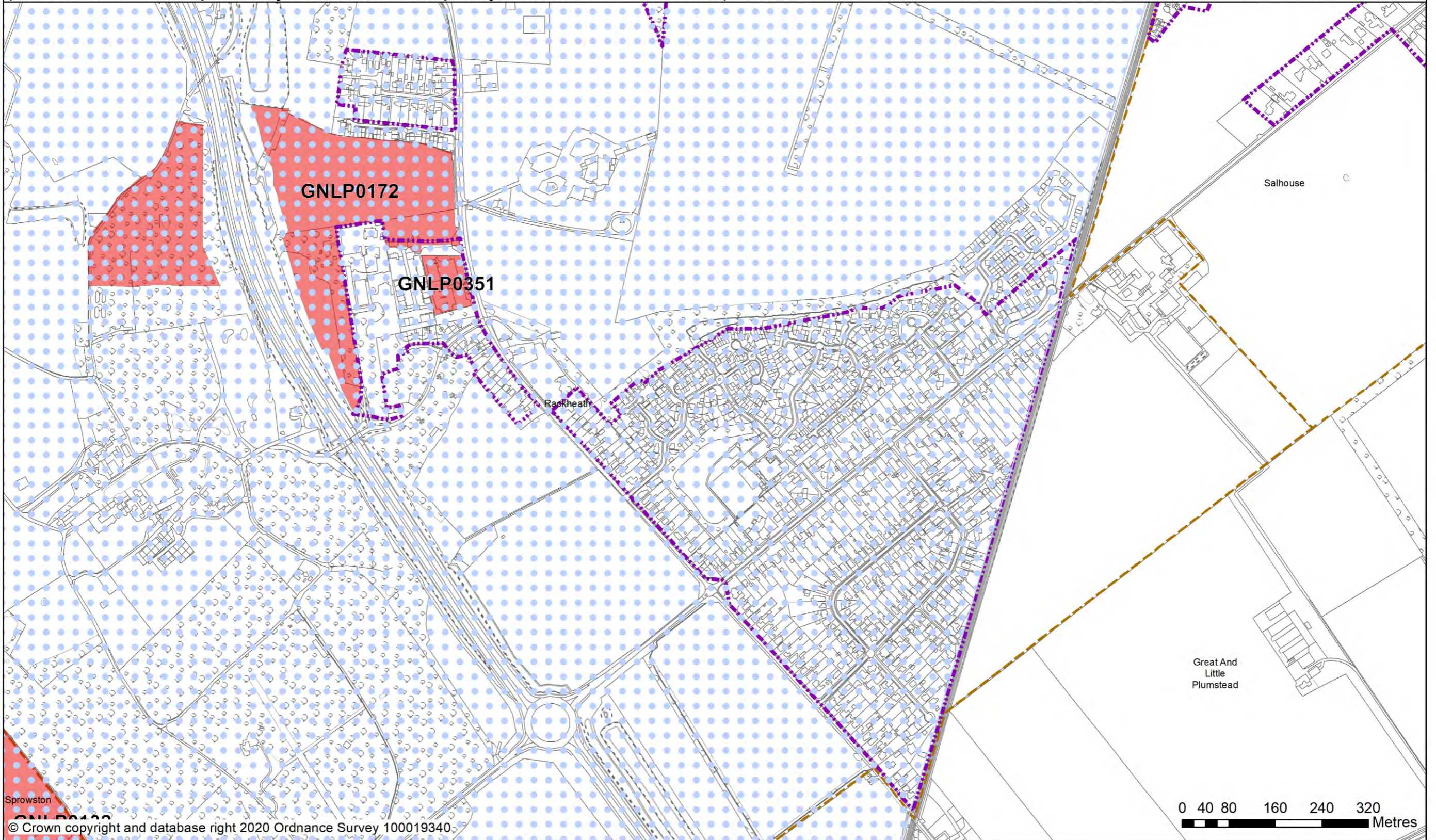
Rackheath

- 3.53 Rackheath is identified as an urban fringe parish in Policy 7.1, and is within an area identified for significant development as part of the (OSRT) Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. Existing major residential-led developments total approximately 3,500 homes. Currently, in form and character, Rackheath is a triangular shaped village consisting of 20th century housing that has mainly developed either side of the Salhouse Road. Current facilities in the village include a primary school, a local shop and post office, a pub and a village hall. There is also local employment opportunity stemming from Rackheath Industrial Estate that is located to the north-west of the village off Green Lane West. Further to the north the A1151 Wroxham Road runs through the parish. Also, a significant recent change, both in landscape setting and transport connectivity, is the opening of the A1270 Broadland Northway. The route of which divides the main part of the village from Rackheath Hall (and its parkland).
- 3.54 Rackheath Neighbourhood Plan was 'made' in July 2017 and covers the period to 2037. The vision for the Neighbourhood Plan is that by 2037 Rackheath will be a small attractive rural town with a village feel, developed in a way that is sensitive to its rural location and heritage. It will have a strong and vibrant resident community and thriving local businesses. There will be an excellent range of services and facilities with good connections within Rackheath and between other settlements. It will be a place where people want to live, work and get involved, now and for future generations.
- 3.55 There are two site allocations identified in Rackheath for housing providing for approx. 220 new homes. There are two additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Rackheath of 222 homes between 2018 – 2038 in this plan.
- 3.56 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





RACKHEATH

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation  Settlement Boundary  Parish Boundary  Growth Triangle Area Action Plan Boundary

Scale at A3:
1:6,000
Date: 12/11/2020

New allocations

Policy GNLP0172: Land to the west of Green Lane West, Rackheath

3.57 This site is promoted as two parcels of land bisected by the Broadland Northway (A1270). It is allocated for residential development limited to land to the east of the A1270. Land to the west is only suitable for open space as it is within the landscape buffer for the Broadland Northway and close to the historic gardens of Rackheath Hall, a grade II listed building.

Policy GNLP0172

Land to the west of Green Lane West, Rackheath (Approx. 11.44 ha) is allocated for residential development. This will accommodate approximately 205 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.

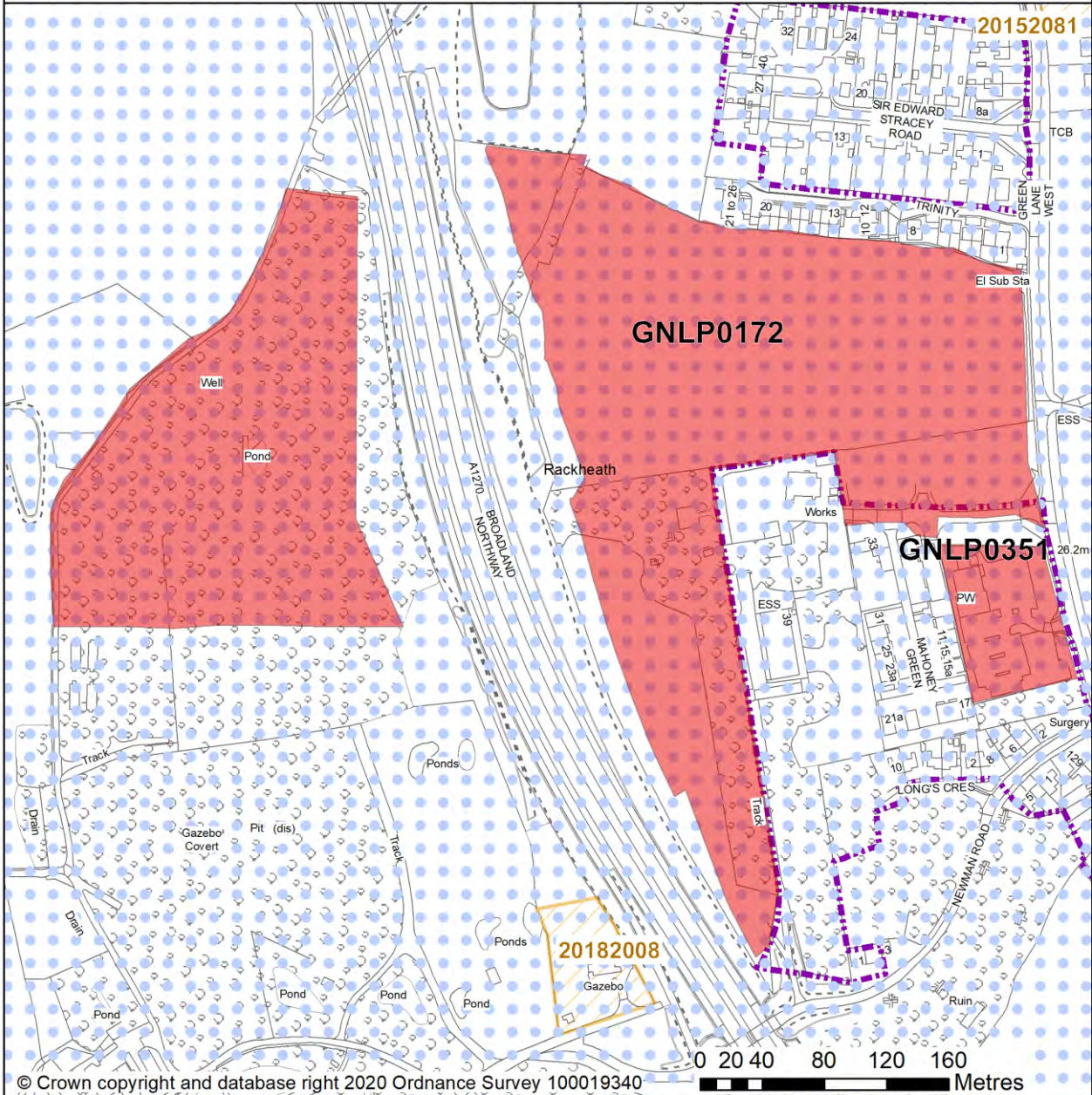
The development will be expected to address the following specific matters:






1. A suitable vehicular access onto Green Lane West that does not prevent access to the North Rackheath GT16 allocation.
2. Pedestrian and cycle connections provided between Green Lane West and Newman Road.
3. A design and layout that functions appropriately with other site allocations and policies in the Growth Triangle Area Action Plan.
4. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses, as well as the nearby Broadland Northway (A1270).
5. A design and layout that avoids adverse impact on views through the valley of Beck Brook.
6. Land to the west of the A1270 should only be used for open space to conserve and where opportunities arise enhance the significance of the grade II listed Rackheath Hall and bridge.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0172
 LOCATION: Land to the west of Green Lane
 ALLOCATION: Residential development (205 dwellings)
 SITE AREA: 11.44 ha



- | | | | |
|---|---|---|---------------------|
|  | Housing Allocation |  | Settlement Boundary |
|  | Growth Triangle Area Action Plan Boundary |  | Commitment* |
| | |  | Parish Boundary |

Scale at A4:
1:3,500



*new and extant permission at 1st April 2020

Date: 12/11/2020

Policy GNLP0351: Land at Heathwood Gospel Hall, Green Lane West, Rackheath

- 3.58 This is a brownfield site within the existing settlement limit where development is acceptable in principle. Constraints on the site for residential development are relatively few, although some mitigation may be necessary due to the location of industrial buildings to the rear and the loss of employment land will need to be considered. The site is allocated subject to footpath connections and development being limited to the site frontage.
- 3.59 If the site were to be extended to be over 1ha in size then Norfolk Minerals and Waste Core Strategy Policy CS16 would apply as the site is underlain by sand and gravel and is within a minerals and waste consultation area.

Policy GNLP0351

Land at Heathwood Gospel Hall, Green Lane West, Rackheath (approx. 0.64ha) is allocated for residential development. This will accommodate at least 15 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

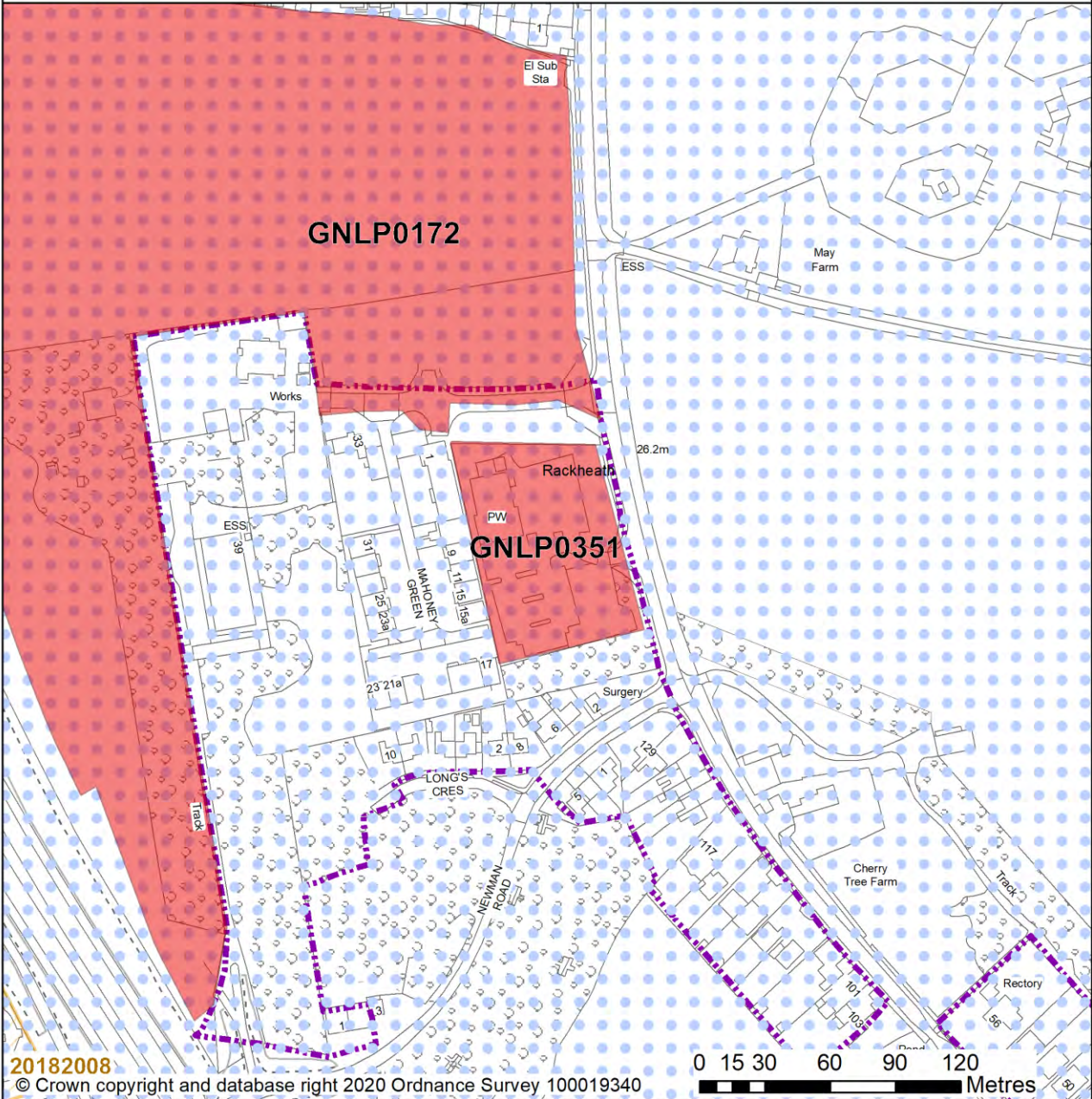
The development will be expected to address the following specific matters:

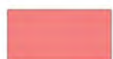




1. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required.

RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0351
 LOCATION: Land at Heathwood Gospel Hall
 ALLOCATION: Residential development (15 dwellings)
 SITE AREA: 0.64 ha



- | | | | |
|---|---|---|---------------------|
|  | Housing Allocation |  | Settlement Boundary |
|  | Growth Triangle Area Action Plan Boundary |  | Commitment* |
| | |  | Parish Boundary |

Scale at A4:
1:2,500



*new and extant permission at 1st April 2020

Date: 12/11/2020

Existing allocations to be carried forward

3.60 High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the new local plan.

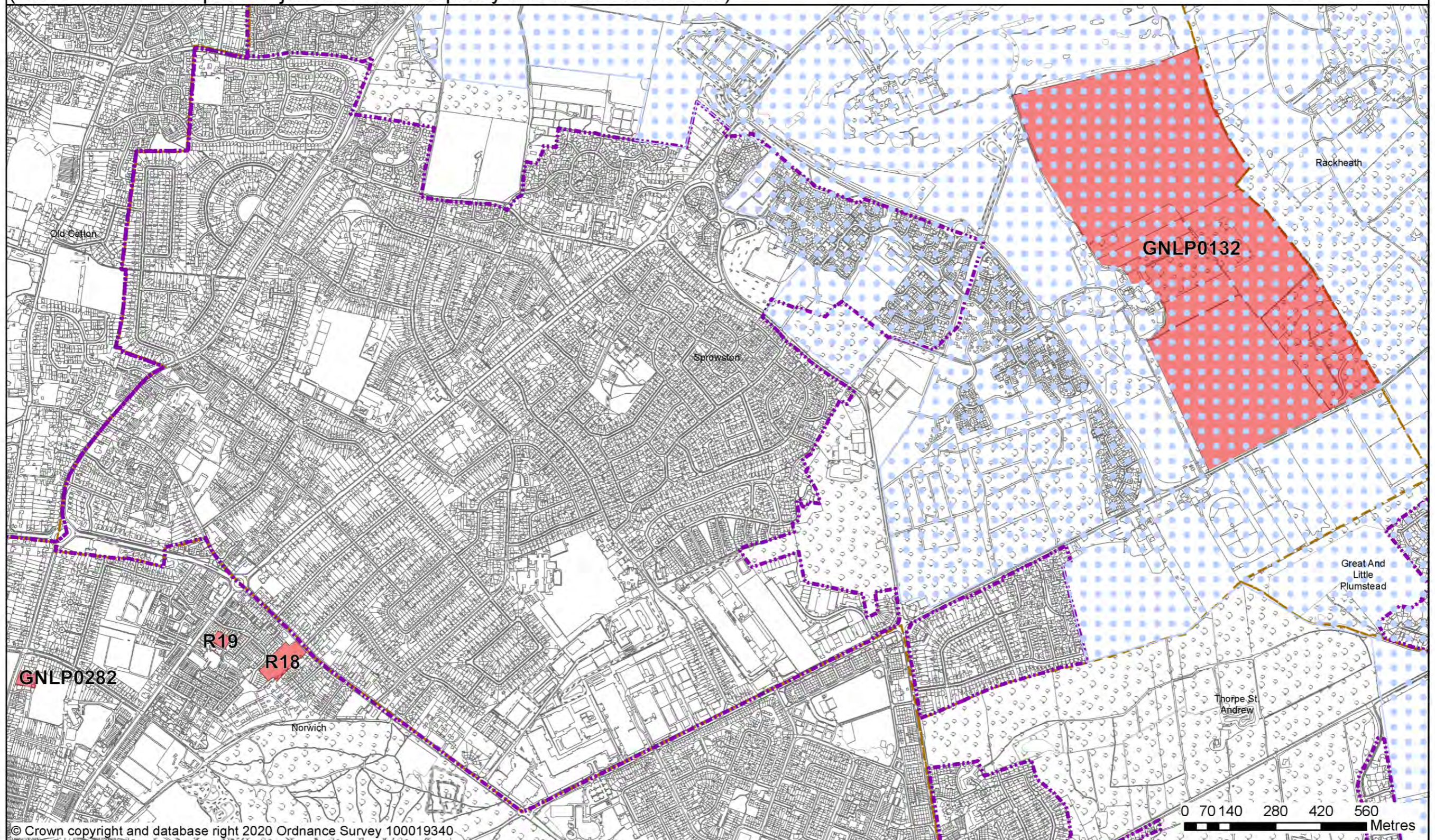
Sprowston

- 3.61 Sprowston is an urban fringe town under Policy 7.1. Part of the settlement is within the (OSRT) Old Catton, Sprowston, Rackheath Thorpe St Andrew Growth Triangle Area Action Plan (AAP) boundary, and so it is set for continued development in coming years. The suburban character of the area mainly comprises 20th century semi-detached and detached properties often set in large plots with mature planting. The most significant historic building in Sprowston is the Grade I listed Church of St Mary and St Margaret. In recent decades there has been more estate-scale development but prior to that Sprowston grew along the radial routes out from Norwich. As to services and facilities, a focal point is the retail at Blue Boar, as well as smaller parades of shops, examples being along the Wroxham Road, and at Cannerby Lane. As to landscape features, there are several plantation woodlands, such as Cottage Plantation, Harrison's Plantation, Boar Plantation and the Breck. Sprowston Manor and its grounds, which are used as a hotel and golf course, also form a significant landscape feature. Amongst existing development commitments, several schemes are under construction in the vicinity of White House Farm, to the east of Blue Boar Lane. There is also the Beeston Park development of circa 3,500 homes that encompasses land from the A1151 Wroxham Road, crosses the B1150 North Walsham Road, and will join the Buxton Road (in the neighbouring parish of Old Catton).
- 3.62 The Sprowston Neighbourhood Plan was 'made' in May 2014 and covers the period to 2026. The vision for the Neighbourhood Plan is by 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people's needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.
- 3.63 There is one site allocation for housing in Sprowston providing for 1,200 additional new homes. There are 26 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Sprowston of 1,246 homes between 2018 – 2038 in this plan. High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the GNLP.
- 3.64 All allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

SPROWSTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Housing Allocation

Settlement Boundary

Parish Boundary

Growth Triangle Area Action Plan Boundary

Scale at A3:
1:10,750

Date: 28/10/2020

New allocation

Policy GNLP0132: Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston

3.65 This is a large strategic scale greenfield site off Salhouse Road adjacent to a major existing allocation within the North East Growth Triangle AAP. There are no major constraints to make the site unsuitable for development, therefore the site is allocated subject to an acceptable masterplan incorporating the requirements set out in the Policy below.

Strategic Allocation

Policy GNLP0132

Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. An area of approximately 66.78 ha is allocated for residential development. The site is expected to accommodate approximately 1,200 homes , open space and a new high school

The arrangement and interrelationship of different land uses resulting from the development of the site will be established through a participative masterplanning process. The development of the site will be in accordance with the resulting masterplan, which shall be submitted as part of the planning application for the site.

The masterplan should clearly demonstrate how the development has been designed to respond to the particular characteristics of the site and to interact and function appropriately with adjacent development sites. The masterplan should demonstrate how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services, provision for private vehicles and green infrastructure.

Development will not be commenced until a phasing plan indicating the orderly sequence of development has been approved. The phasing plan will need to show how infrastructure (including green infrastructure) and services are to be co-ordinated with the development of the site.

The masterplan should include:

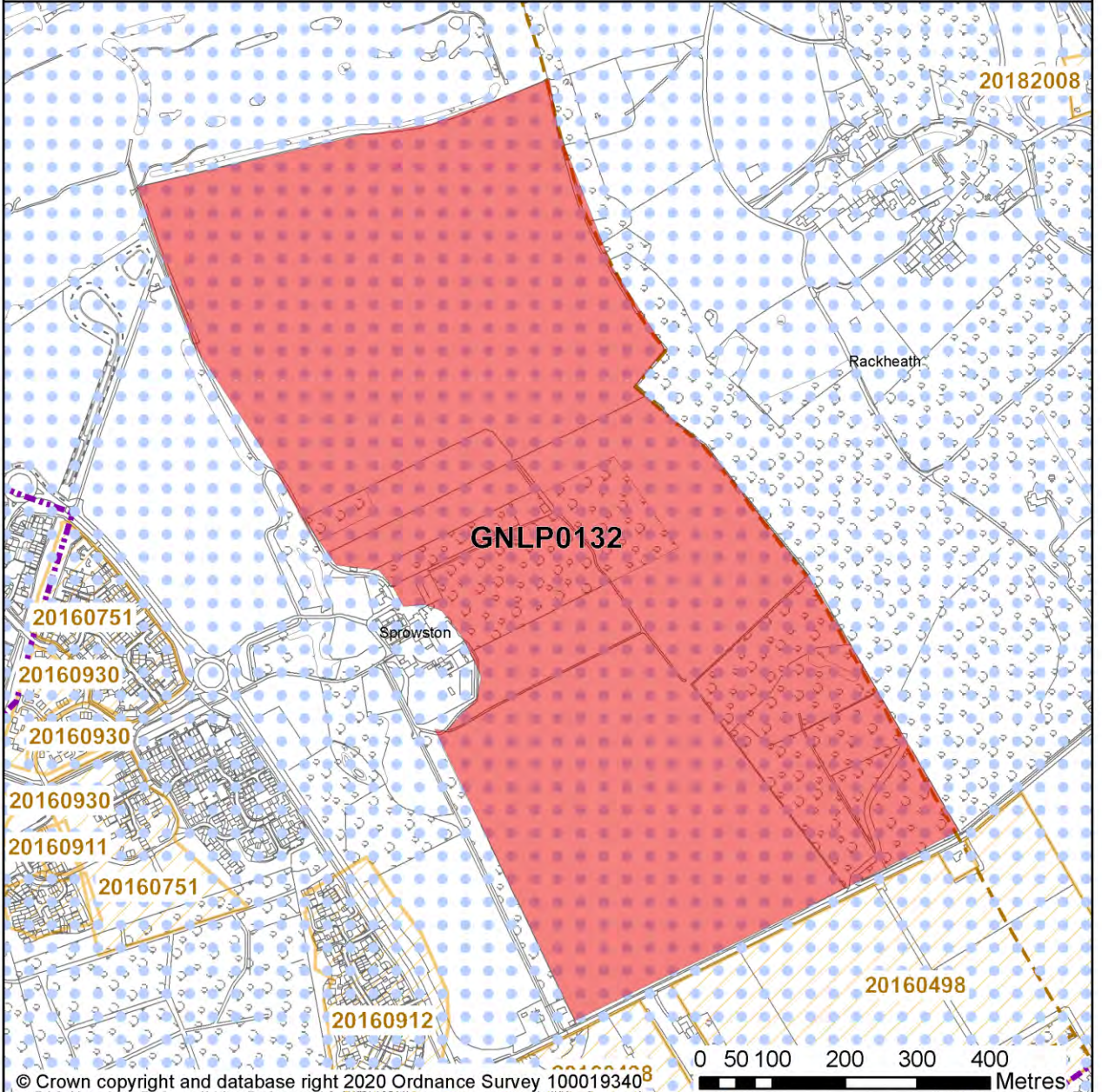
Continued...

1. Vehicular, pedestrian and cycle access to the site via Salhouse Road and Atlantic Avenue.
2. A new link road from Salhouse Road to Atlantic Avenue which includes footway and cycleway provision.
3. The provision of a footway and cycleway along the southern boundary of the site adjacent to Salhouse Road, continuing provision delivered through the development of adjacent land.
4. Off-site improvements to the highway network as necessary to address the impact of development.
5. Up to 12 ha of the site should be safeguarded to incorporate a well-located High School. An off-site drop-off area for buses and coaches to serve the school should be incorporated as part of the highway infrastructure for the development. Community use of open space associated with the school should be facilitated.
6. Appropriate protection of, and mitigation for, impact on trees and woodland (established through an Arboricultural Impact Assessment). This should include safeguarding the ancient woodland of Bulmer Coppice and historic Rackheath parkland to the east of the site.
7. The delivery of Green Infrastructure to ensure connections between Harrisons Woodland Park and Bulmer Coppice/Rackheath Park
8. Provision of formal recreation in the form of sports pitches and children's play space in accordance with the adopted policies of the development plan to be located adjacent to ancient woodland
9. An ecological assessment will be required to show how impacts on ecology, including Great Crested Newts, have been minimised and mitigated as part of the development of the site.
10. Appropriate remediation of any land contamination and/or localised made ground deposits, including those related to an historic gravel pit and landfill to the east of the site.
11. This site intersects watercourses so a WFD compliance assessment will be required for the watercourse receiving the runoff. A buffer of 20 m will need to be maintained between the watercourse and gardens and opportunities for riparian habitat restoration should be secured.
12. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

SPROWSTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0132
 LOCATION: Land off Salhouse Road, White House Farm
 ALLOCATION: Residential development (1200 dwellings)
 SITE AREA: 66.78 ha



- | | | |
|---|---|---|
|  Housing Allocation |  Settlement Boundary |  Parish Boundary |
|  Growth Triangle Area Action Plan Boundary |  Commitment* | |

Scale at A4:
1:7,500



*new and extant permission at 1st April 2020

Date: 30/10/2020

Existing allocations to be carried forward

3.66 High amounts of existing development commitment remain, as the allocations identified in the (OSRT) Growth Triangle Area Action Plan will not be superseded by the GNLDP.

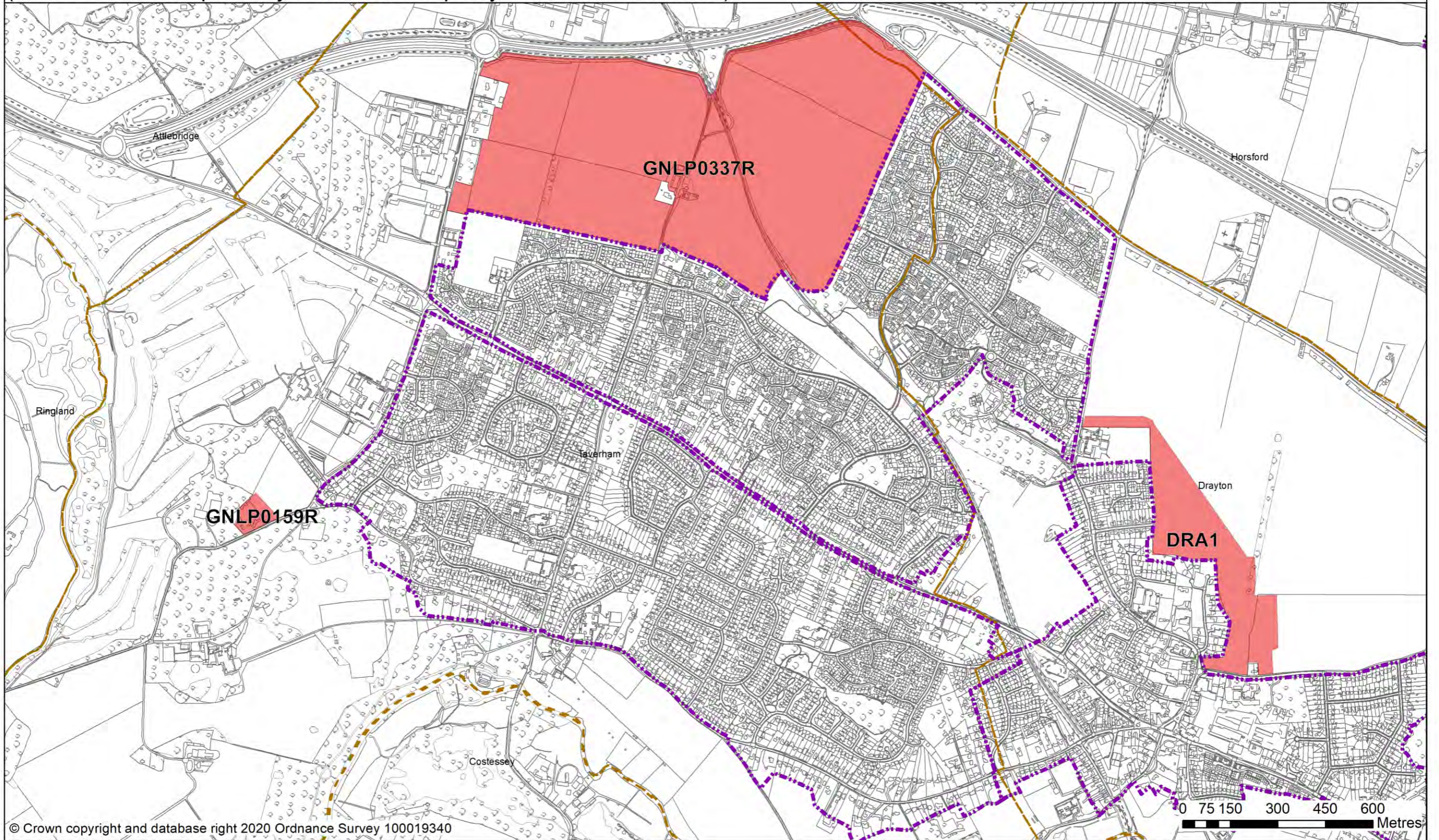
Taverham (including Ringland)

- 3.67 Taverham is identified as a fringe parish in Policy 7.1. There is a good range of services in the parish including a library and recreation facilities on Sandy Lane; some retail and a pub along the Fakenham Road and Taverham High School on Beech Avenue. Planning permission exists for a new supermarket and other retail on Fir Covert Road 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. The Marriott's Way, the former railway (and now long-distance footpath), takes a north-west to south-east direction, through the parish, defining the landscape, and dividing Taverham from Drayton on its eastern boundary. Of ecological importance, 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 is ready for referendum (at the time of writing).
- 3.68 The parish of Ringland is on the western side of the River Wensum valley and in contrast to Taverham the parish is rural. The settlement of Ringwood is small, consisting of mainly ribbon development along The Street. Facilities are limited, but include parish rooms and a pub. As well as farmland there are several large blocks of woodland, a number of County Wildlife Sites, and an area of Ancient Woodland (Jennis Wood).
- 3.69 There are two site allocations proposed in Taverham providing for 1,417 new homes as well as additional facilities such as, a new school and a local centre offering a medical clinic as well as, protection to the Marriott's Way. There are no carried forward allocations but a total of 121 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 1,538 homes between 2018 – 2038.
- 3.70 There are no sites allocations Ringland, no carried forward allocations and one dwelling with planning permission.
- 3.71 All site allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

TAVERHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:11,000

N



Date: 28/10/2020

New allocations

Policy GNLP0337R: Land between Fir Covert Road and Reepham Road, Taverham

- 3.72 This is a strategic-scale site well-related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide a local centre, community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.

Strategic Allocation

Policy GNLP0337R

Land between Fir Covert Road and Reepham Road, Taverham (81.69ha) is allocated for residential development. The site will accommodate at least 1,400 homes including specialist care housing and older persons housing units, associated public open space, local centre, primary school and local medical centre.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.
2. Provision of on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.
3. 2ha safeguarded for provision of primary school.
4. Land safeguarded for provision of medical care facility.
5. A local centre at the heart of the development, easily accessible to surrounding residential areas

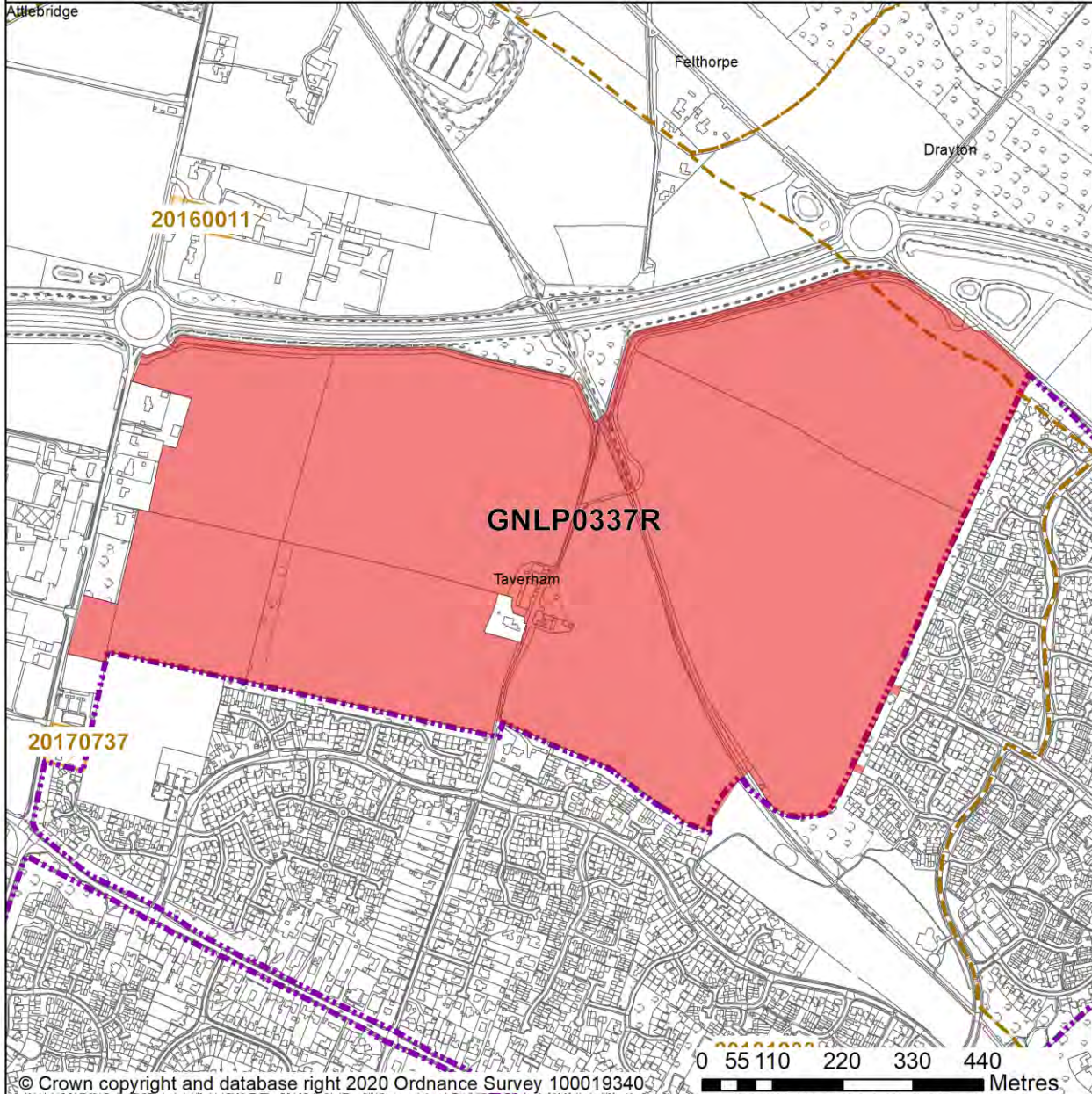
The masterplan should demonstrate:

6. Detailed arrangements for access (vehicular and pedestrian) such as from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue.
7. The distribution of land-uses across the site. The school and medical care facility should be centrally located on the site.
8. Off-site improvements to the highway network which may include provision of a new roundabout on Reepham Road, and Fir Covert Road including proposed link road.
9. No adverse effect on the operation of the water treatment works.
10. Safeguarding landscape enhancements and buffer of the Marriott's Way.
11. The approach to phasing of development across the site.
12. Provision of a significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity.
13. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
14. Submission of an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site.
15. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
16. Mitigation of surface water flooding onsite.
17. Approach to infrastructure delivery on and off site.
18. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

TAVERHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0337R
LOCATION: Land between Fir Covert road and Reepham road
ALLOCATION: Residential development (1400 dwellings)
SITE AREA: 81.69 ha



-  Housing Allocation
-  Commitment*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:
1:8,500



*new and extant permission at 1st April 2020

Date: 30/10/2020

Policy GNLP0159R: Land off Beech Avenue, Taverham

3.73 This site off Beech Avenue is allocated with access via the adjacent site with planning permission (20191065) under the same land ownership. The total area allocated reflects the mature trees on site as well as other buildings shown on the site map below.

Policy GNLP0159R

Land off Beech Avenue, Taverham (0.97 ha) is allocated for residential development. The site will accommodate up to 12 dwellings

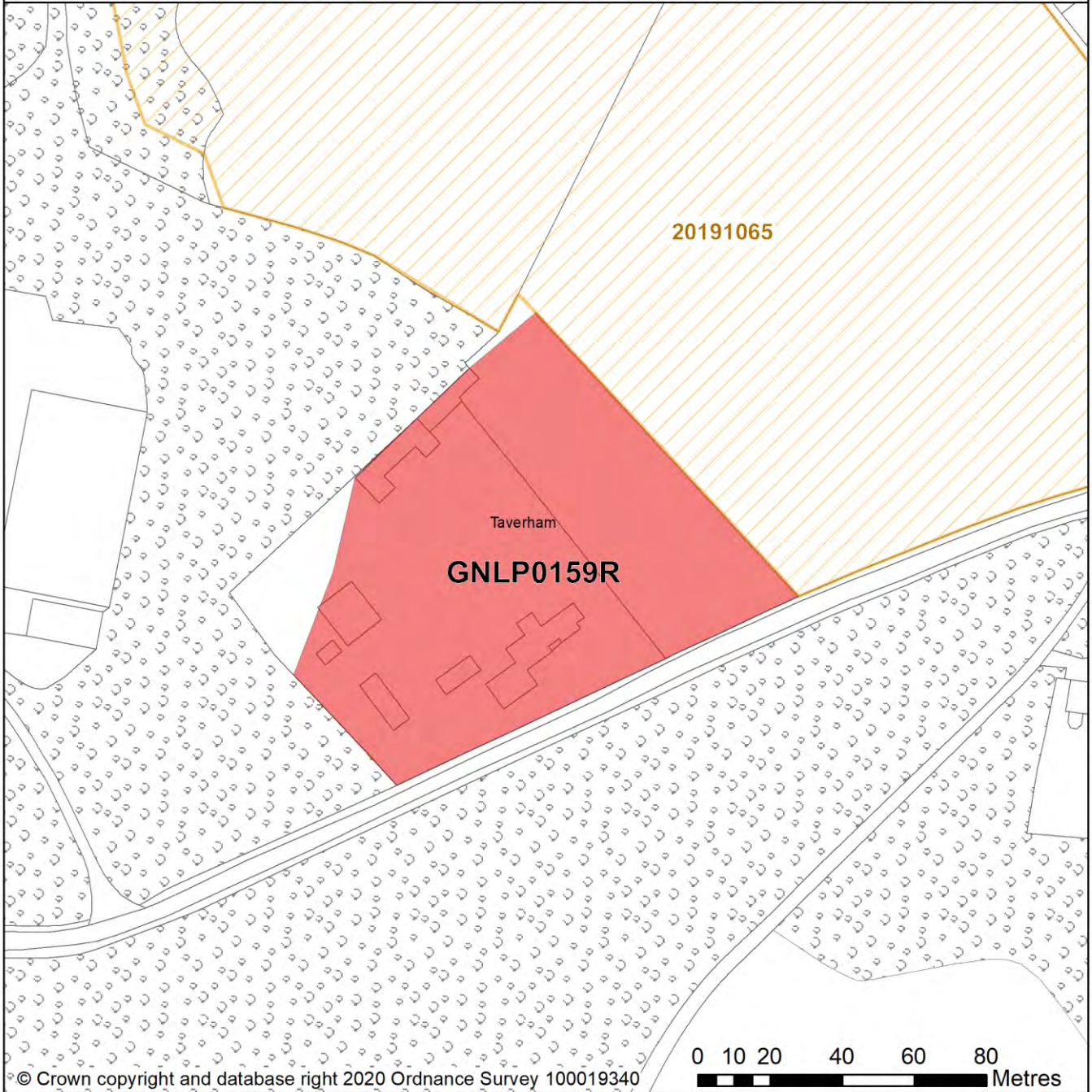
The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access through the site to the east
2. Mitigation for impact on trees and woodland (established through an Arboricultural Impact Assessment)
3. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

TAVERHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP159R
LOCATION: Land off Beech Avenue
ALLOCATION: Residential development (12 dwellings)
SITE AREA: 0.97 ha



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0 10 20 40 60 80 Metres

Scale at A4:
1:1,500

 Housing Allocation

 Parish Boundary

 Commitment*

N



Date: 30/10/2020

*new and extant permission at 1st April 2020

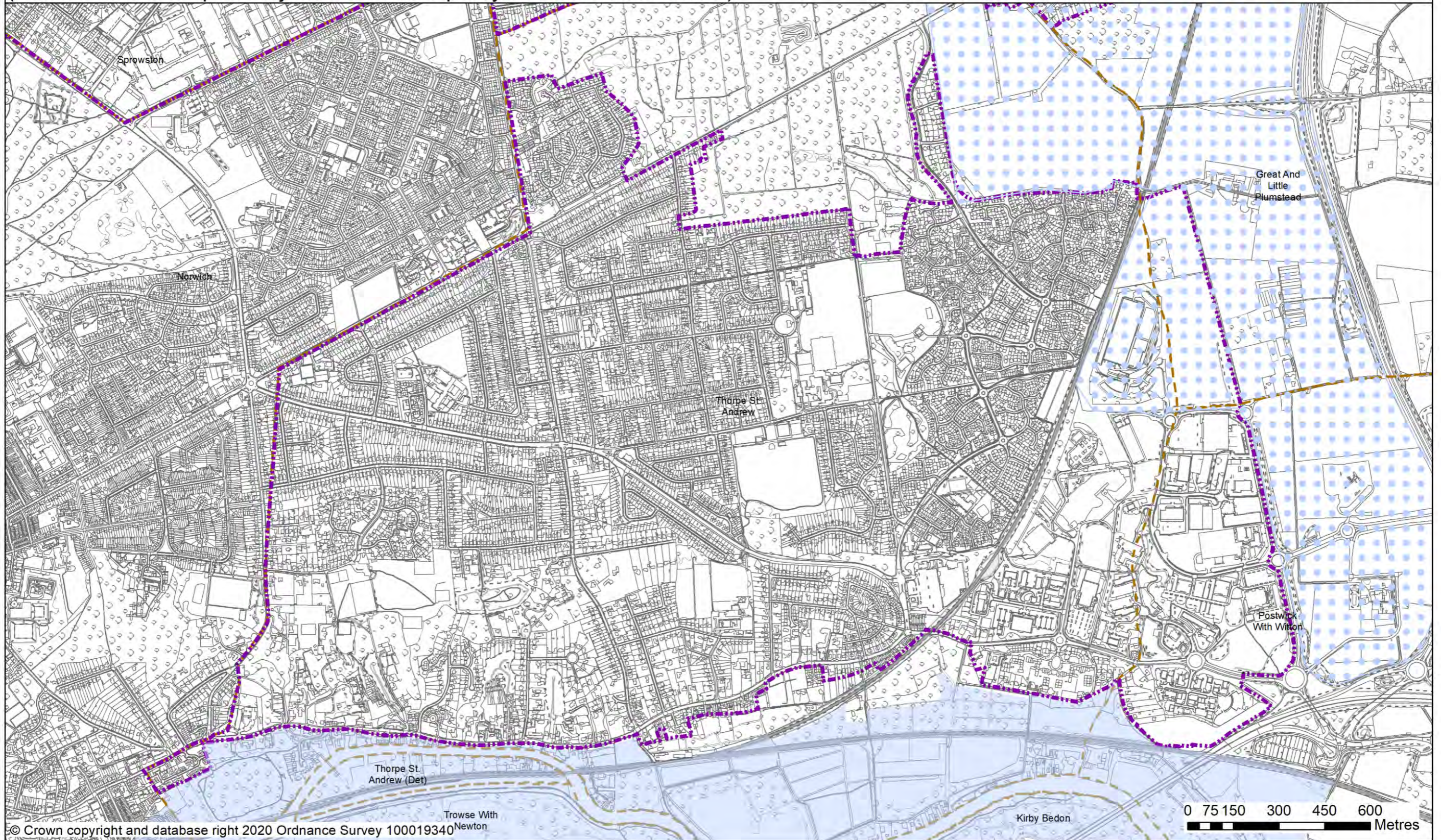
Thorpe St Andrew

- 3.74 Thorpe St Andrew is an urban fringe parish under Policy 7.1 and is within an area identified for significant development as part of the (ORST) Old Catton, Racktheath, Sprowston, Thorpe St Andrew Growth Triangle Area Action Plan which will not be superseded by this 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.
- 3.75 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 the Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line the Yarmouth Road, including the Grade II* Thorpe Hall and the ruins to the Church of St Andrew.
- 3.76 Thorpe St Andrews has Draft Neighbourhood Plan in progress at the time of writing but this has not been made.
- 3.77 There are no site allocations identified in Thorpe St Andrew. There are no carried forward allocations but a total of 386 additional dwellings with planning permission. This gives a total deliverable housing commitment for Thorpe St Andrew of 386 homes between 2018 – 2038 in the GNLP.

THORPE ST ANDREW

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Settlement Boundary

Parish Boundary

Broads Authority Area

Growth Triangle Area Action Plan Boundary

Scale at A3:
1:11,500

Date: 28/10/2020

Existing allocations to be carried forward

3.78 Thorpe St Andrew is covered by the (OSRT) Growth Triangle Area Action Plan (AAP) which will not be superseded by this plan.

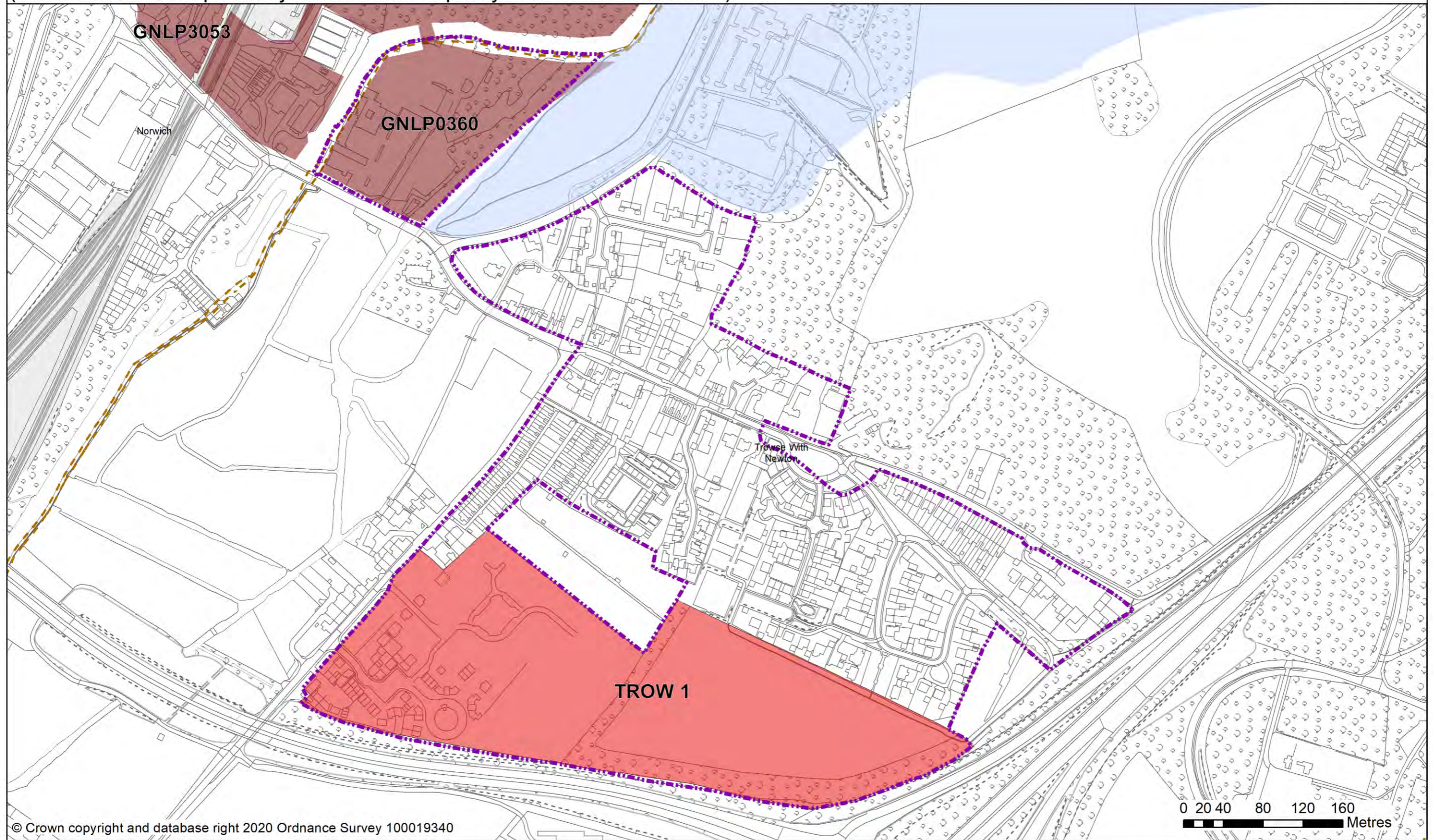
Trowse (Including non-residential at Bixley and Whitlingham)

- 3.79 Trowse and Newton is identified as urban fringe parish under Policy 7.1. Facilities in the village include a primary school, a small convenience store, two pubs, and a community building. Trowse village enjoys the benefits of being next to Whitlingham Country Park and close to employment opportunities within Norwich City.
- 3.80 There are various historic buildings, the most notable being the Grade I Church of St Andrew. An important part of the village's history is its connection to the Colman's family. Trowse is an example of a model village and that history is still evident in the workers' terraced cottages. There are existing allocations and planning permissions in place for development in Trowse, which includes plans to construct a 210-pupil primary school. In addition, part of the Deal Ground site (former industrial land) falls within the Trowse parish boundary, with the majority in Norwich City Council's boundary. A Neighbourhood Plan Area was submitted in November 2019.
- 3.81 There are no site allocations identified in Trowse. However, there is one carried forward allocation providing for 181 new homes. This gives a total deliverable housing commitment for Trowse of 181 homes between 2018 – 2038.
- 3.82 All site allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

TROWSE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:
1:3,500

N



Date: 05/11/2020

Existing allocation to be carried forward

Policy TROW 1: Land on White Horse Lane and to the rear of Charolais Close & Devon Way

- 3.83 This site comprises a first phase including a total of 98 dwellings and a primary school which are under construction. The second phase of development is pending completion of the Section 106 agreement at the time of writing and comprises 83 dwellings and 0.4ha of land set a side to facilitate expansion of the primary school site.
- 3.84 The principle of development on the site has already been accepted and it is expected that the development will be completed within the time-period of this local plan to 2038. As an existing allocation it has been considered in the calculation of the housing requirement for 181 homes.

Policy TROW 1

Land on White Horse Lane and to the rear of Charolais Close & Devon Way (approx. 9.37 ha) is allocated for residential development with new primary school. This will accommodate approximately 181 new homes.

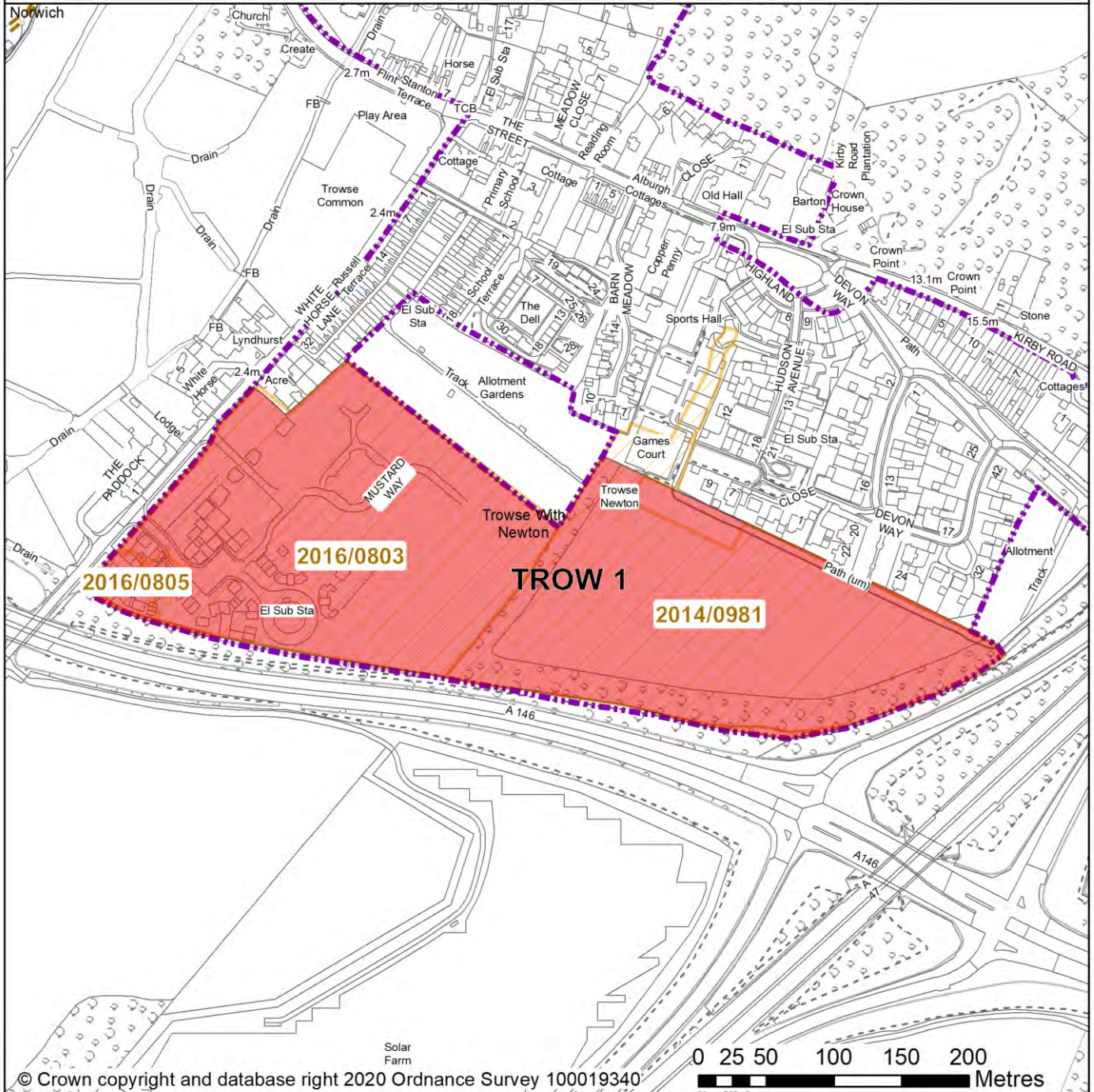
The development will be expected to address the following specific matters:

1. Development of the site to be masterplanned to provide a cohesive development.
2. Development will need to conserve, and where opportunities arise, enhance the significance of the Trowse Conservation Area. Development will need to be sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage.
3. Provision of a site of at least 1.4 hectares for a new primary school within the site.
4. Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.
5. Primary vehicular access from White Horse Lane with some very limited access from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the Conservation Area.
6. Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
7. An extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre.
8. The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
9. Anglian Water advice regarding foul sewerage capacity.
10. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

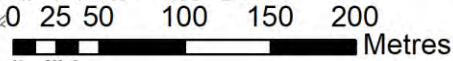
TROWSE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: TROW1
 LOCATION: Land at White Horse Lane
 ALLOCATION: Residential development
 SITE AREA: 9.37 ha



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Scale at A4:
1:4,000

- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

4. Main Towns

- Aylsham (clustered with Blickling, Burgh & Tuttington and Oulton)
- Diss, including part of Roydon
- Redenhall with Harleston
- Hethel Strategic Employment
- Long Stratton, including parts of Tharston
- Wymondham

(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)

Aylsham (including Blicking, Burgh & Tuttington and Oulton)

- 4.1 Aylsham is classified as a Main Town under Policy 7.2. The estimated population at mid-2019 for Aylsham ward, which also includes the nearby village of Marsham, was 8,567 people.

Homes in Aylsham

Homes at 2020	Completed units 1 April 2018 to 31 March 2020	Local Plan Allocations remaining at 1 April 2020	Other Planning Permissions at 1 April 2020	New Allocations
3,612 (Parish of Aylsham)	171	0	58	GNLP0311/0595/2060 = 250 GNLP0596R = 300

- 4.2 At the heart of the town is the Market Place that is well-known for its weekly Friday market, and regular Farmers' markets. Important streets, for historic buildings and for trade in Aylsham, include Hungate Street, Penfold Street, and Red Lion Street. The extensive conservation area in Aylsham stretches from the Manor House on Norwich Road to Millgate at the north; but, also to the north-west of the town, the Blicking conservation area extends southwards to the north-west edge of the town. As to landscape matters, the River Bure flows to the north and around to the south-east of the town. To the south and east of the town, the B1145 Cawston Road and A140 Cromer Road are also important in defining the built edges of Aylsham. In terms of current development, both the Woodgate Farm scheme at the west of the town and the Bure Meadows scheme near the High School are well-advanced.
- 4.3 Aylsham Neighbourhood Plan was 'made' in July 2019 and covers the period to 2038. The vision for the Aylsham Neighbourhood Plan states that 'the market town of Aylsham is renowned for its individuality and historical importance. It is vital that these are protected whilst promoting its unique character, excellent location and strong sense of community.' The Plan seeks to do this through a series of objectives and policies that shape development within the neighbourhood area. The plan contains policies based on themes around housing, environment, economy, recreation and infrastructure.
- 4.4 The GNLP allocates two sites in Aylsham providing for 550 new homes including a 90 bed care unit/extra care housing and a new primary school. Two existing allocations for employment are also carried forward for employment at the Dunkirk Industrial Estate. Each of these allocations are expected to address

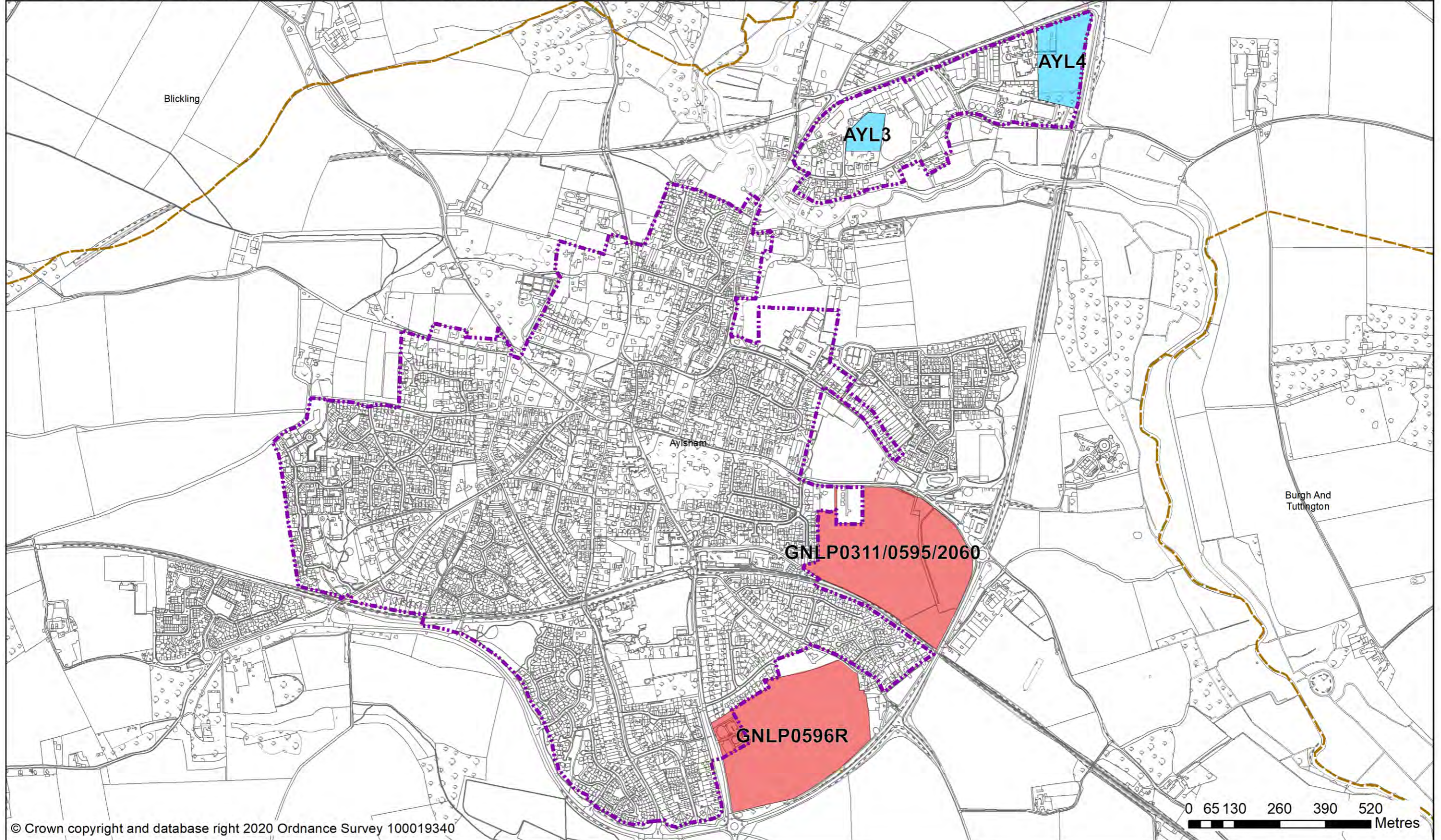
standard site specific requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

- 4.5 There are two new allocations for a total of 550 homes. There are no carried forward allocations but a total of 229 additional dwellings with planning permission (171 units completed 1 April 2018 to 31 March 2020, 58 units with extant consent at 1 April 2020). This gives a total deliverable housing commitment for Aylsham of 779 homes between 2018-2038.

AYLSHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



Housing Allocation

Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A3:
1:10,000

N



Date: 11/11/2020

New allocations

Policy GNLP0311, 0595 and 2060: Land south of Burgh Road and west of the A140, Aylsham

- 4.6 This site is located to the south-east of the town centre and is well-related to the high school. Two points of access are required from Burgh Road, plus various pedestrian footway improvements to aid connectivity into the nearby existing developments. The allocation also secures land for future education provision. Development offers opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140 and improvements alongside the Bure Valley Walk. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal.

Policy GNLP0311, 0595 and 2060

Land south of Burgh Road and west of the A140, Aylsham (approx. 12.86 ha) is allocated for residential development. The site is to accommodate approximately 250 homes, and new primary school.

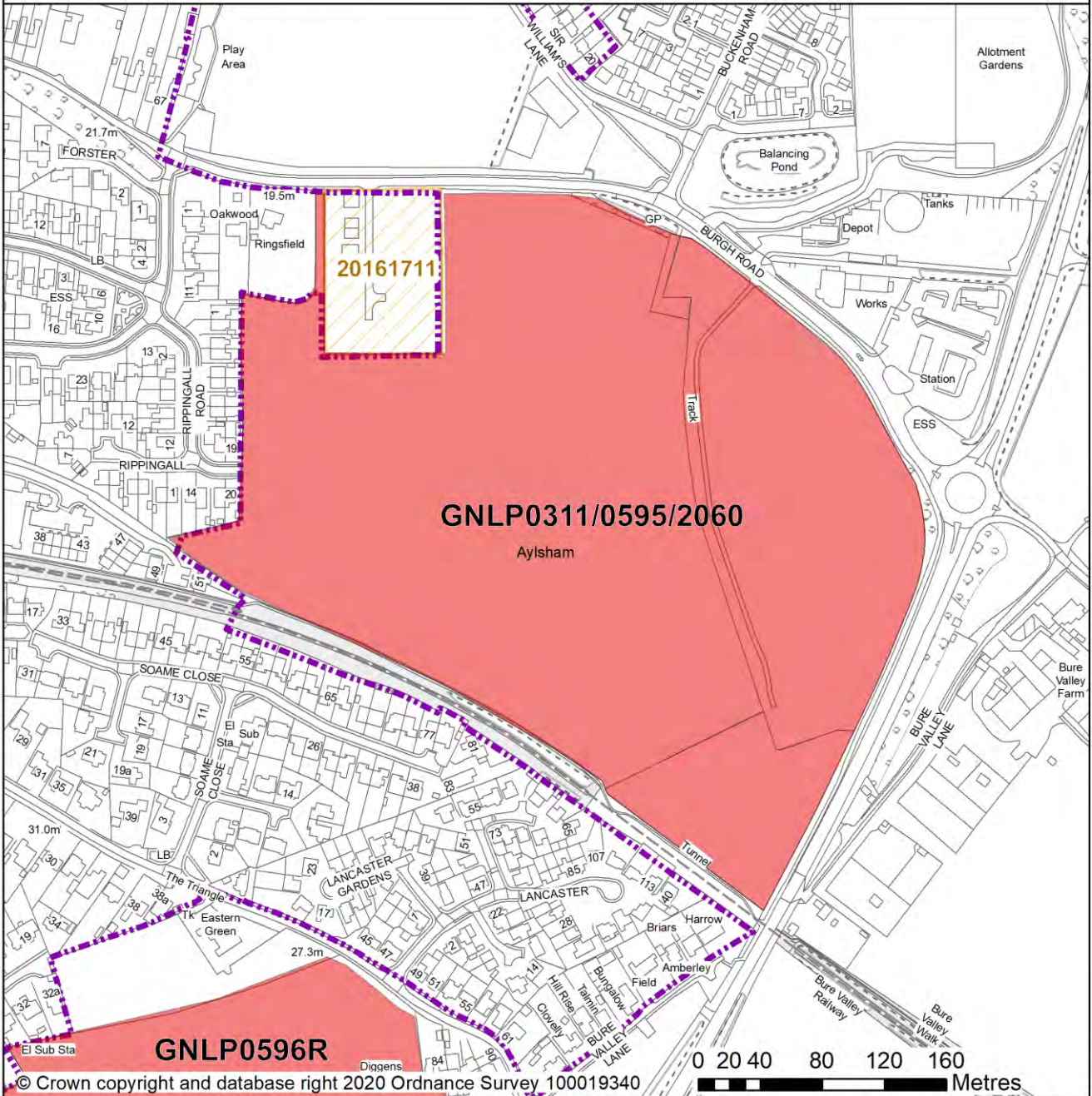
The development will be expected to address the following specific matters:

1. Access should be via Burgh Road with two access points for vehicles.
2. Carriageway widening is required to achieve a minimum width of 6.0m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to west.
3. Requires pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of A140.
4. 2 ha of land at nil value to be provided for a new primary school on site.
5. Improved green infrastructure improvements alongside the Bure Valley Walk.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development should conserve and where appropriate enhance the significance of the grade II listed Bure Valley Farmhouse, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and open space and design.

AYLSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0311/0595/2060
 LOCATION: Land to the south of Burgh Road
 ALLOCATION: Residential development (250 dwellings)
 SITE AREA: 12.86 ha



- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:3,500



*new and extant permission at 1st April 2020

Date: 11/11/2020

Policy GNLP0596R: Land at Norwich Road, Aylsham

- 4.7 This site is to the south of the town centre and is significant in defining the 'gateway' to Aylsham. Both in terms of built form and transport provision. The site is located next to the main Norwich Road, A140, and B1145 roundabout serving the town.
- 4.8 Access into the development will be via two points of access from Norwich Road, plus providing pedestrian connectivity via Buxton Road and Copeman Road. Development offers opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal.
- 4.9 This allocation also secures land for the community's aspiration to promote better sustainable transport. An objective that is set out in the Aylsham Neighbourhood Plan 2018-2038, and has been expressed in consultation feedback during the GNLP's preparation. 0.25 ha is secured to be transferred at nil cost to the Town Council.
- 4.10 Use of the community land will be for promoting sustainable transport, with the exact outcomes to be the responsibility of the Town Council. Possibilities include, but are not limited to, 'park & ride', 'park & cycle', and 'park & walk', and will be for the benefit of local residents and businesses, as well as visitors and tourists to Aylsham. Surfacing, other structures, and buildings on the land are restricted to the operation of a sustainable transport 'hub' facility. The scheme should be delivered by 2038 or otherwise the land reverts to residential use.

Policy GNLP0596R

Land at Norwich Road, Aylsham (approx. 12.78 ha) is allocated for residential development. The site is to accommodate at least 255 homes. The mix of uses is to include a 90 bed care unit/extra care housing, and 0.25 ha for community use to meet sustainable transport objectives.

The development will address all the following specific matters:

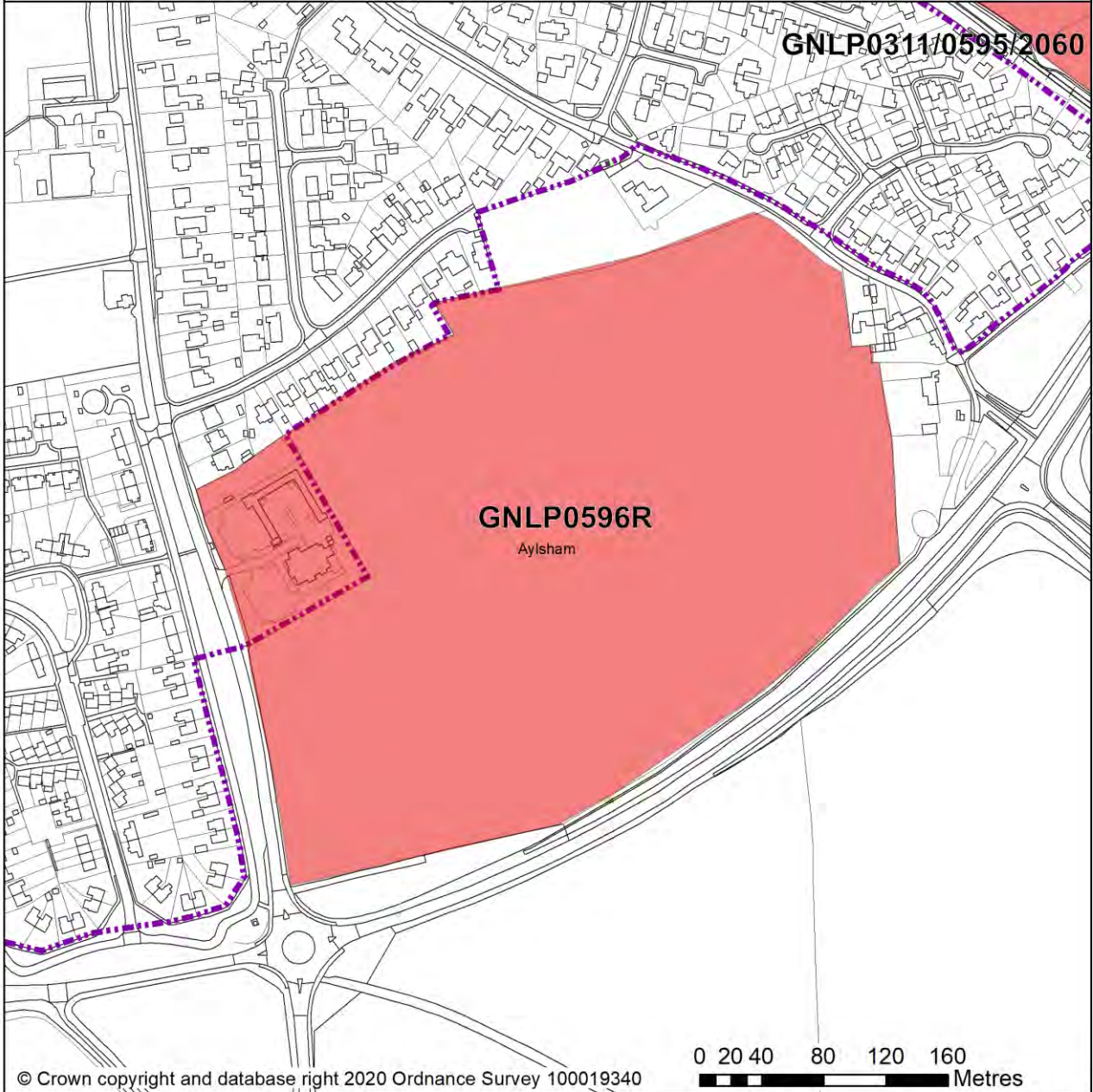
1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Access should be via Norwich Road with two access points for vehicles. 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit, plus cycle improvements at A140/B1145/Norwich Road roundabout.
4. Pedestrian and cycle access only from Buxton Road and Copeman Road. Safeguarding of existing Public Right of Way at south of site.
5. 0.25 ha of land at nil value to the Town Council to meet neighbourhood plan objectives for out-of-town parking, and promotion of sustainable transport modes.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development should conserve and where appropriate enhance the setting of the Grade II Diggens Farmhouse to the east of the site, including any contribution made to that significance by setting.

Policy Note: For calculating strategic housing requirement, a 90 bed care unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for GNLP0596R is estimated at 300, and with GNLP0311, 0595 and 2060, the total new housing allocated for Aylsham equals 550.

AYLSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0596R
LOCATION: Land at Norwich Road
ALLOCATION: Residential development
SITE AREA: 12.78 ha



 Housing Allocation
 Settlement Boundary

 Parish Boundary

Scale at A4:
1:3,500



*new and extant permission at 1st April 2020

Date: 11/11/2020

Existing allocations to be carried forward

Policy AYL3: Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham

4.11 This site is an existing allocation from the Broadland Local Plan but is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within the new local plan time-period up to 2038.

Policy AYL3

Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (of approx. 0.95 ha) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.

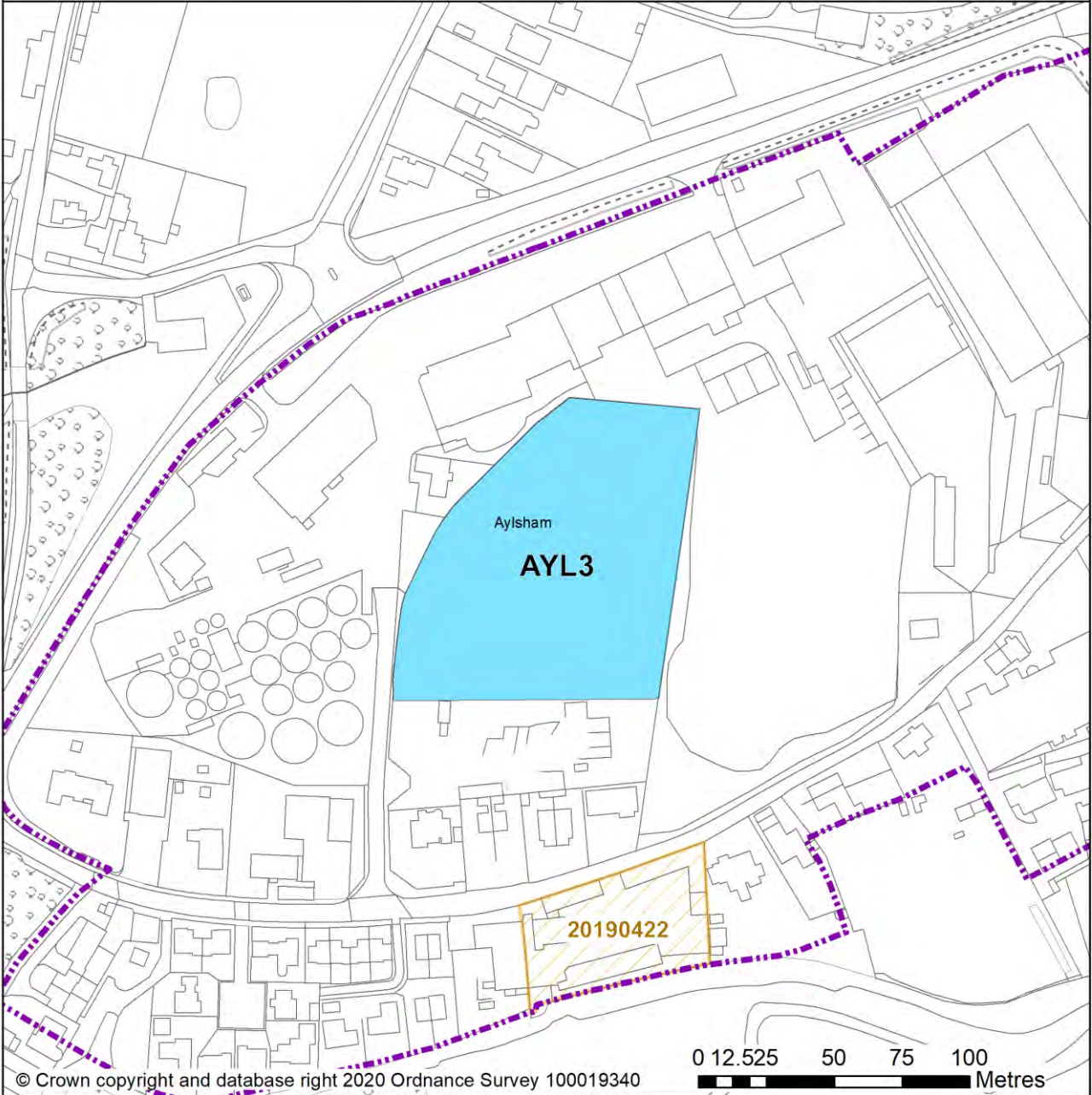
The development will be expected to address the following specific matters:

1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

AYLSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: AYL3
LOCATION: Land at Dunkirk Industrial Estate (west)
ALLOCATION: Employment
SITE AREA: 0.95 ha



Employment Allocation



Commitment*



Settlement Boundary



Parish Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy AYL4: Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham

4.12 This site is an existing allocation from the Broadland Local Plan but is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within the new local plan time-period up to 2038.

Policy AYL4

Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (of approx. 3.2 ha) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.

The development will be expected to address the following specific matter:

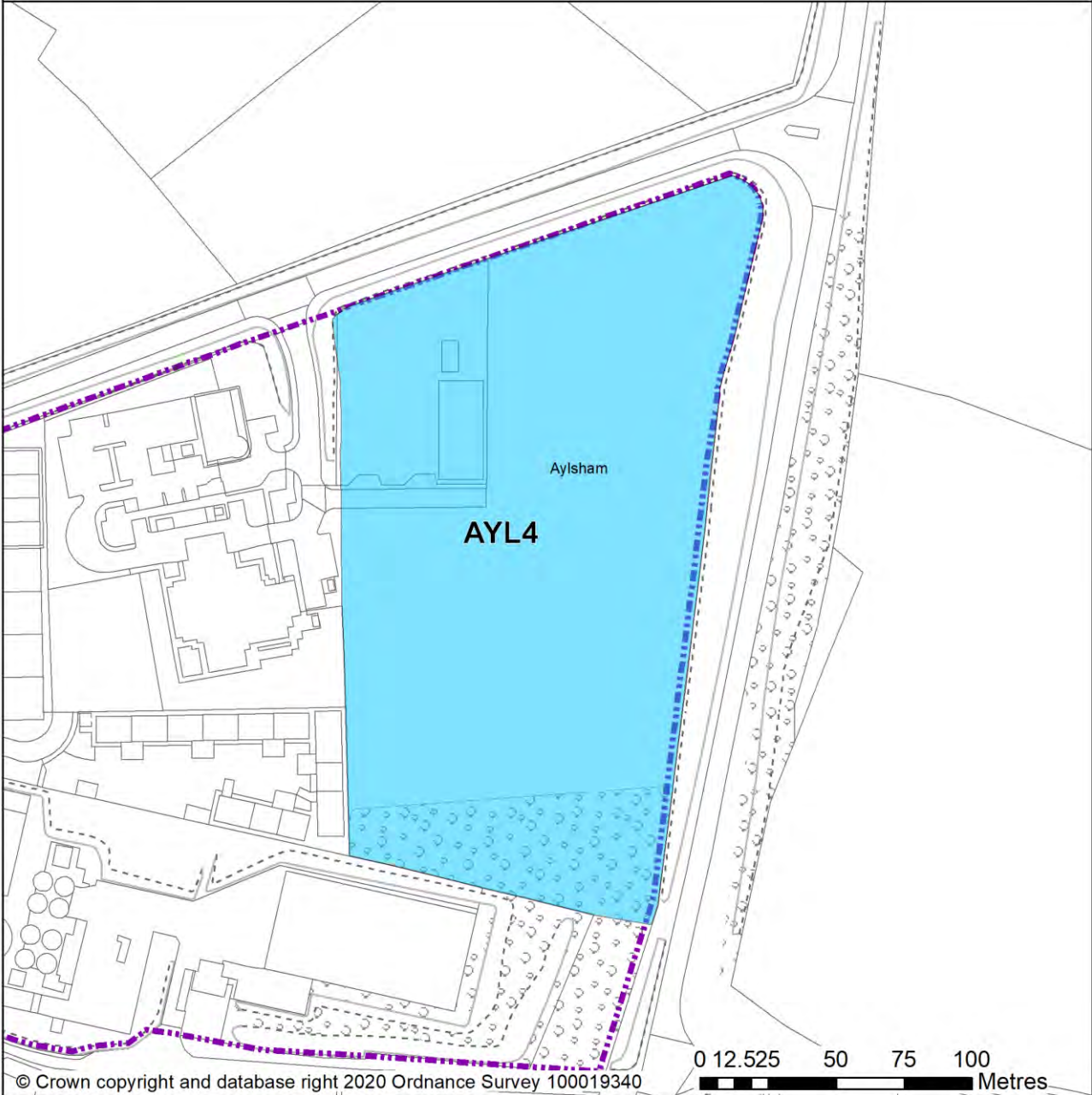
1. Vehicular access off Dunkirk.

The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment

AYLSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: AYL4
LOCATION: Land at Dunkirk Industrial Estate (east)
ALLOCATION: Employment
SITE AREA: 3.2 ha



Employment Allocation

Parish Boundary

Settlement Boundary

Scale at A4:
1:2,000

N



Date: 03/11/2020

*new and extant permission at 1st April 2020

Diss (including part of Roydon)

- 4.13 Diss is identified as a Main Town under Policy 7.2. The town has a strong local employment base and supports three main supermarkets, a wide range of local shops and services in the town centre, and a full range of facilities (including secondary school, GPs, leisure centre, library, a variety of sports clubs etc.).
- 4.14 The estimated population of Diss Town Council Area at mid-2019 was 8,604 people. However, parts of the settlement of Diss, i.e. the continuous built up area of the town, fall within Roydon Parish and several of the 2,595 estimated population in Roydon Parish will be within this built-up area, making the town closer to 10,000 people. Sites have been allocated in the 2003 and 2015 South Norfolk Local Plans which have maintained the growth of the town over recent years.

Homes in Diss:

Homes at 2020 (ONS)	Completed units April 2018 to March 2020	Local Plan Allocations remaining at 1 April 2020	Other Planning Permissions at 1 April 2020	New Allocations
4,243 (Diss Town Council area only)	137	122 (Including mixed-use allocations)	95	150 – GNLP 250 – Diss and District Neighbourhood Plan

- 4.15 Diss is located to the north west of the junction of the A140 and A143 and is on the main Norwich-Ipswich-London rail line, meaning that the town is in less than 20 minutes from Norwich and Stowmarket and approximately 90-100 minutes from London. There is also a small bus station just outside of the town centre, with services linking to Norwich, Bury St Edmunds and other local towns and villages. These good transport connections, including to a range of key regional settlements, makes Diss a sustainable location for new housing, particularly on sites with good access to these transport links,
- 4.16 In addition to having a good range of shops and facilities in the town centre, many of which are within the pedestrianised area, there is a concentration of commercial and industrial businesses to the east of the town (located either side of the railway), home to a wider range of employers, with further land allocated for expansion. Further afield, approximately three miles from the town, adjacent to the A140 near Eye, is the Mid Suffolk Business Park which also offers significant employment opportunities.

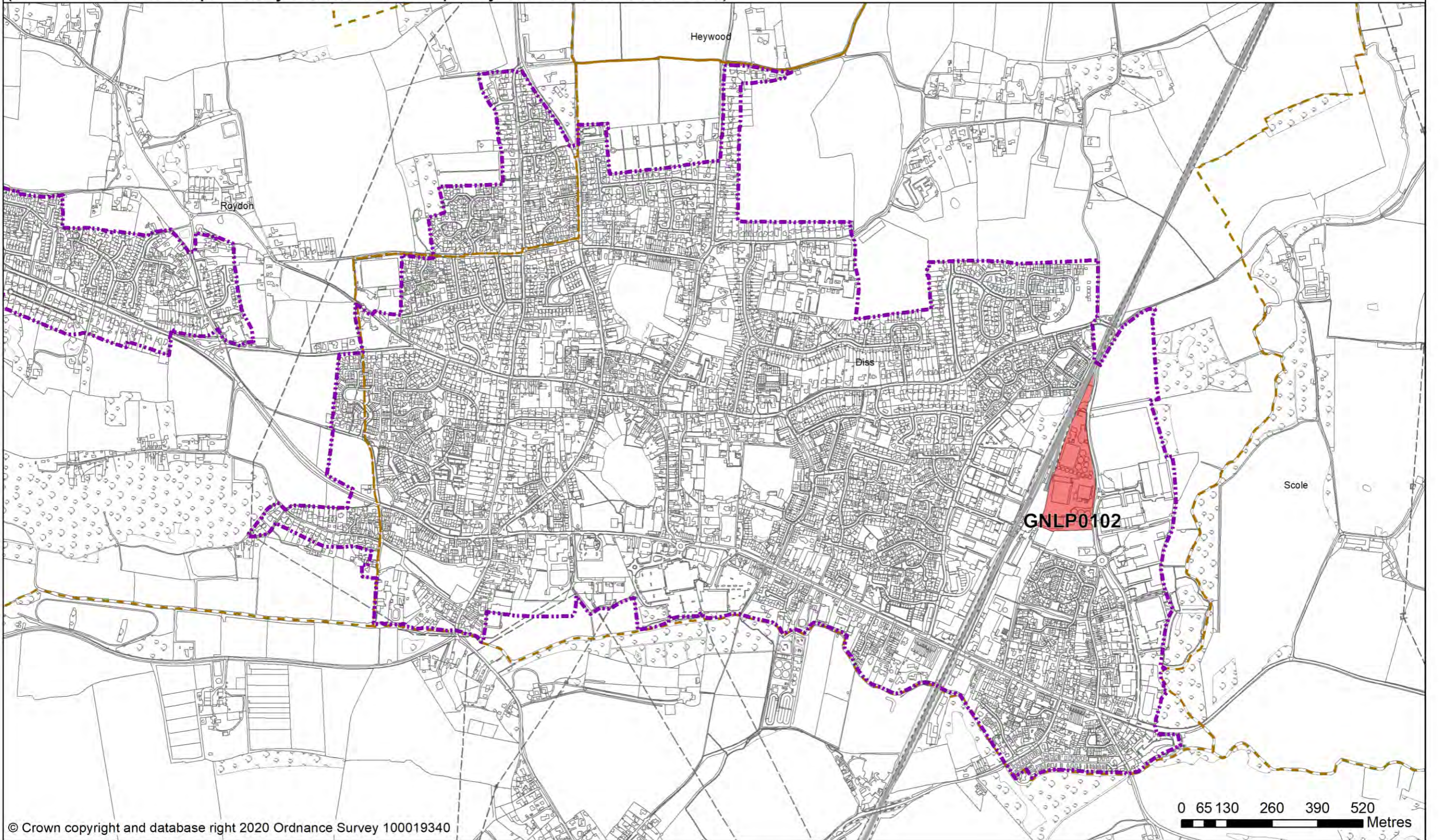
- 4.17 There are particular vehicular pressures on the A1066 Victoria Road and B1077 Denmark Street as they pass through the town, with congestion considered a barrier to more significant growth.
- 4.18 There is an attractive historic town centre within an extensive conservation area, that extends to Sunnyside at the north and Park Road to the south. The historic core of Diss is formed by the Market Place, Market Hill, and St Nicholas Street and the town includes an exceptional concentration of listed buildings. A number of open spaces are located within the heart of the town, including The Mere and adjacent park, as well as private open land that contributes significantly to the character and which are protected as Important Local Open Spaces under the 2015 Local Plan.
- 4.19 In terms of the environmental and landscape considerations, the River Waveney is to the south and the Frenze Valley landscape lies to the east and southeast; meaning the town is surrounded by River Valley landscape, which also includes several County Wildlife Sites. The River Waveney marks the administrative boundary with Mid-Suffolk and Suffolk County Council.
- 4.20 With the exception of one site, decisions on the allocation or reallocation of development land in Diss are devolved to the neighbourhood planning process. The proposed Diss & District Neighbourhood Plan is a cross boundary plan covering parishes located within both the South Norfolk and Mid-Suffolk districts. The parishes included in the production of the Neighbourhood Plan are: Brome and Oakley, Burston and Shimpling, Diss, Palgrave, Roydon, Scole and Stuston. Progress on the neighbourhood plan is good. During Summer 2020 an Issues and Options consultation took place, and in 2021 the Plan is timetabled to progress towards examination, referendum, and (if successful) to eventually be 'made' and become part of the adopted Development Plan.
- 4.21 The one allocation to be made in Diss via the GNLP is the Frontier Agriculture site on Sandy Lane. This is an established business that has expressed its long-term ambition to relocate, most likely towards the end of the plan period. The brownfield status of the land along with its proximity to the town centre, railway station, and local bus routes, makes it an exceptional opportunity for higher density brownfield redevelopment. Such brownfield sites are prioritised in national planning Policy to make effective use of land, particularly where they are well located in relation to public transport and within walking and cycling distance of a good range of employment, services and facilities.
- 4.22 In addition to existing commitments, a housing requirement of at least 400 new homes is set by the GNLP for the town of Diss, part of which is fulfilled by the allocation of Frontier Agriculture for 150 homes. The Diss & District Neighbourhood Plan will have to fulfil the remaining overall housing requirement, but otherwise has freedom within the statutory framework to make its own choices. In addition to the strategic requirement for 400 new homes, there are three carried forward allocations providing for 122 new homes, 137 homes were delivered April 2018 to March 2020 and a total of 95 additional dwellings with planning permission. This gives a total deliverable housing commitment for Diss (including part of Roydon) of 754 homes between

2018-2038. For the purposes of calculating housing commitment it is assumed existing allocations from the South Norfolk Site Allocations DPD 2015 will be carried forward, but this is a matter for the Neighbourhood Plan to decide upon.

DISS

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation  Settlement Boundary  Parish Boundary

N
Scale at A3:
1:10,000
Date: 23/11/2020

New Allocation

Policy GNLP0102: Land at Frontier Agriculture Ltd, Sandy Lane, Diss

4.23 This site is located to the east of the railway in an area historically characterised by employment premises. Nevertheless, this is an area in transition. In recent years residential development has come forward to the south in the vicinity of Nelson Road. To reflect the land's brownfield status and surroundings Policy requirements reference considerations of land contamination, noise from the railway, and surface water flood risk. Various highway, pedestrian and cycle requirements are also required of a future development scheme. The number of homes sought is set at 150 due to the highly sustainable town centre location but the exact figure will be subject to detailed design and viability considerations.

Policy GNLP0102

Land at Frontier Agriculture Ltd, Sandy Lane, Diss (approx. 3.61 ha) is allocated for residential development. The site is likely to accommodate approximately 150 homes

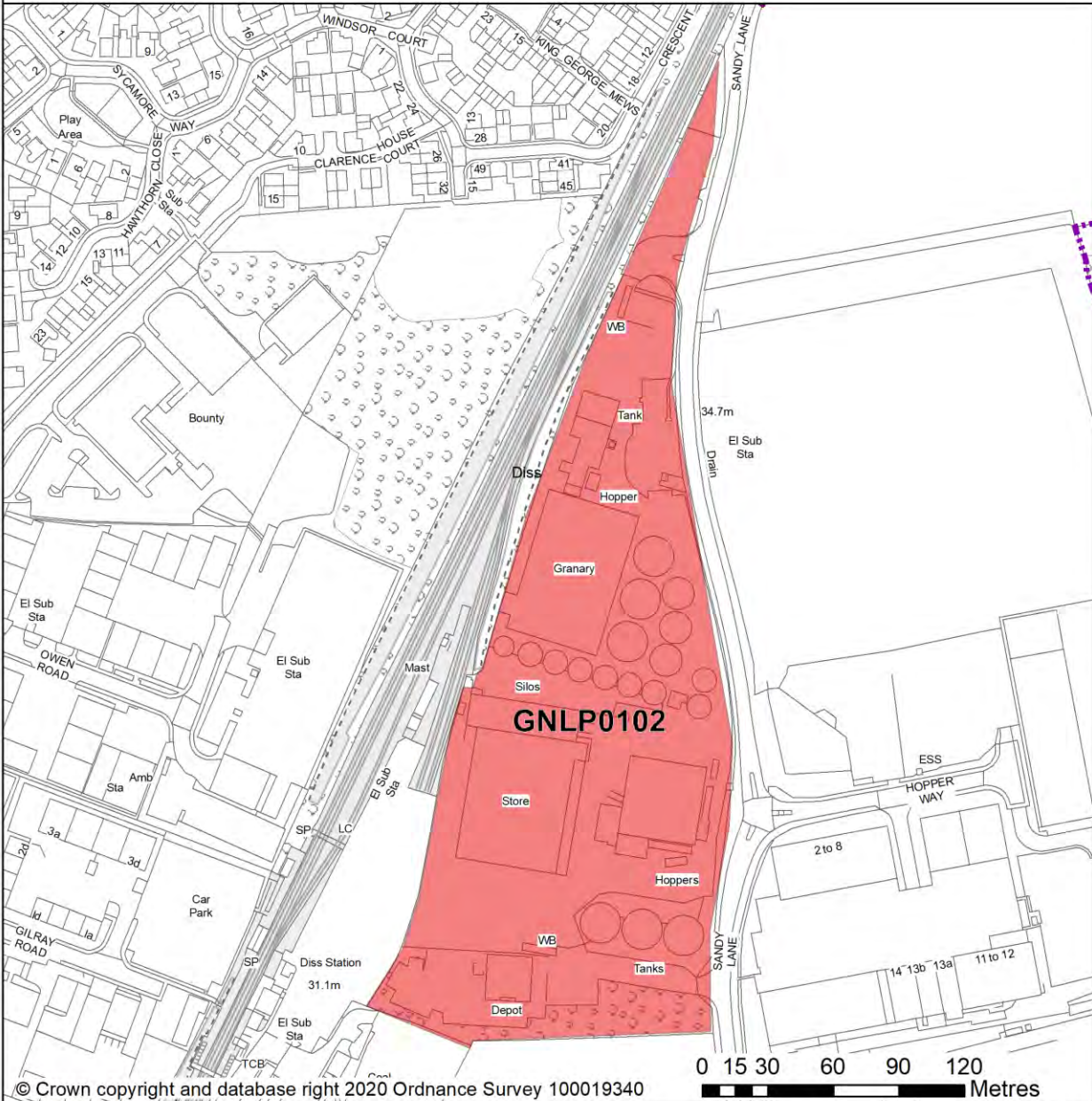
The development will be expected to address the following specific matters:

1. Assessment of site contamination with subsequent mitigation and considerations of development viability if required.
2. Assessment and mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity.
3. Consider and mitigate surface water flood risk.
4. Road widening of Sandy Lane to a minimum of 6.0 metres for the extent of frontage.
5. Provision of a 3.0m wide cycle/footway at the site frontage to link to Nelson Road.
6. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
7. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

DISS

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0102
 LOCATION: Land at Frontier Agriculture Ltd, Sandy Lane, Diss
 ALLOCATION: Residential development (150 dwellings)
 SITE AREA: 3.61 ha



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Scale at A4:
1:2,500

N

Date: 23/11/2020

- Housing Allocation
- Settlement Boundary
- Parish Boundary

*new and extant permission at 1st April 2020

Redenhall With Harleston

- 4.24 Harleston is identified as a Main Town under Policy 7.2. The town has a good range of speciality shops, a local supermarket and a full range of local services (including GPs, secondary school, leisure centre and library). In mid-2019 the estimated population of Harleston was 5,226 people.
- 4.25 Several brownfield sites have been redeveloped over the past two decades and the largest allocation in the 2015 South Norfolk Local Plan has already been completed, meaning the town has experienced a steady level of growth, as part of its function as a rural hub.

Homes in Harleston:

Homes at 2020	Completed units April 2018 to March 2020	Local Plan Allocations remaining at 1 April 2020	Other Planning Permissions at 1 April 2020	New Allocations
2,515	44	95	33	555

- 4.26 Whilst Harleston has good access to the A143, which links Gt Yarmouth to Bury St Edmunds, via Diss, the most direct route to Norwich is on rural 'B' roads to the north; therefore it is important to continue to support, and where possible enhance, the services and facilities serving the town and its rural catchment. A variety of local bus services use these routes. The rural catchment of the town not only includes the surrounding villages in South Norfolk, but also extends into Suffolk, and cross-border use of facilities works in both directions, with Harleston Magpies (one of the premier sports clubs in the area), based at Weybread.
- 4.27 The town is compact in form and sits on a plateau between Starston Beck to the north and the River Waveney to the south, meaning the town is surrounded by River Valley landscape.
- 4.28 The town centre, which has a designated Conservation Area, has many historic buildings and is based on a triangle of roads comprising The Thoroughfare, Broad Street, The Old Market Place and Exchange Street. This makes the potential for expansion of the town centre is physically limited, therefore limited new retail may be appropriate as part of further housing development. Constraints on town centre parking mean that it will continue to be important to have new housing located within walking distance of the town centre (and other facilities). The compact nature of the town and a choice of sites that facilitates

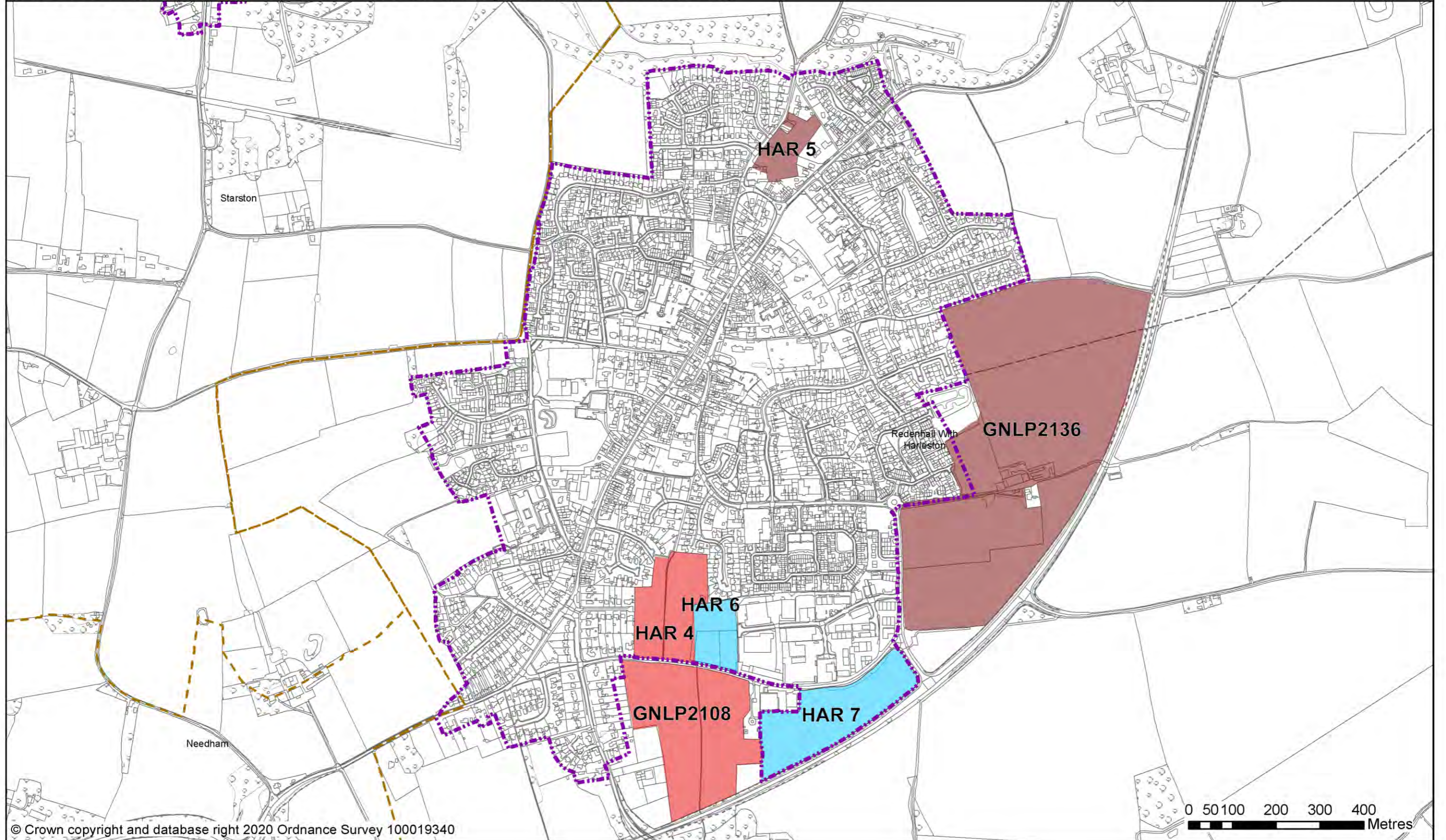
walking to the town centre and other facilities, make it a good location older people's accommodation.

- 4.29 To the south of the town is the main employment area which benefits from good access to the A143. Following the loss of some brownfield employment sites to residential development, there has been some subsequent take up of the existing employment allocations, including the majority of HAR6. However, there remains a need to have land available for employment development to retain the balance of uses within the town and to serve the local catchment (see carried forward allocations, for the remainder of HAR6 and HAR7).
- 4.30 Existing sewerage infrastructure and surface water flooding are constraints in Harleston, including in the town centre. As a result, all allocated sites will need to show how they will address surface water drainage and sewerage infrastructure constraints to the satisfaction of Anglian Water, the Lead Local Flood Authority and the Environment Agency. A new water supply will be required to provide for the proposed level of growth in Harleston.
- 4.31 There are two sites allocated in Harleston providing for 555 new homes. The remaining commitment of 172 homes includes one carried forward residential allocation of 95 homes, 44 units completed between April 2018 & March 2020, and 33 units with extant consent at 1 April 2020. This gives a total deliverable housing commitment for Harleston of 727 homes between 2018-2038. A Neighbourhood Area for the preparation of a Neighbourhood Plan covering the Redenhall and Harleston Town Council area was confirmed in September 2020.
- 4.32 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

REDENHALL WITH HARLESTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- Housing Allocation
- Mixed Use Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A3:
1:8,000
Date: 03/11/2020

New allocations

Policy GNLP2108: Land South of Spirketts Lane, Harleston

4.33 This site is located to the south of the town with access from Spirkett's Lane. Development would require two points of vehicular access from Spirkett's Lane with pedestrian and cycling improvements. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road, as well the Public Right of Way through the site to the River Waveney. Consideration will be needed to the design layout and landscaping, reflecting the River Waveney location and to recognise surrounding existing development. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal.

Policy GNLP2108

Land South of Spirketts Lane, Harleston 7.18 ha is allocated for residential development. The site is likely to accommodate at least 150 homes and open space.

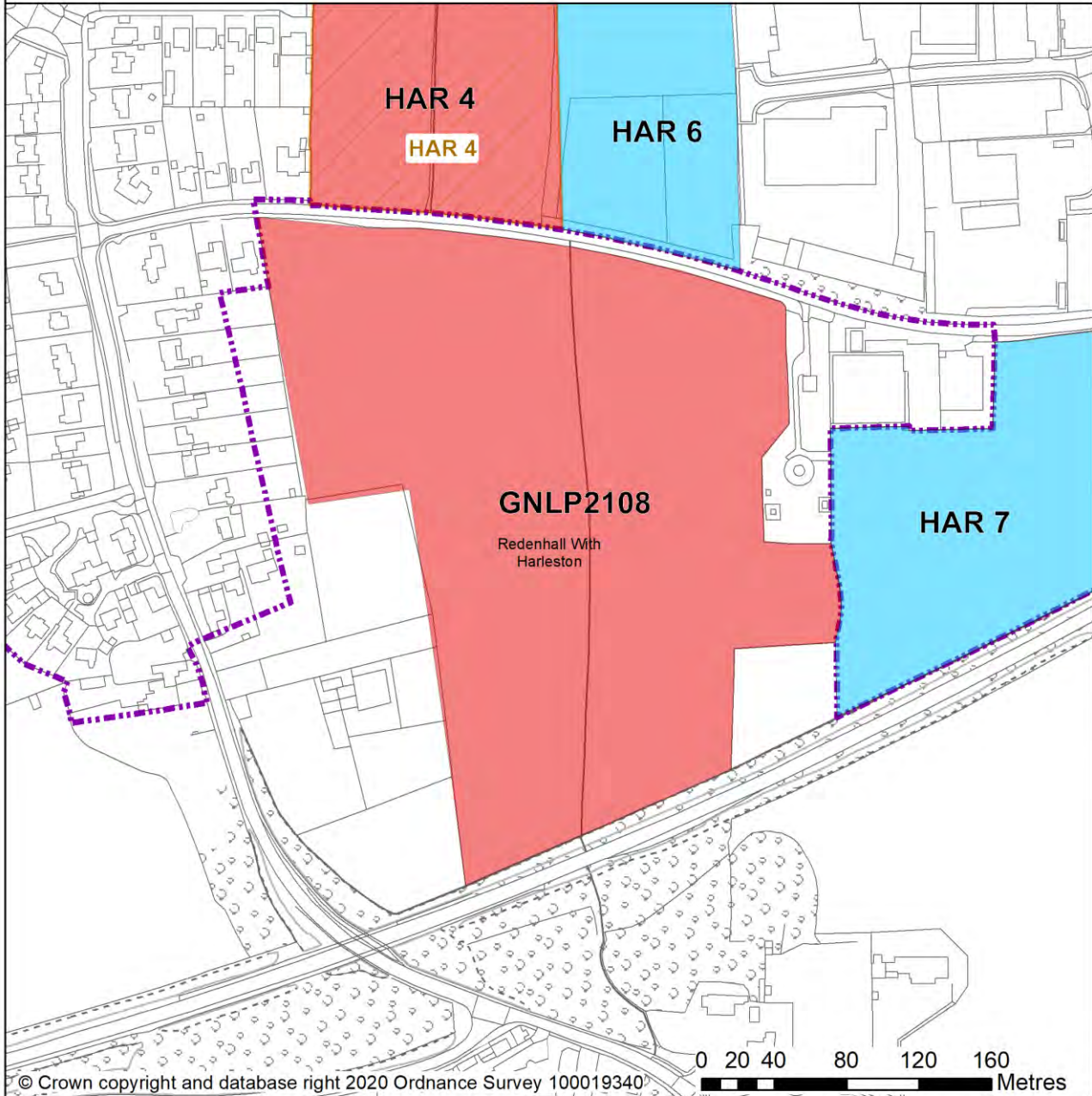
The development will address the following specific matters:

1. Two points of access (vehicular and pedestrian) to be from Spirkett's Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Safeguarding of existing Public Right of Way (PROW) to River Waveney.
4. Layout and landscaping to take account of the listed buildings to the west, River Valley location and the potential to mitigate noise from the adjacent A143.
5. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Design and layout to take account of existing residential development on Spirketts Lane and Shotford Road to the north and west, and employment development/allocations to the northeast and east, to protect the amenity of existing and future residents.
7. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
8. A proportionate contribution towards a new public water supply to help meet the requirements of the development.
9. A suitable drainage strategy.


HARLESTON


GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL2108
LOCATION: South of Spirketts Lane
ALLOCATION: Residential development (150 dwellings)
SITE AREA: 7.18 ha



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 Housing Allocation

 Settlement Boundary

 Parish Boundary

 Employment Allocation

 Commitment*

Scale at A4:
1:3,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy GNLP2136: Land at Briar Farm, Harleston

- 4.34 This site is located to the south of the town with access from Mendham Lane. A masterplan and transport assessment are necessary for the site. Amongst the considerations for the masterplan is the relationship between the different uses of development proposed and the impact on adjacent existing development, provision of vehicular accesses, pedestrian and cycle access, the connectivity of the Public Right of Way through the site, green infrastructure, and landscaping. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road.
- 4.35 Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal. The importance of early and continued engagement with local residents and groups in the town is also emphasised. The purpose being to ensure the design and long-term maintenance of open space and land for community use is affectively achieved.

Policy GNLP2136

Land at Briar Farm, Harleston (approx. 27.04 ha) is allocated for mixed-use development. The site is likely to accommodate approximately 360 homes, of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90 unit extra care housing scheme¹, 0.8 ha of retail or employment land, 1.6 ha for community use, allotments, and public open space.

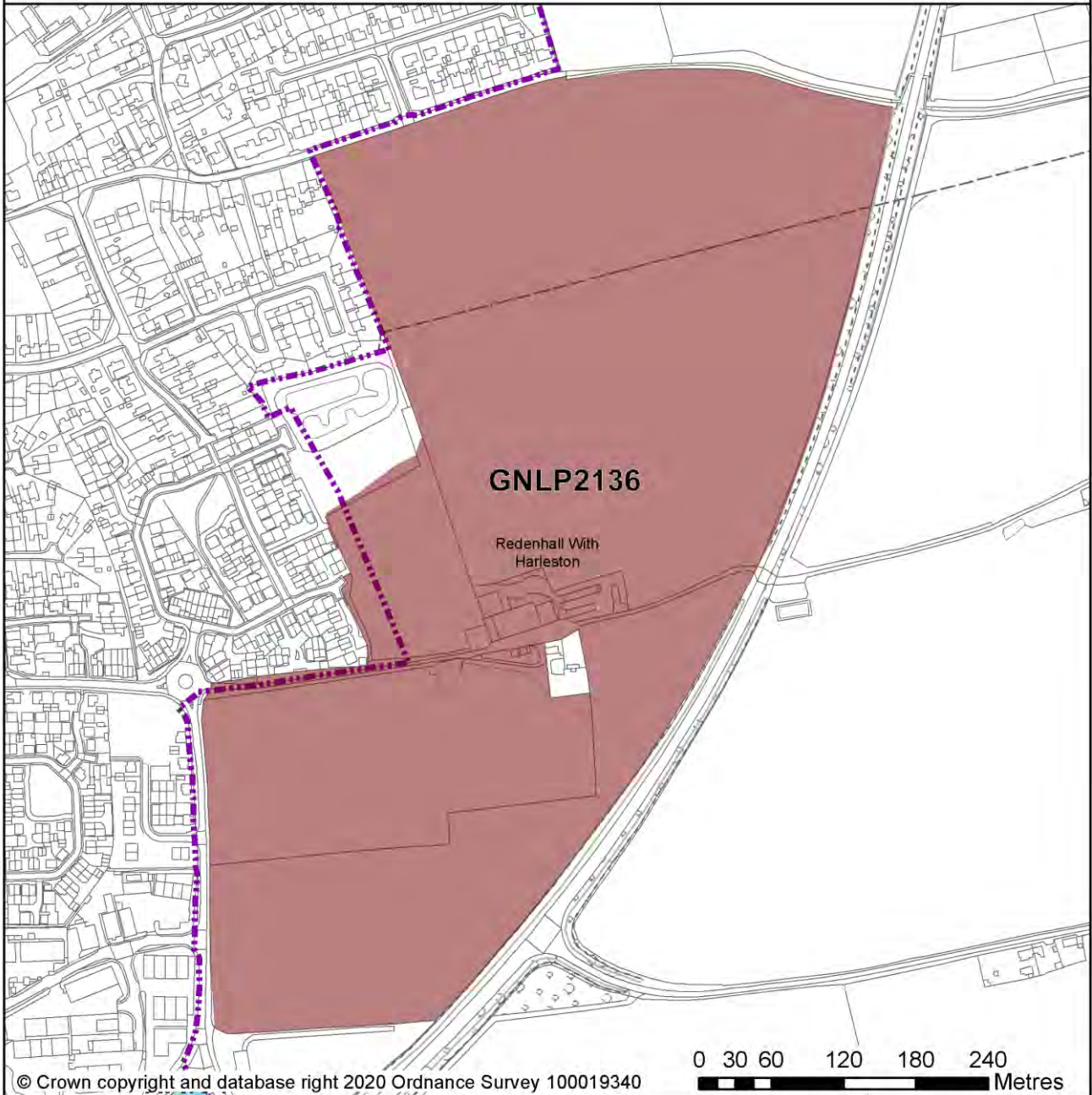
The development will address all the following specific matters:





1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. At least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit.
4. A new footpath connection to the existing Public Right of Way to the north of the site, creating a new link to the proposed open space to Angles Way.
5. Safeguarding of existing Public Right of Way east of Mendham Lane.
6. Design and layout to take account of the existing residential and employment development to the west, northwest and north of the site, to protect the amenity of existing and future residents.
7. Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143.
8. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
9. Appropriate investigation works and mitigation measures to address the surface water flooding to the north east of the site will be required.
10. A proportionate contribution towards a new public water supply to help meet the requirements of the development.

HARLESTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2136
LOCATION: West of A143
ALLOCATION: Mixed use
SITE AREA: 27.04 ha



-  Mixed Use Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:
1:4,500



*new and extant permission at 1st April 2020

Date: 03/11/2020

Existing allocations to be carried forward

Policy HAR 4: Land at Spirketts Lane, Harleston

4.36 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

Policy HAR 4

Land at Spirketts Lane, Harleston (approx. 3.31 ha) is allocated for residential development. This will accommodate approximately 95 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

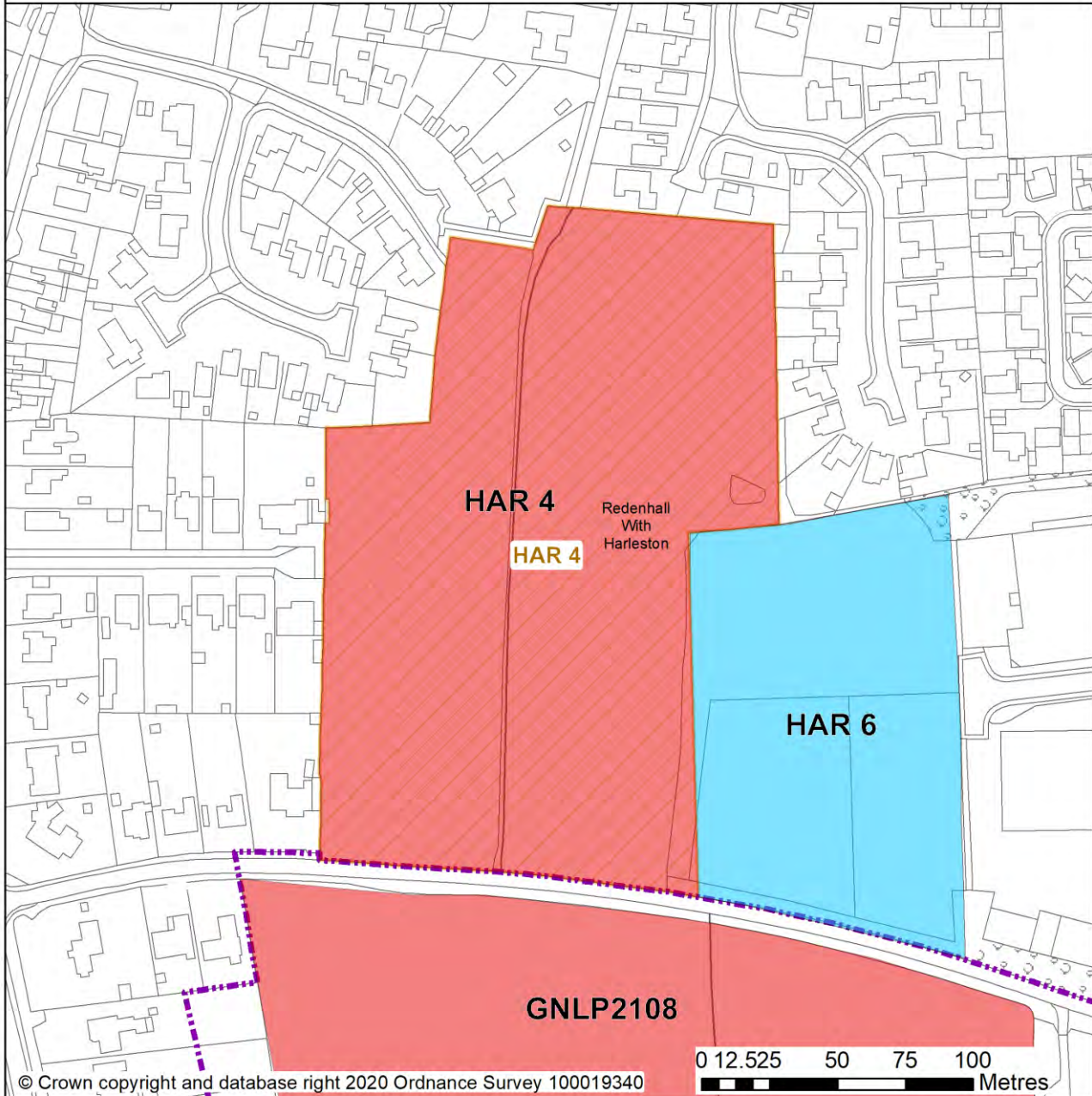
The development will address all the following specific matters:

1. Provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites;
2. Provide highways access via Spirketts Lane;
3. Provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas;
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;
5. Implement a suitable drainage strategy where practicable; and,
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.


HARLESTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR4
LOCATION: Land at Spirketts Lane
ALLOCATION: Residential development (95 dwellings)
SITE AREA: 3.31 ha



 Housing Allocation

 Settlement Boundary

 Parish Boundary

 Employment Allocation

 Commitment*

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy HAR 5: Land off Station Hill, Harleston

4.37 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. Notably, however, a planning application exists for residential use and so the allocated commercial/community uses may not come forward. As at early November 2020, application 2019/2115 is awaiting determination for up to 40 dwellings.

Policy HAR 5

Land off Station Hill, Harleston (approx. 1.23 ha) is allocated for mixed use. Employment uses will include class E(g) office, research and development, and industrial process that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities.

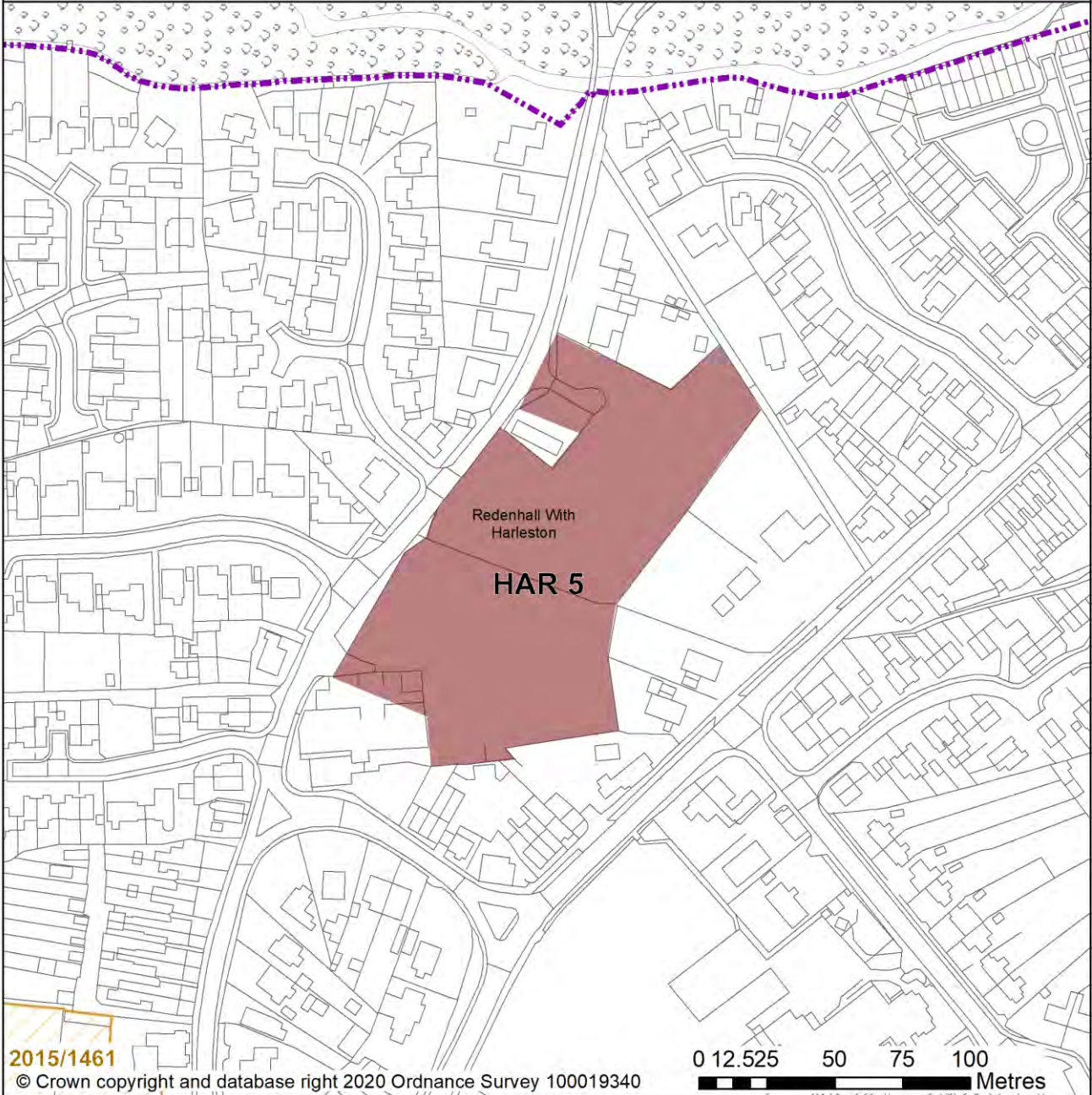
The development will address the following specific matters:

1. Will be limited to any food store provision to a single site of 270m² net floorspace, to be run by a single operator.
2. Will not be allowed for development of any dedicated non-food retail, E(c) financial and professional services, E(b) food and drink establishments, pubs, or take-aways.
3. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public).
4. Will be restricted to E(g) employment uses (B2 general industrial and B8 storage distribution uses will not be permitted).
5. Must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development.
6. Must ensure the layout, form and character of development relates well to the adjacent housing, listed building setting and ex-railway station buildings.
7. Wastewater infrastructure capacity must be confirmed prior to development taking place.
8. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

HARLESTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR5
LOCATION: Land off Station Hill
ALLOCATION: Mixed use
SITE AREA: 1.23 ha



Mixed Use Allocation



Commitment*



Settlement Boundary



Parish Boundary

Scale at A4:

1:2,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy HAR 6: Land north of Spirketts Lane, Harleston

4.38 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Fuller Road. The site's location is recognised for commercial uses and the land is partially developed as premises for a retail wholesaler. It is expected that the remainder of the site will build out over the plan period up to 2038.

Policy HAR 6

Land north of Spirketts Lane, Harleston (approx. 1.48 ha) is allocated for employment uses in Class E(g)/B2.

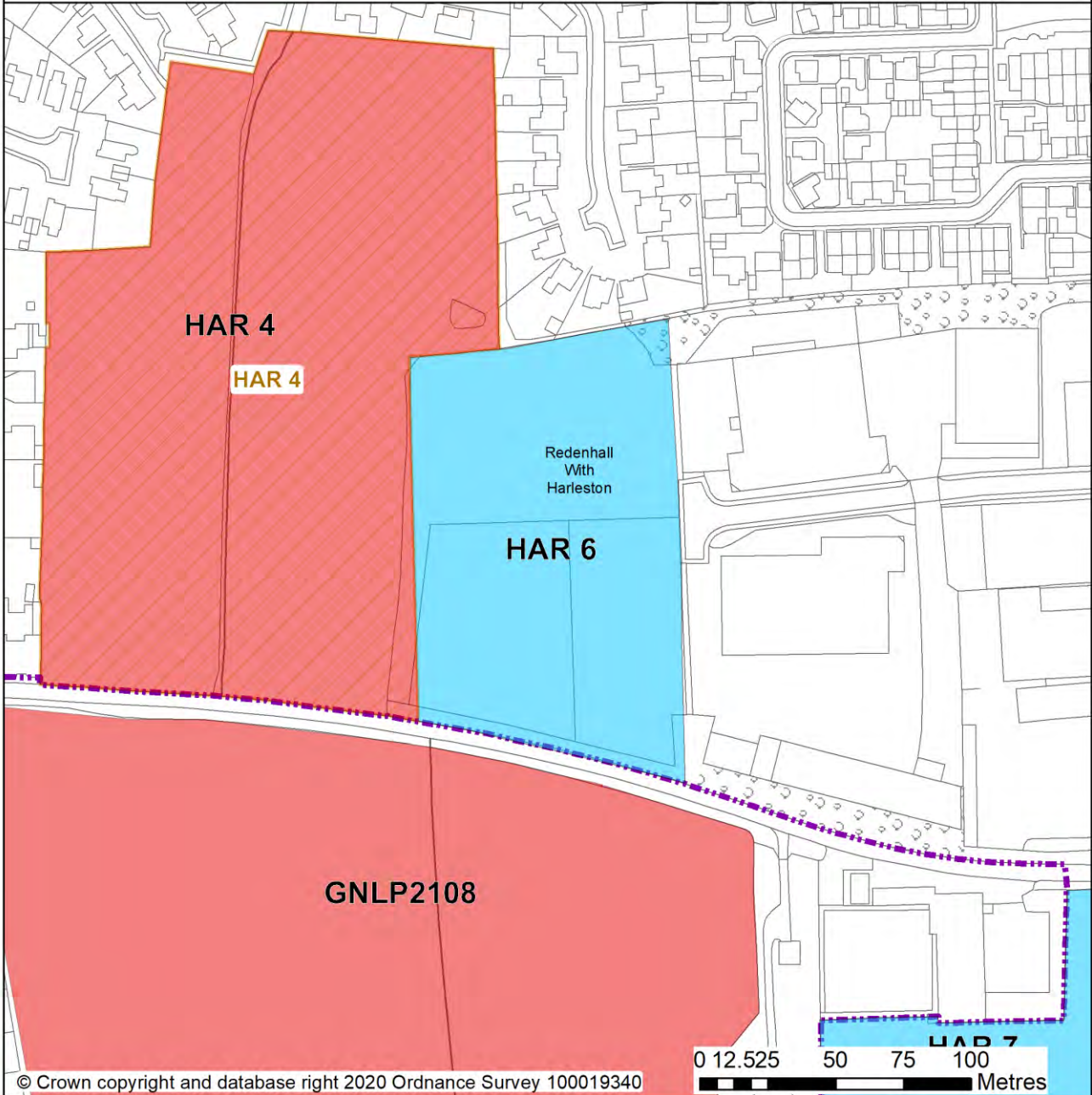
The development will address all the following specific matters:

1. Restrict employment uses to ensure that amenity impacts on adjacent housing are not unacceptable.
2. Deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west.
3. Provide enhanced landscape screening on western and northern boundaries of the site.
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
5. Deliver a suitable drainage strategy (SuDS where practicable).
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.

HARLESTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR6
 LOCATION: Land north of Spirketts Lane
 ALLOCATION: Employment
 SITE AREA: 1.48 ha



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- | | | | | | |
|---|-----------------------|---|---------------------|---|-----------------|
|  | Housing Allocation |  | Settlement Boundary |  | Parish Boundary |
|  | Employment Allocation |  | Commitment* | | |

Scale at A4:
1:2,000

N



Date: 03/11/2020

*new and extant permission at 1st April 2020

Policy HAR 7: Land south of Spirketts Lane, Harleston

4.39 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

Policy HAR 7

Land south of Spirketts Lane, Harleston (approx. 4.47 ha) is allocated for employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution.

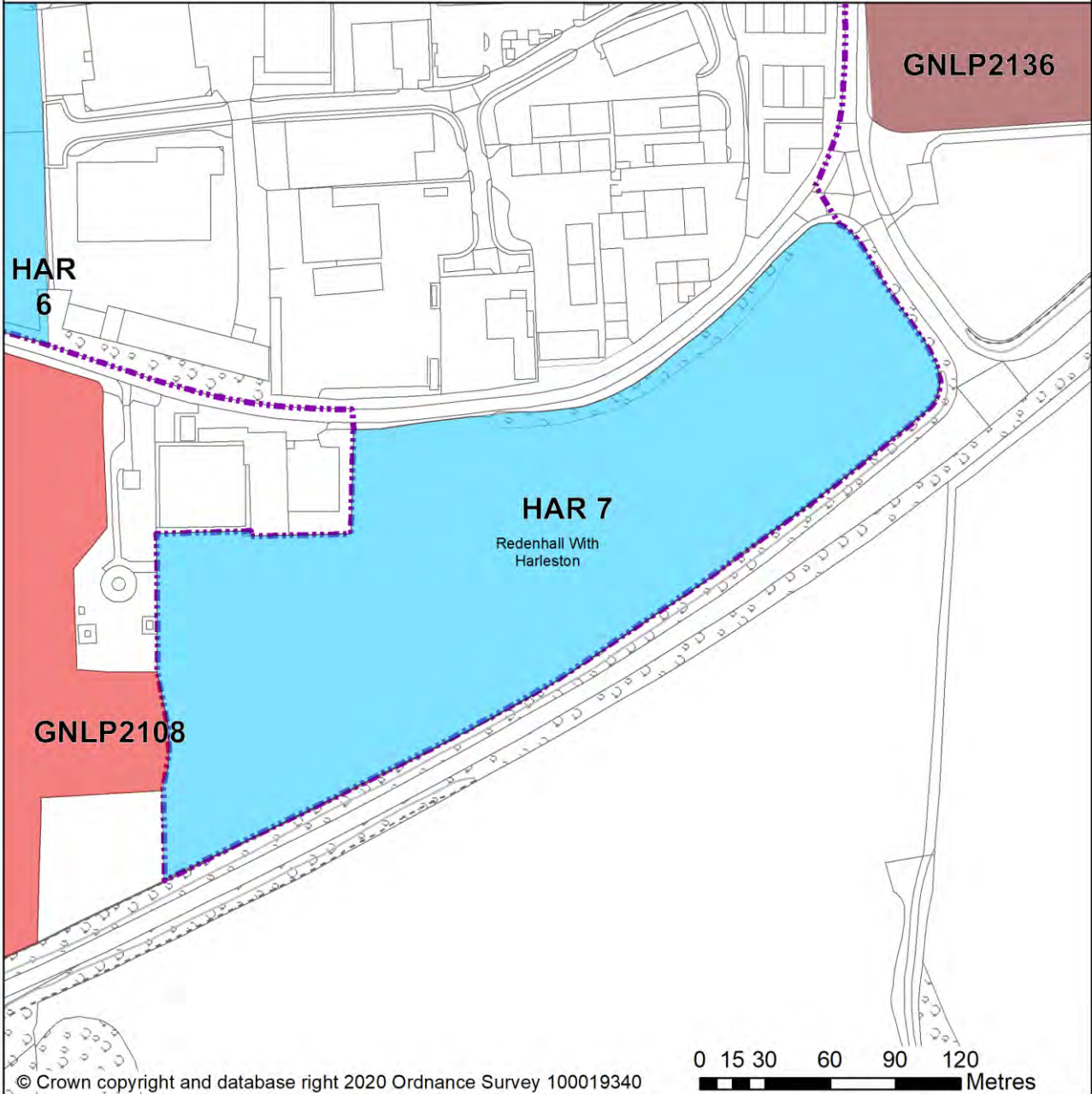
The development will address all the following specific matters:

1. Provide road access from Spirketts Lane (rather than directly off the A143).
2. Provide footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4.
3. Provide enhanced planting along all site boundaries.
4. Protect the mature tree belt along the Spirkett's Lane frontage.
5. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Deliver a suitable drainage strategy (SuDS where practicable).
7. Wastewater infrastructure capacity must be confirmed prior to development taking place.
8. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

HARLESTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR7
LOCATION: Land south of Spirketts Lane
ALLOCATION: Employment
SITE AREA: 4.47 ha



Housing Allocation

Employment Allocation

Parish Boundary

Mixed Use Allocation

Settlement Boundary

Scale at A4:
1:2,500

N



Date: 03/11/2020

*new and extant permission at 1st April 2020

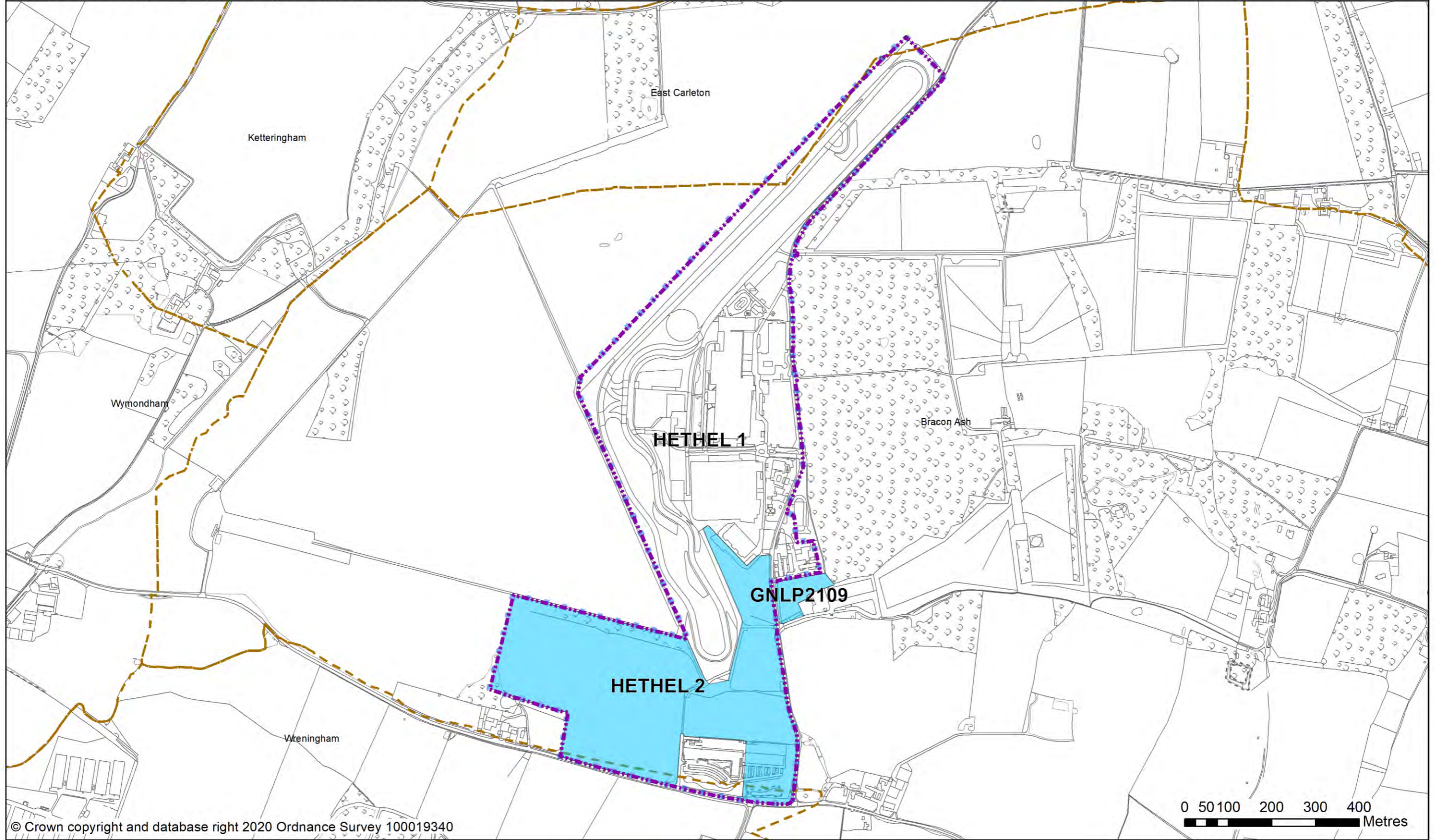
Hethel (Strategic Employment Area)

- 4.40 Hethel is a small village within the parish of Bracon Ash and Hethel. It is predominately rural in character, comprising isolated housing and farm buildings. However, it is also a strategic employment location and is home to Lotus Cars and the Hethel Engineering Centre. The settlement has a very limited range of services other than those provided by the existing businesses and consequently housing potential is limited. General employment is also not appropriate in this location. Instead the strategic objective is to reinforce the continued growth of advanced engineering and technology-based businesses in land-use terms.
- 4.41 Hethel has been home to the head office and factory of Lotus Cars since the 1960's. The Lotus factory is located on the former RAF Hethel airbase, with the test track using sections of the old runway. More recently the Hethel Engineering Centre has been developed in a prominent position on Wymondham Road, and a number of other employment uses have been developed immediately to the east. The Engineering Centre is dedicated to supporting the growth and success of high-performance engineering and manufacturing and offers business incubation space, specialist business support, engineering consultancy and conference/training facilities.

HETHEL STRATEGIC EMPLOYMENT

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Scale at A3:
1:8,000
Date: 03/11/2020

New allocation

Policy GNLP2109: South of Hethel Industrial Estate, Hethel

4.42 This site has access from Potash Lane and is located adjacent to industrial premises to the north and east. As a relatively small site GNLP2109 adds diversity to the land options for employment growth and it is anticipated that development can come forward within the local plan time-period up to 2038. Within the Policy wording regard is given to the residential amenity and heritage value of nearby Brunel House to the south-east. Various requirements are set too for providing landscaping, highways improvements, mitigating surface water flood risk, and ecological impact assessment.

Policy GNLP2109

South of Hethel Industrial Estate, Bracon Ash (approx. 0.79 ha) is allocated for employment uses associated with, or ancillary to, advanced engineering and technology-based business.

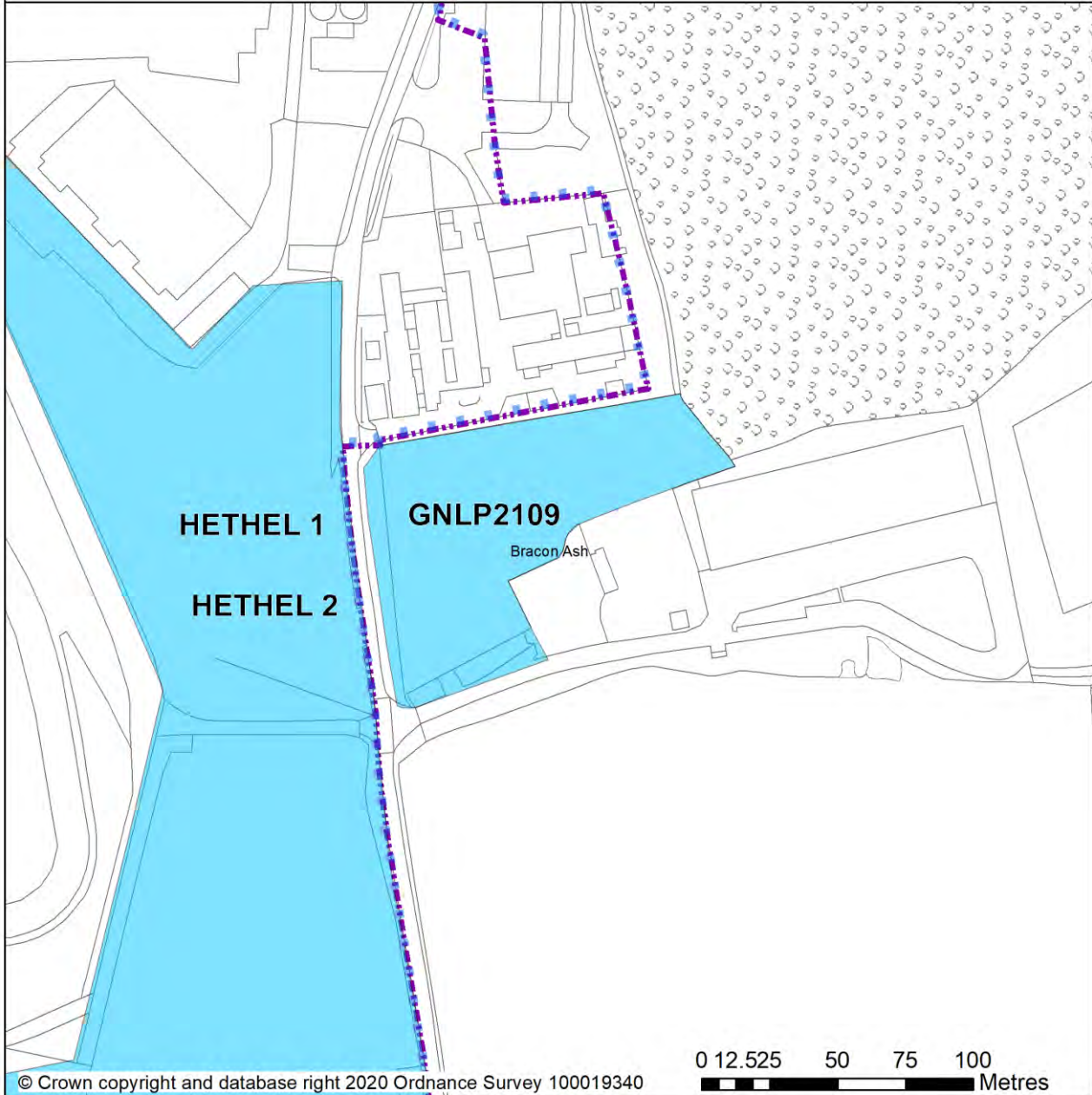
Development of this site will address all the following specific matters:

1. Limited to uses associated with or ancillary to advanced engineering and technology.
2. Submission of a master-plan supported by utilities/infrastructure plan which accords with any master-planning of HETHEL 2.
3. Off-site improvements, as required by the Highway Authority.
4. Layout and design to protect the residential amenity of nearby Grade II Little Potash (Brunel House).
5. Adequate landscaping and green infrastructure to be provided.
6. Ecological Impact Assessment is required.
7. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
8. A site-specific Flood Risk Assessment is required.

BRACON ASH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2109
LOCATION: South of Hethel Industrial Estate
ALLOCATION: Employment
SITE AREA: 0.79 ha



Employment Allocation

Redevelopment of Existing Uses within Settlement Boundary

Settlement Boundary

Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 03/11/2020

Existing allocations to be carried forward

Policy HETHEL 1: Restriction of employment uses at Hethel

4.43 A development boundary is drawn for the promotion of advanced engineering and technology based businesses.

Policy HETHEL 1

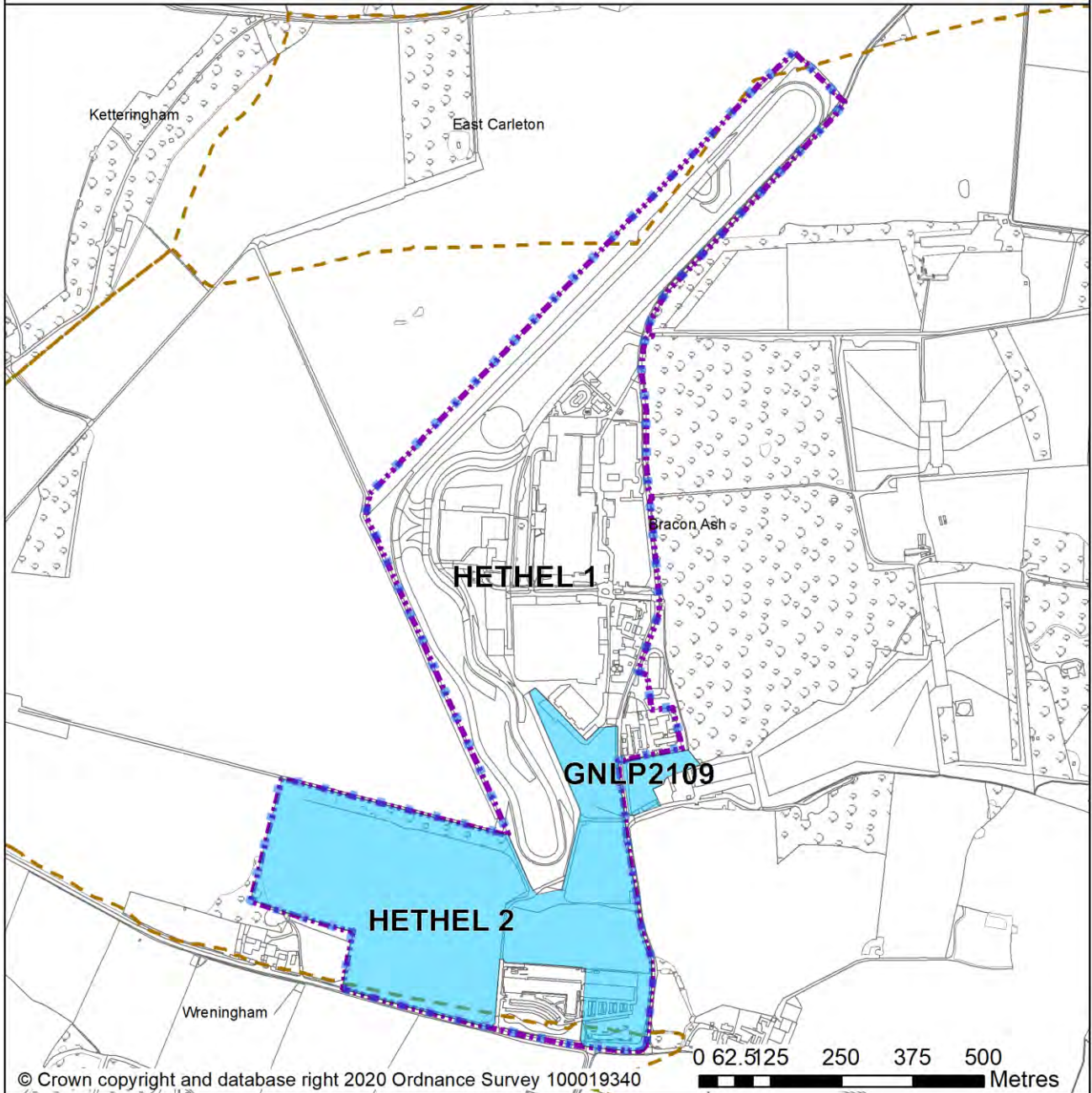
Restriction of employment uses at Hethel

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology-based businesses.

HETHEL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HETHEL1
 LOCATION: Hethel Settlement Boundary
 ALLOCATION: Redevelopment of existing uses within Settlement Boundary



- Employment Allocation
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:9,500



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy HETHEL 2: Land South and South West of Lotus Cars, Hethel

4.44 This site was allocated in the South Norfolk Local Plan but has not yet been developed. Nevertheless, this is a key strategic employment location for Greater Norwich. Interest in development remains high and it is expected that development can come forward within the new local plan time-period up to 2038.

Strategic Allocation

Policy HETHEL 2

Land South and South West of Lotus Cars, Hethel (approx. 20.98 ha) is allocated for uses associated with, or ancillary to, advanced engineering and technology-based business.

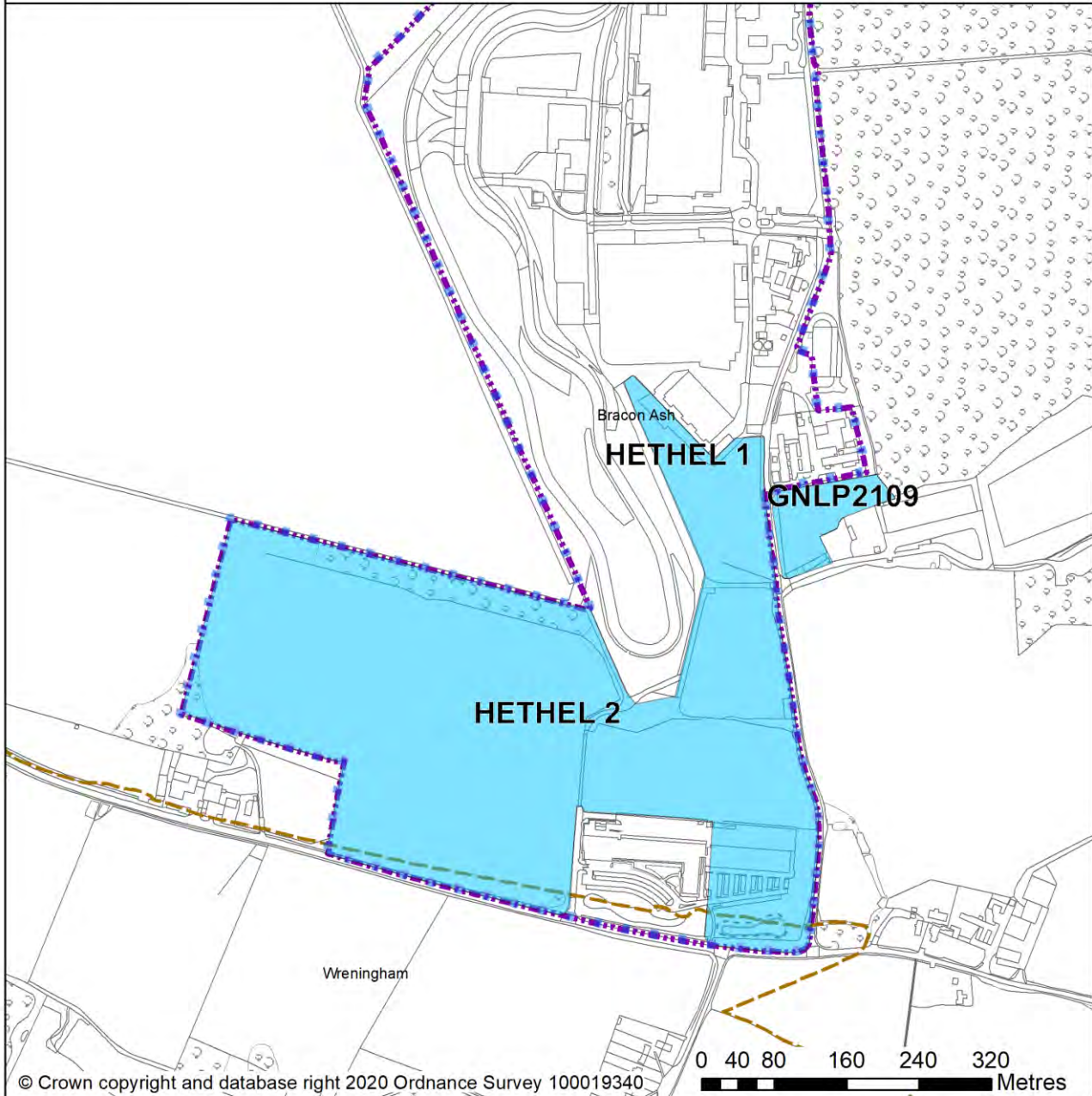
The development will address the following specific matters:

1. A masterplan for the whole site. The site to be planned in a way that would enable access to adjacent land for future development if required. Ancillary uses may be permitted to serve the allocation and surrounding employment uses.
2. Suitable and safe access.
3. Layout and landscaping to protect the residential amenity of nearby White Gables Farm.
4. Improved accessibility and cycleway links to Wymondham.
5. Improvements to the local footpath network.
6. Historic Environment Service to be consulted to determine any need to archaeological surveys prior to development.
7. As part of the site is within a Hazardous Installation Consultation Zone the level of public risk will need to be assessed by the Council in consultation with the Environment Agency and the Health and Safety Executive.
8. Water main crossing the site may affect the final layout.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

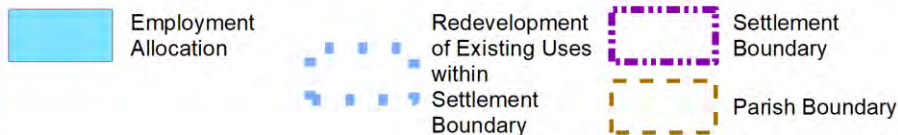
HETHEL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HETHEL2
LOCATION: Land south and south west of Lotus Cars
ALLOCATION: Employment
SITE AREA: 20.98 ha



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Scale at A4:
1:6,000

N



Date: 03/11/2020

*new and extant permission at 1st April 2020

Long Stratton (including part of Tharston and Hapton parish)

4.45 Long Stratton is a large village which is set to grow into a small town, with Long Stratton having recently become a Town Council, and it is therefore identified as a Main Town under Policy 7.2. This is in line with the Vision in the 2016 Long Stratton Area Action Plan, which is not being replaced by the GNLP.

4.46 Long Stratton has a good range of services and facilities that are mainly located along The Street/Ipswich Road (A140). On the western side of the town there are primary and secondary schools, GP surgery, library, and a leisure centre. Long Stratton has a strong employment base, with the main offices of South Norfolk Council and Saffron Housing Trust, along with a wide variety of businesses at Tharston Industrial Estate.

4.47 The estimated population at mid-2019 for the wider Long Stratton area (including the neighbouring villages of Tharston, Hapton and Wacton) was 5,897 people. Parts of the settlement of Long Stratton, i.e. the continuous built up area, fall within Tharston and Hapton Parish therefore the vast majority of this population will be within the settlement of Long Stratton.

Homes in Long Stratton:

Homes at 2020	Completed units April 2018 to March 2020	Local Plan Allocations remaining at 1 April 2020	Other Planning Permissions at 1 April 2020	New Allocations
2,443 (inc. Tharston and Hapton parish)	89 (Including 54 in Tharston and Hapton parish)	1,800	25 (Including 5 in Tharston and Hapton parish)	None

4.48 The historic core of Long Stratton evolved north-south along the A140, which is a main arterial route between Norwich and Ipswich. Whilst the A140 provides good connectivity for Long Stratton, including regular bus services between Diss and Norwich, the volume of traffic and the proportion of HGVs, means it also has a detrimental impact on the environmental quality and attractiveness of the centre.

4.49 In recent decades estate development has been added away from this central area; whilst those to the west have excellent walking and cycling opportunities

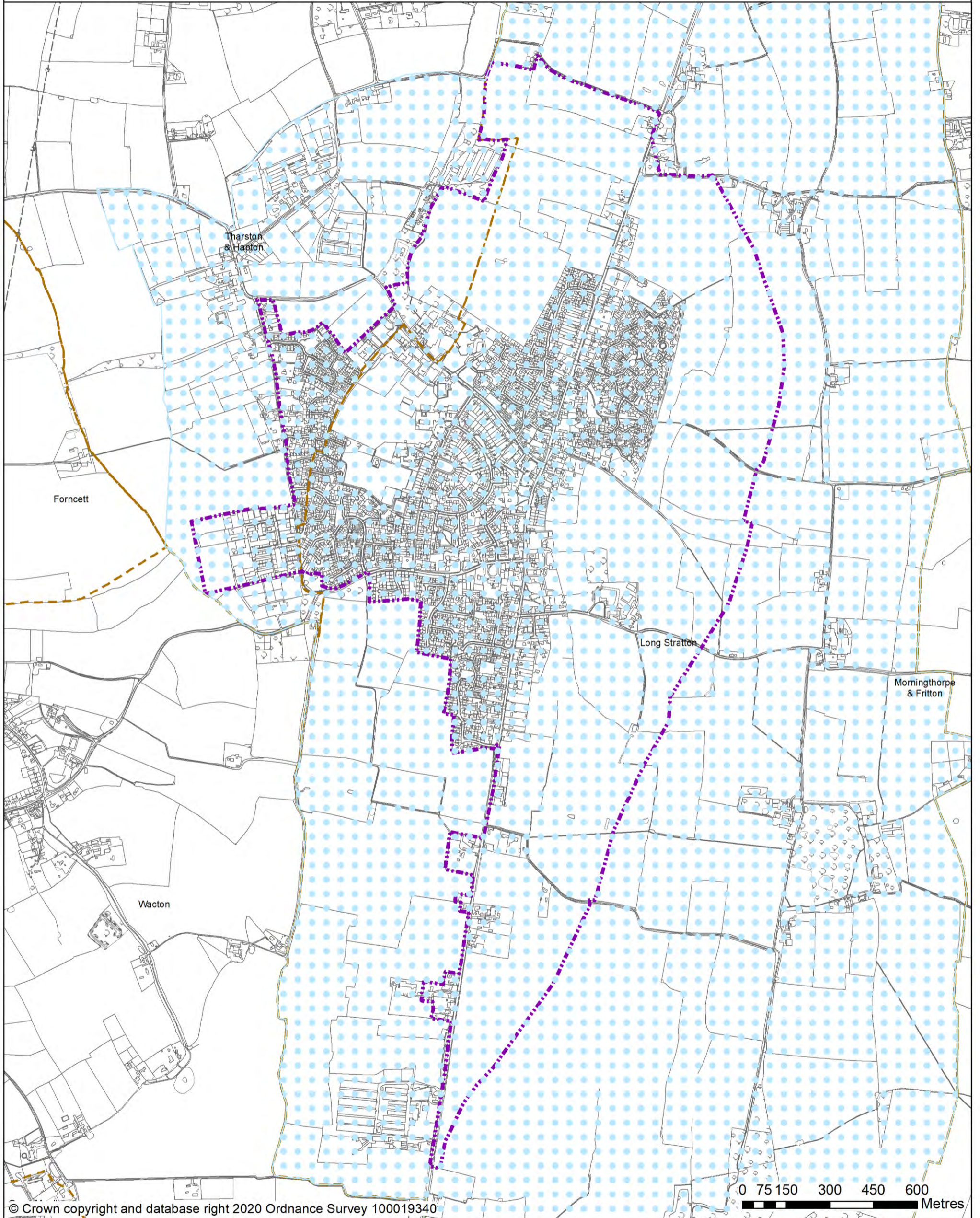
to access the main services and facilities, the current A140 is more of a barrier to housing to the east.

- 4.50 In terms of the landscape and environment, the Tas Valley is to the west and various designated common lands are to the east and south. The sensitivity of these landscapes, both to intrusion by development and local visitor impact, is recognised in the level of green infrastructure required in the Area Action Plan. A number of listed buildings can be found along the A140, with the core of Long Stratton being a designated Conservation Area.
- 4.51 Current plans for Long Stratton, including parts of Tharston and Hapton parish, are set out in Long Stratton Area Action Plan (LSAAP, May 2016), which allocates a minimum of 1,800 new houses, 12 hectares of employment, an enhanced town centre and supporting infrastructure, most significantly including a by-pass on the eastern side of the settlement. The bypass in particular is designed to benefit the whole community. These plans will grow Long Stratton from a well-served large village, to a small town, with the bypass facilitating a better-quality environment for the town centre. The growth also aims to maintain a balance between housing, employment and the necessary supporting infrastructure.
- 4.52 At December 2020 the bulk of the LSAAP proposals were being taken forward in two parallel planning applications. Government funding had also been secured to complete the business case for the bypass.
- 4.53 In 2016 a Neighbourhood Plan area for Long Stratton was agreed that covers the same extent as the LSAAP. The Neighbourhood Plan is currently being progressed, reaching its pre-submission stage in December 2019. Within the Plan are various proposals for housing types, design and character, the town centre, green infrastructure, outdoor recreation, and community infrastructure; but the Neighbourhood Plan does not make any additional site allocations.
- 4.54 The Long Stratton Area Action Plan (or any successor document) remains the primary document for site allocations, but regard should be given to the strategic policies and requirements of the GNLP and it is expected that standard requirements are met. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and minimise landscape intrusion.
- 4.55 There are no new sites identified as preferred options in Long Stratton. The GNLP is also not carrying forward the LSAAP allocations, as the GNLP does not replace the AAP. 1,800 homes in the Long Stratton Area Action Plan, 89 homes completed April 2018 to March 2020 (including 54 in Tharston & Hapton Parish) and 31 additional dwellings with planning permission (including 5 in Tharston and Hapton parish); this gives a total deliverable housing commitment for the Long Stratton and part of Tharston & Hapton of 1,914 homes between 2018-2038.

LONG STRATTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Settlement Boundary
-  Parish Boundary
-  Long Stratton Area Action Plan Boundary

Scale at A3:
1:11,600

Date: 03/11/2020

Wymondham

4.56 Wymondham is classified as a Main Town under Policy 7.2. The town is the largest settlement in South Norfolk with an estimated population at mid-2019 of 17,325 people (this includes the area now forming the separate parish of Spooner Row).

4.57 The town has a wide range of services and facilities, including primary and secondary schools, GP surgeries, leisure centre, library, extensive outdoor recreation facilities, as well as a variety of commercial and employment opportunities. Reflecting this, the town has received the largest allocation in South Norfolk in the Joint Core Strategy (2014), of at least 2,200 new homes. Many of these homes have been, or are in the process of being, delivered. Reflecting the need to balance growth with protecting the historic character of Wymondham and the sensitive landscape setting, current growth is allocated in Wymondham Area Action Plan (WAAP, October 2015), which sets out a Vision for the town.

Homes in Wymondham:

Homes at 2020	Completed units April 2018 to March 2020	Local Plan Allocations remaining at 1 April 2020	Other Planning Permissions at 1 April 2020	New Allocations
7,948	617	20	1,828	150

4.58 Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of recent development and the existing commitment.

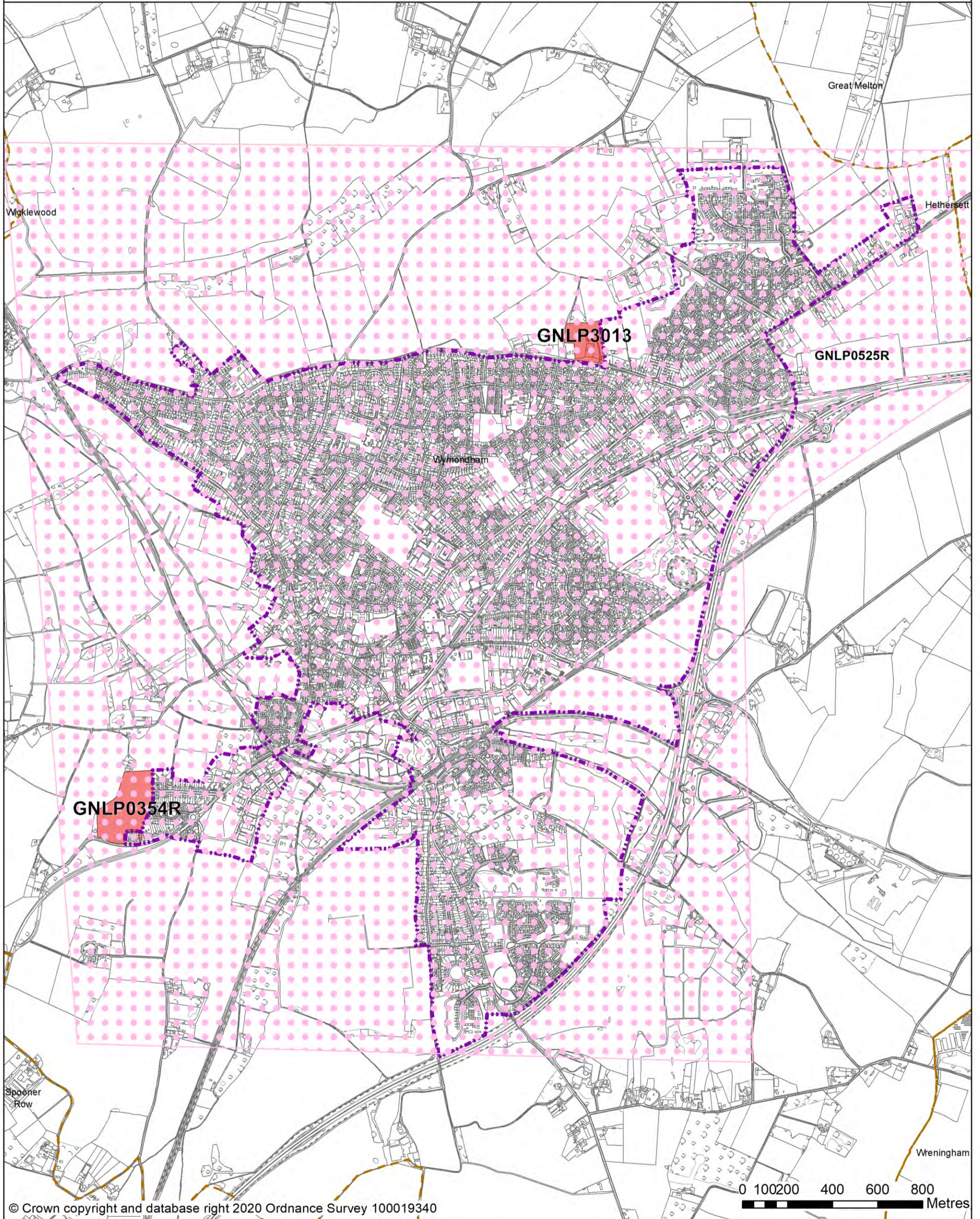
4.59 The town has a long and rich history. The Abbey was founded in 1107, and the 17th Century Market Cross remains the focal point of the town. Within the town itself there are over 200 listed buildings and the quality of the built environment helps support the continued success of retail and business activity in Wymondham. Wymondham continued to grow during the 20th century, particularly with development to the north, as shown by various residential areas accessed from the B1135 Tutttles Lane West.

- 4.60 During the 1990s and 21st century, development continued: north-east of Tuttle Lane East (either side of Norwich Road towards Hethersett); east of Harts Farm Road off the B1172; and, at the south of the town, east of Silfield Road. Recent allocations in the 2015 Area Action Plan have focussed on rebalancing development to the south of the town, between the Norwich/Cambridge rail line and the A11 bypass, and around the station, which also give good access to the town centre.
- 4.61 On the edge of town, the Gateway 11 Business Park is well-established, and the town also has good access to high quality employment opportunities at Norwich Research Park and Lotus/Hethel Engineering Centre. Additional employment allocations were made in the WAAP, predominantly either side of Browick Road.
- 4.62 To the west of the town the River Tiffey Valley remains a largely intact rural landscape. Likewise, to the south-west, undeveloped views remain of the Abbey from a considerable distance. Despite substantial development pressure in the A11 corridor, planning policies have helped protect the separate identities of Wymondham and the nearby settlements of Hethersett and Spooner Row. The requirements of the AAP also seek significant elements of green infrastructure to support the level of development allocated to the town.
- 4.63 The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document). All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion. A Neighbourhood Plan area was submitted in March 2020.
- 4.64 There are two new sites allocated in Wymondham providing for 150 new homes. There are no carried forward allocations but a total of 2,465 additional dwellings with planning permission and existing Area Action Plan sites (consisting of 617 homes completed April 2018 to March 2020, 1828 units with extant planning permission at 1 April 2020, and 20 units on Area Action Plan site WYM1). This gives a total deliverable housing commitment for Wymondham of 2,615 homes between 2018-2038.

WYMONDHAM

(Please use this map in conjunction with the policy text for this settlement)


GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



 Housing Allocation

 Settlement Boundary

 Parish Boundary

 Wymondham Area Action Plan Boundary

Scale at A3:
1:15,000

Date: 03/11/2020

N



New allocations

Policy GNLP0354R: Land at Johnson's Farm, Wymondham

4.65 This site is located to the south-west of the town with vehicular access proposed from London Road. Pedestrian access improvements are required to aid connectivity back to the town centre via Preston Avenue. Landscape and green infrastructure enhancements are a key priority too, particularly given the Grade I listed Wymondham Abbey and also Grade I listed Cavick House to the north.

Policy GNLP0354R

Land at Johnson's Farm, Wymondham (approx. 5.39 ha) is allocated for residential development. The site is likely to accommodate approximately 100 homes.

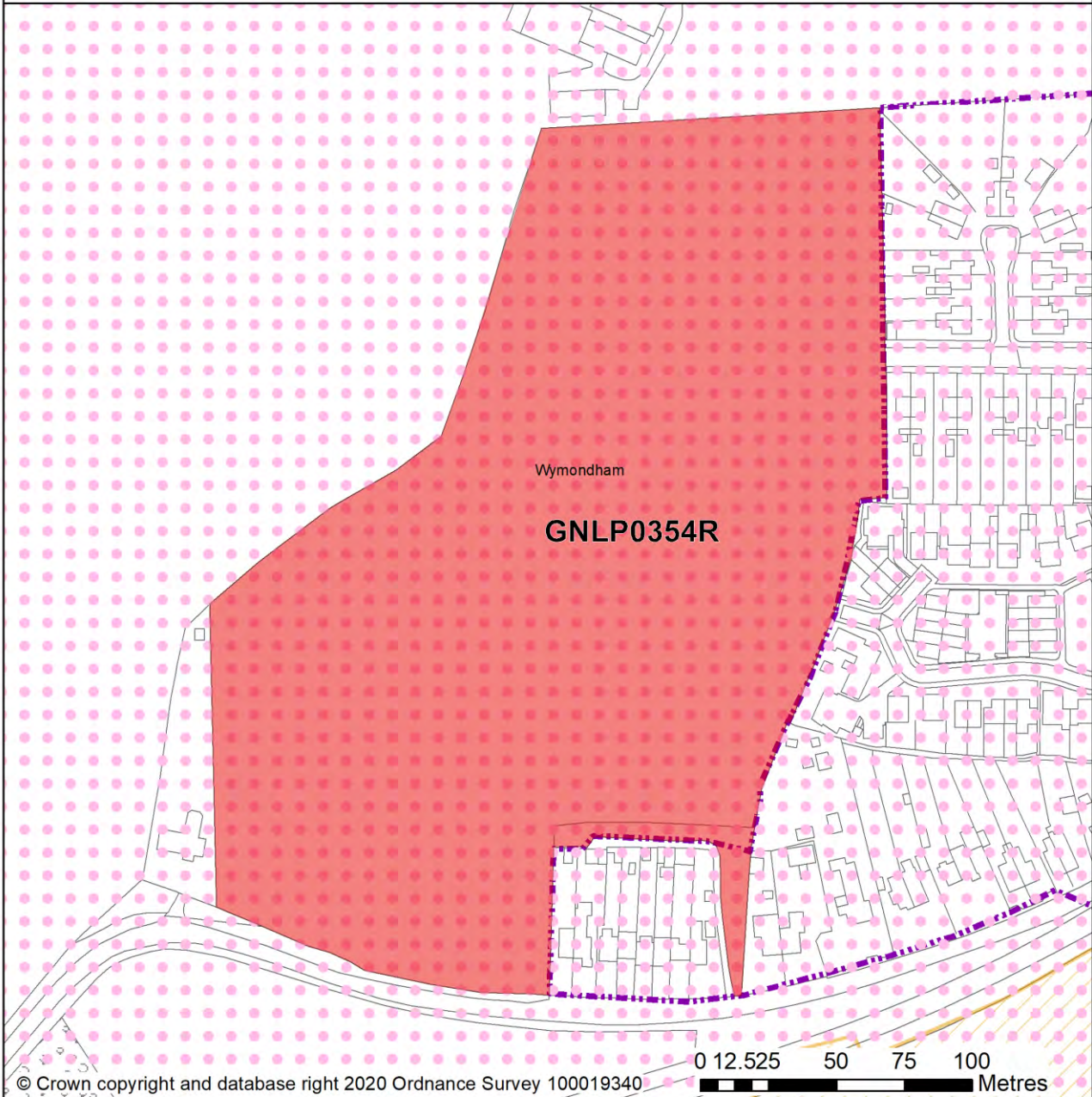
The development will address all the following specific matters:

1. Submission of a masterplan and transport assessment with implementation of agreed measures.
2. Vehicular access via London Road with a minimum 5.0 metre carriageway width, and 2.0 metre footway provision across the site frontage.
3. Provision of a 2.0 metre wide pedestrian/cycle access via Preston Avenue.
4. Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.
5. The trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme, acknowledging that an access to Abbey Road or Preston Avenue will be required.
6. Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

WYMONDHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0354R
 LOCATION: Land at Johnson's Farm
 ALLOCATION: Residential development (100 dwellings)
 SITE AREA: 5.39 ha



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0 12.525 50 75 100 Metres

- | | | | | | |
|---|-------------------------------------|---|---------------------|---|-----------------|
|  | Housing Allocation |  | Settlement Boundary |  | Parish Boundary |
|  | Wymondham Area Action Plan Boundary |  | Commitment* | | |

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy GNLP3013: Land North of Tuttlles Lane, Wymondham

4.66 This site is located to the north-east of the town with vehicular access from Tuttlles Lane East. Various requirements are set on providing landscaping, mitigating surface water flood risk, and retaining trees and hedgerows on the site. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency to address impact on the River Tiffey and its tributaries.

Policy GNLP3013

Land North of Tuttlles Lane, Wymondham (approx. 2.54 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

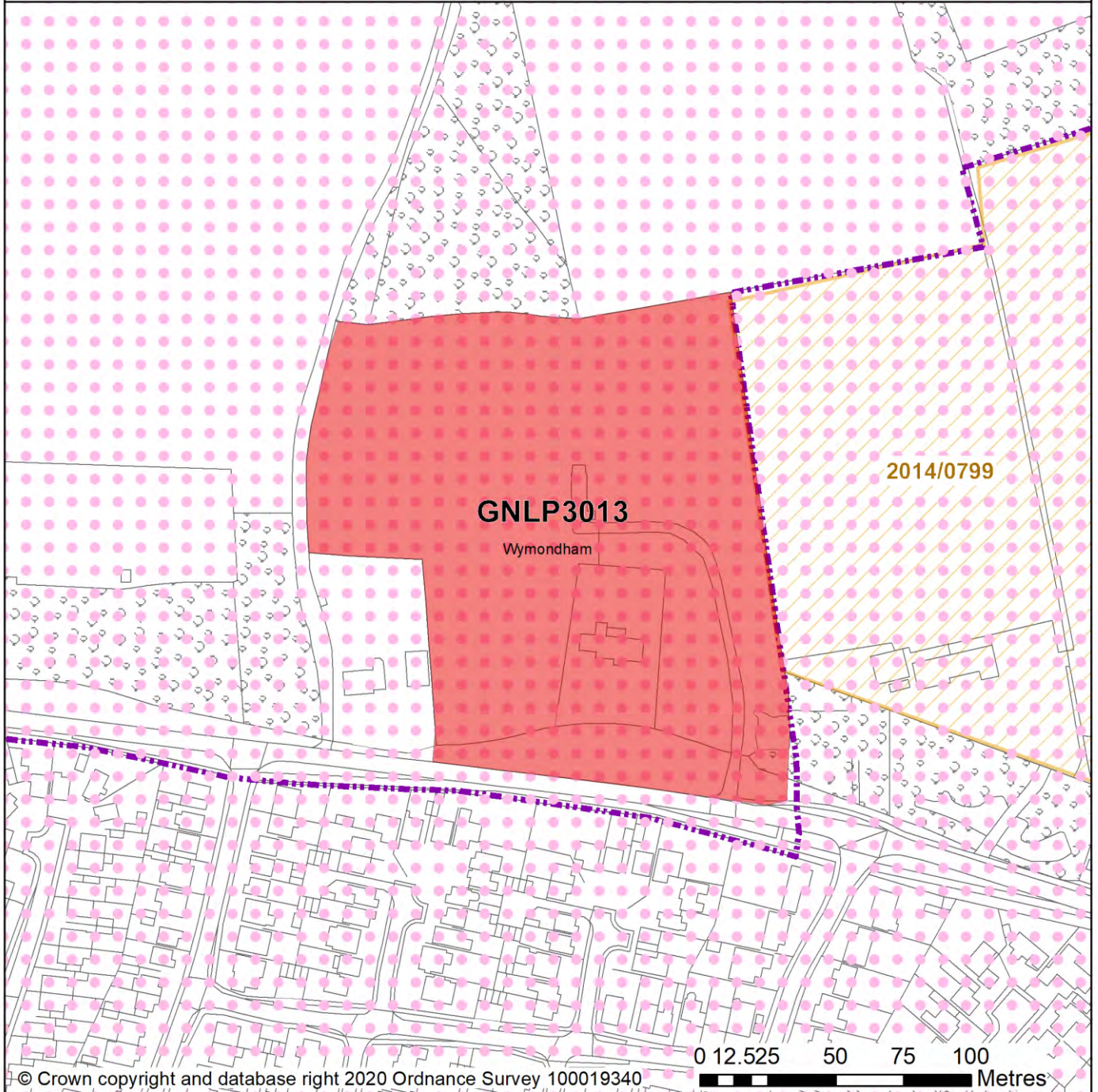
The development will address all the following specific matters:

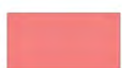
1. Provision of an appropriate visibility splay and frontage footways that link with existing connections.
2. Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
3. Consideration and mitigation of surface water flood risk.
4. The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
5. Environment Agency to be consulted to determine any need for mitigations to address impact on the River Tiffey and its tributaries.

WYMONDHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: GNLP3013
LOCATION: North of Tuttle Lane
ALLOCATION: Residential development (50 dwellings)
SITE AREA: 2.54 ha



 Housing Allocation

 Settlement Boundary

 Parish Boundary

 Wymondham Area Action Plan Boundary

 Commitment*

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

5. Key Service Centres

- Acle
- Blofield
- Brundall
- Hethersett
- Hingham
- Loddon and Chedgrave
- Poringland
- Reepham
- Wroxham

(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)

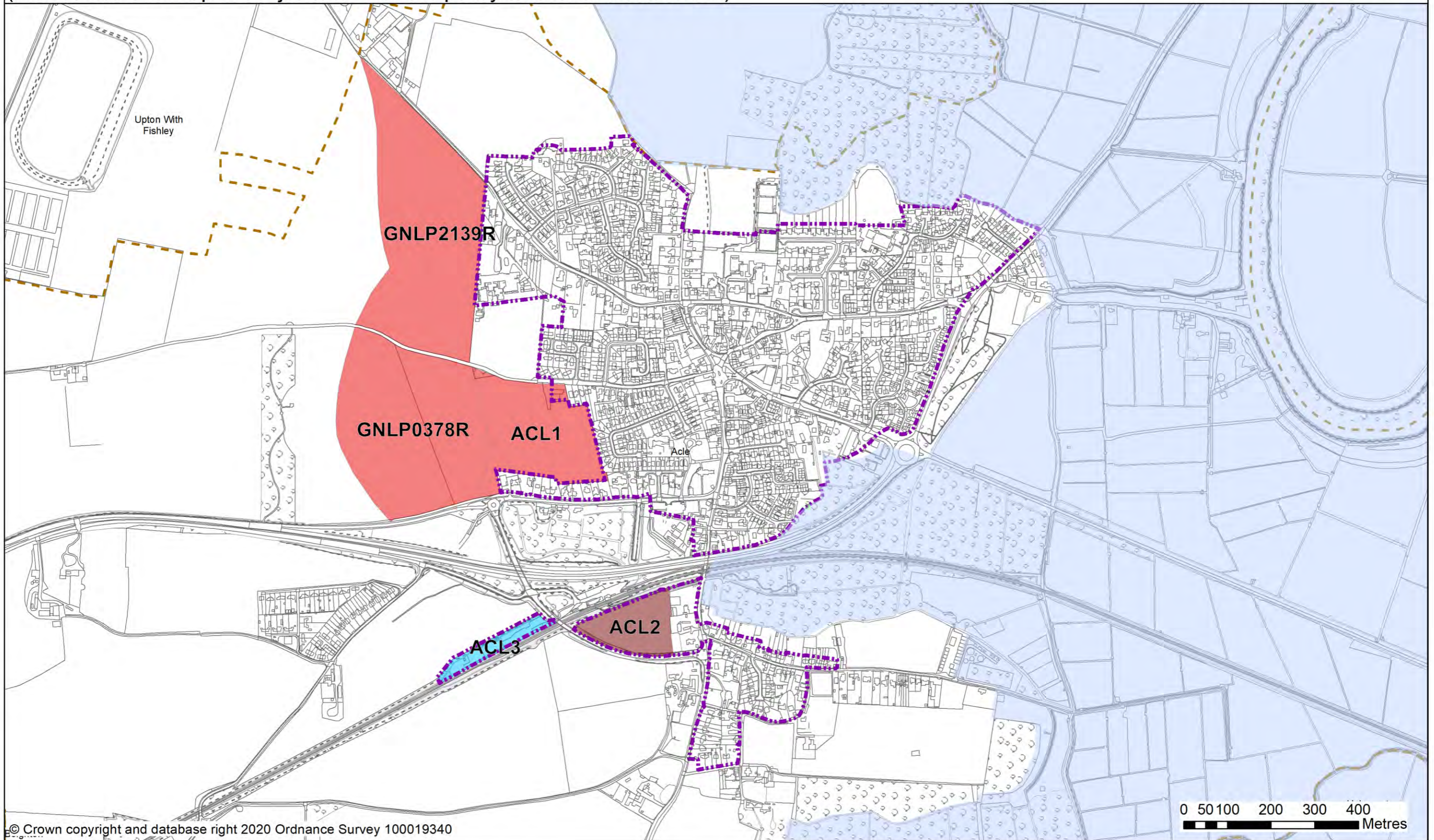
Acle




- 5.1 Acle is identified as a key service centre under Policy 7.3. Acle has a range of services and facilities, including a secondary school, a primary school, a small range of shops, library and bus/rail links to Norwich and Great Yarmouth. There is also limited local employment and connections to strategic employment options, although the village does have the potential to generate some additional employment by increasing its role as a gateway location to the Broads.
- 5.2 Acle Neighbourhood Plan was 'made' in February 2015 and covers the period to 2026. The vision for the Acle Neighbourhood Plan is to ensure that Acle continues as a flourishing village and gateway to the Broads that maintains a strong sense of community whilst embracing a sustainable and prosperous future as a place where people choose to live, work and visit.
- 5.3 There are two sites allocated in Acle, together providing for 340 new homes. There are also carried forward allocations with consent for a total of 170 homes plus an additional 30 dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Acle of 540 homes between 2018 – 2038.
- 5.4 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

ACLE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



- | | | | | | |
|--|--|---|---|---|---|
|  Housing Allocation |  Mixed Use Allocation |  Employment Allocation |  Settlement Boundary |  Parish Boundary |  Broads Authority Area |
|--|--|---|---|---|---|

Scale at A3:
1:8,000

Date: 28/10/2020



New allocations

Policy GNLP0378R and GNLP2139R: Land west of Acle (north of Norwich Road, south of South Walsham Road)

- 5.5 These two sites are combined to form one allocation. The site boundaries have been determined due to the need to: avoid substantial areas of flood risk; provide open space to reduce leisure visits to the Broads; enable future expansion of Acle Academy; and provide a link road from Norwich Road to South Walsham Road; but to do this without producing an allocation which is out of scale with the village. Developers will need to liaise with Acle Academy to ensure the school's potential future growth needs will not be compromised. The reservoir to the west of the site was built to category A, nonetheless its existence and any associated risks may have implications for the design and layout of the site which need to be considered. The allocation of this site is subject to access via carried forward Broadland Local Plan allocation ACL1 and provision of walking, cycling, horse riding and emergency access via Mill Lane. Works to upgrade the unmade section of Mill Lane will also be required. The site is allocated at a lower gross density as the highway improvements, surface water drainage and open space requirements are significant. The eventual net density will be in line with the indicative minimum in Policy 2.

Policy GNLP0378R/GNLP2139R

Land west of Acle (north of Norwich Road, south of South Walsham Road, approx. 25.5 ha) is allocated for residential development. This will accommodate at least 340 homes, associated open space and community facilities.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Preparation of masterplan to guide the development of the two sites, submitted as part of the application for planning permission.
2. Early assessment of the junction and the A47 at this location is required.
3. The site's proximity to the Broads

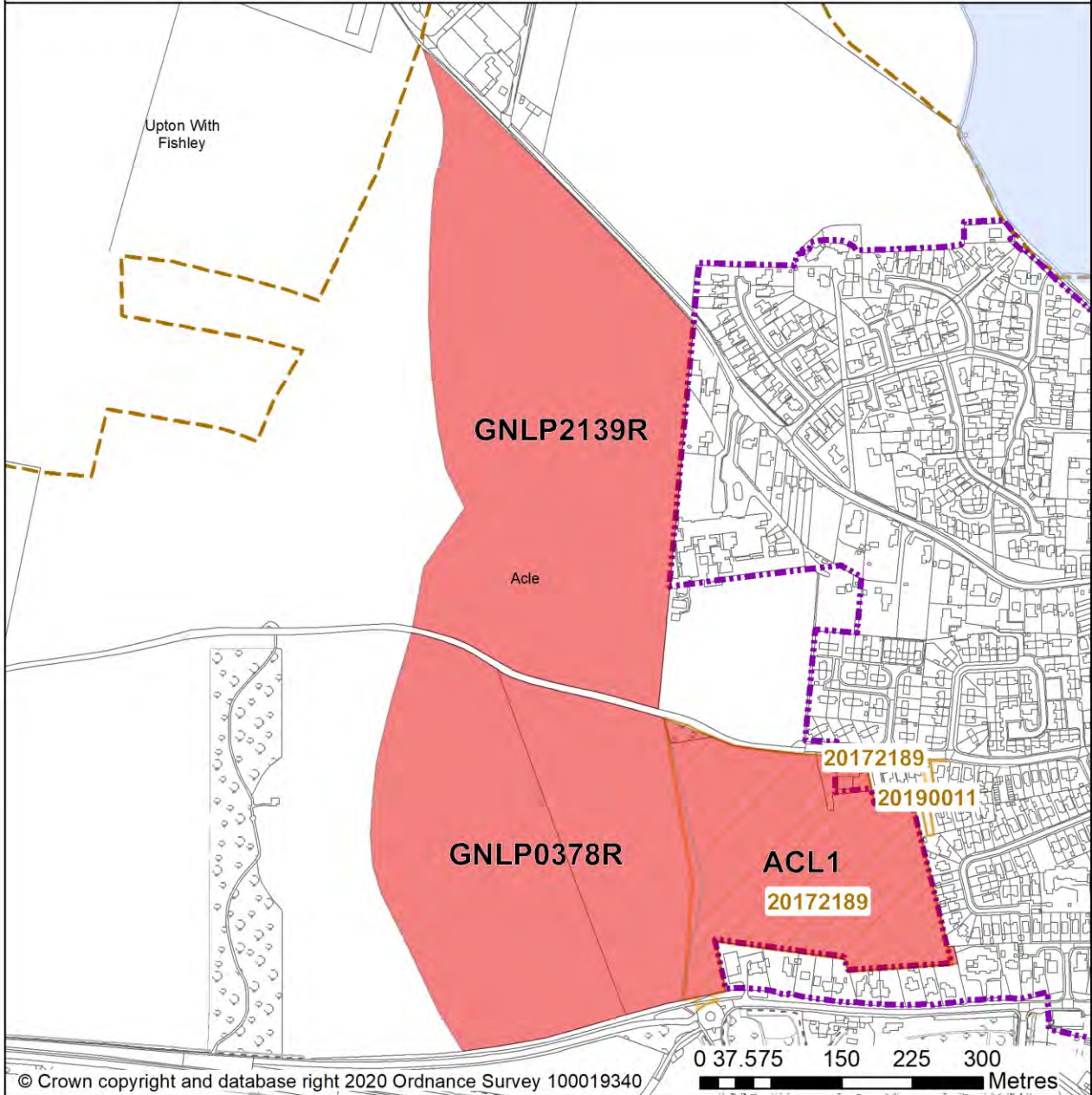
The masterplan should demonstrate:

4. Provision of a link road between Norwich Road and South Walsham Road of a sufficient standard to accommodate HGV and agricultural traffic
5. Access (vehicular and pedestrian) provided through allocation ACL1 to the east.
6. The Public Right of Way along Mill Lane is protected for continued use as a footway and bridle path
7. Development does not prevent the potential future expansion of Acle Academy
8. Open space providing leisure opportunities and enhancing the green infrastructure network
9. Off-site requirements may include a footway along the west of Mill Lane, east at South Walsham Road and other improvements to the highway network as required by the Highway Authority.
10. Mitigation and further investigation with regards to site susceptibility to surface water flooding and any potential risk of flooding from the reservoir.

ACLE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0378R/GNLP2139R
LOCATION: Land west of Acle
ALLOCATION: Residential development (340 dwellings)
SITE AREA: 25.5 ha



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- | | | |
|---|---|---|
|  Housing Allocation |  Settlement Boundary |  Parish Boundary |
|  Broads Authority Area |  Commitment* | |

Scale at A4:
1:5,750



*new and extant permission at 1st April 2020

Date: 05/11/2020

Existing allocations to be carried forward

Policy ACL1: Land to the north of Norwich Road, Acle

5.6 This site was allocated in 2016 as part of the Broadland Local Plan and has permission for 137 homes (20191215). It is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement.

Policy ACL1

Land to the north of Norwich Road, Acle (approx. 5.6 ha) is allocated for residential development. This will accommodate approximately 140 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

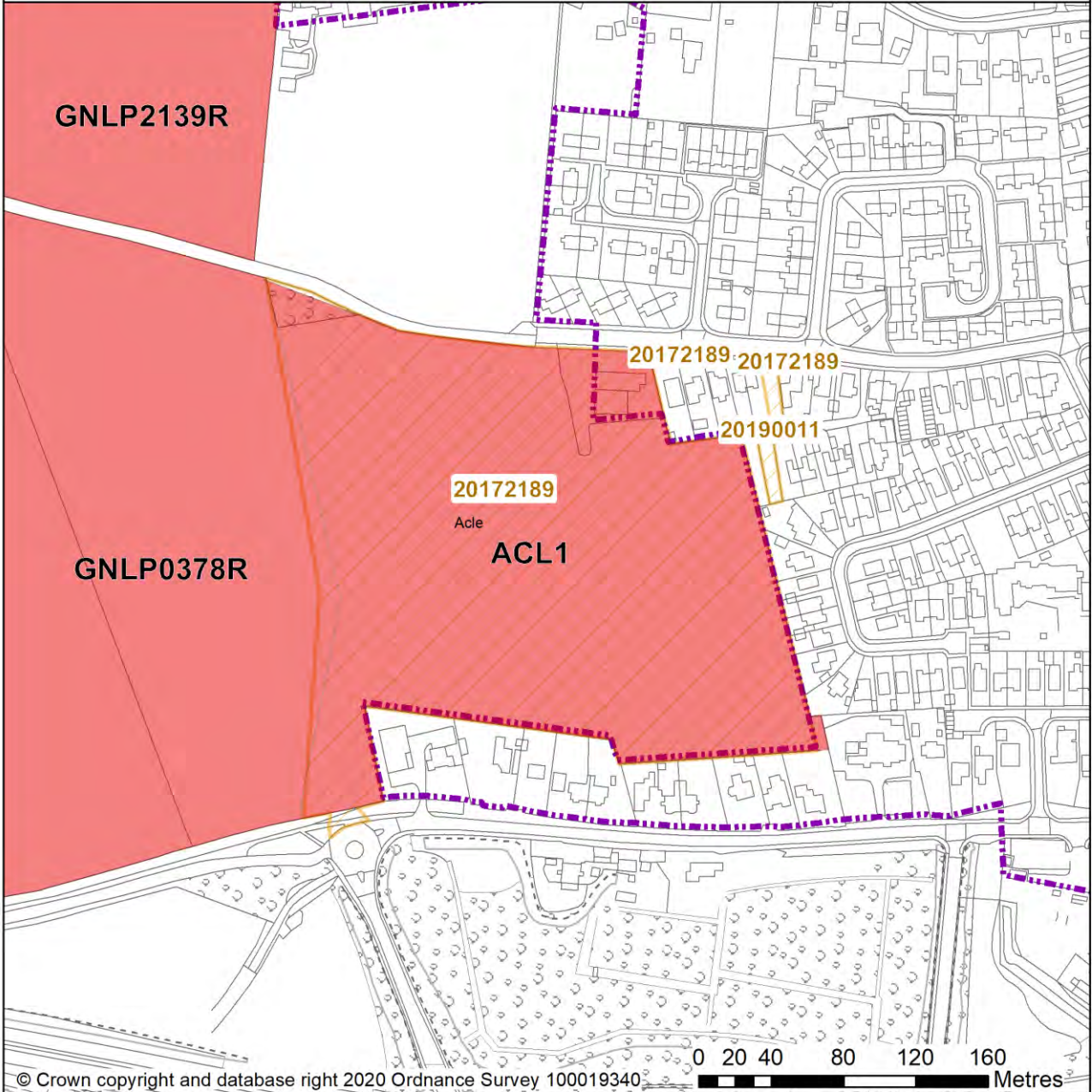
1. Access (vehicular and pedestrian) to be from Norwich Road, with additional pedestrian access via Mill Lane to the High School and village centre; with potential emergency vehicular access to Mill Lane.
2. Access to allocation GNLP0378R/GNLP2139R to be provided.

Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability

ACLE


GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: ACL1
LOCATION: Land to the north of Norwich Road
ALLOCATION: Residential development (140 homes)
SITE AREA: 5.6 ha



 Housing Allocation

 Parish Boundary

 Settlement Boundary

 Commitment*

*new and extant permission at 1st April 2020

Scale at A4:
1:3,000

N



Date: 02/11/2020

Policy ACL2: Land south of Acle Station, between Reedham Road and New Reedham Road, Acle

5.7 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 30 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

Policy ACL2

Land to the south of Acle station, between Reedham Road and New Reedham Road (approx. 2.0 ha) is allocated for residential and employment development. This will accommodate approximately 30 homes, with the remainder for class E(g) employment.

The development will be expected to address the following specific matters:

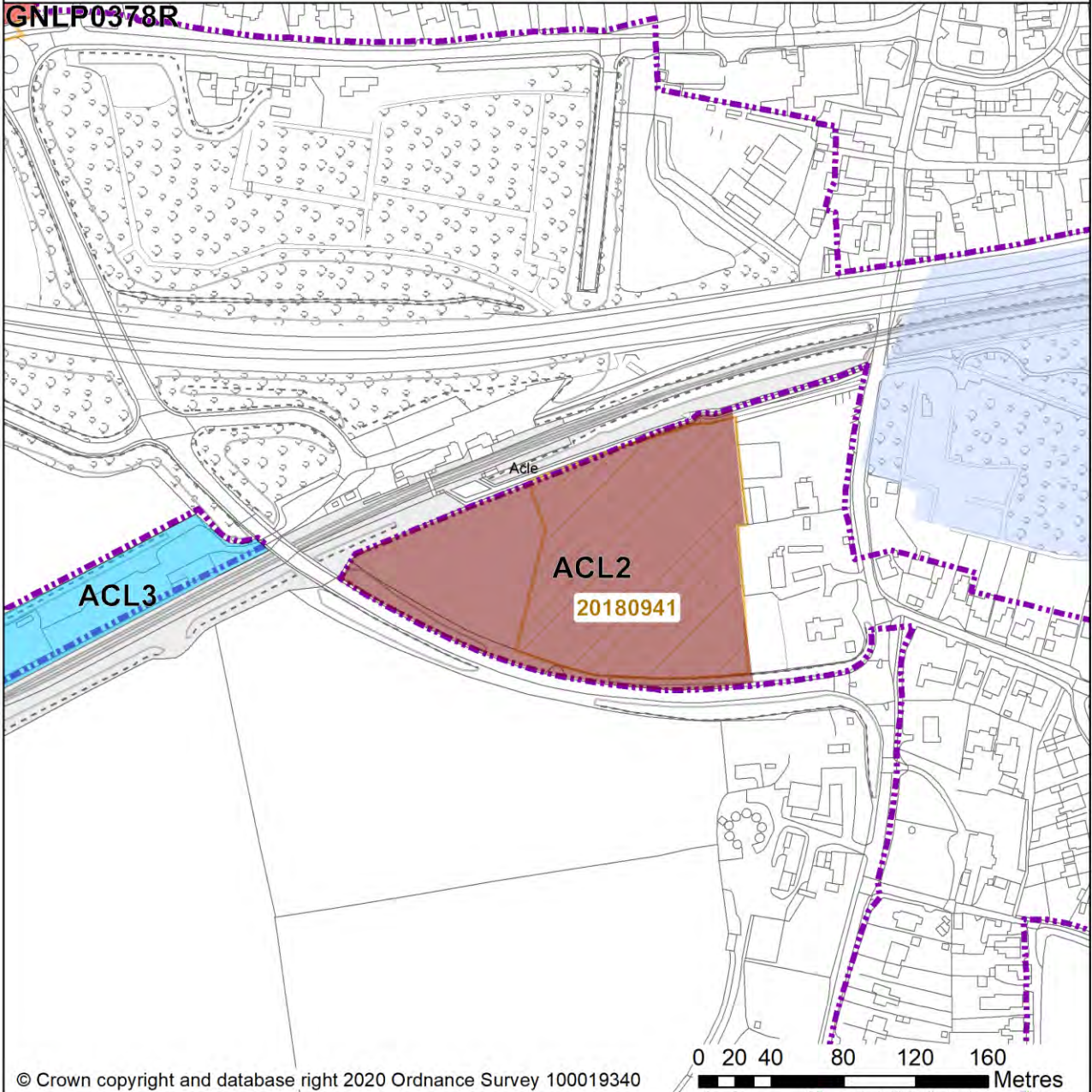
1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Off-site improvements to the highway network may also be necessary, as required by the Highway Authority, potentially including pedestrian access to the rail station to the north and to Reedham Road.
3. Pollution control measures should be used to ensure that no harm comes to the water environment which is within Source Protection Zone 2.

Development must ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads SAC.

ACLE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: ACL2
 LOCATION: Land to the south of Acle station
 ALLOCATION: Residential and employment
 SITE AREA: 2.2 ha



- Housing Allocation
- Mixed Use Allocation
- Employment Allocation

- Broads Authority Area
- Settlement Boundary
- Commitment*

- Parish Boundary

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy ACL3: Land at the former station yard, west of B1140, Acle

5.8 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development.

Policy ACL3

Land at the former station yard, west of B1140, Acle (approx. 1 ha) is allocated for small scale employment use. This is likely to be within class B2.

The development will be expected to address the following specific matters:

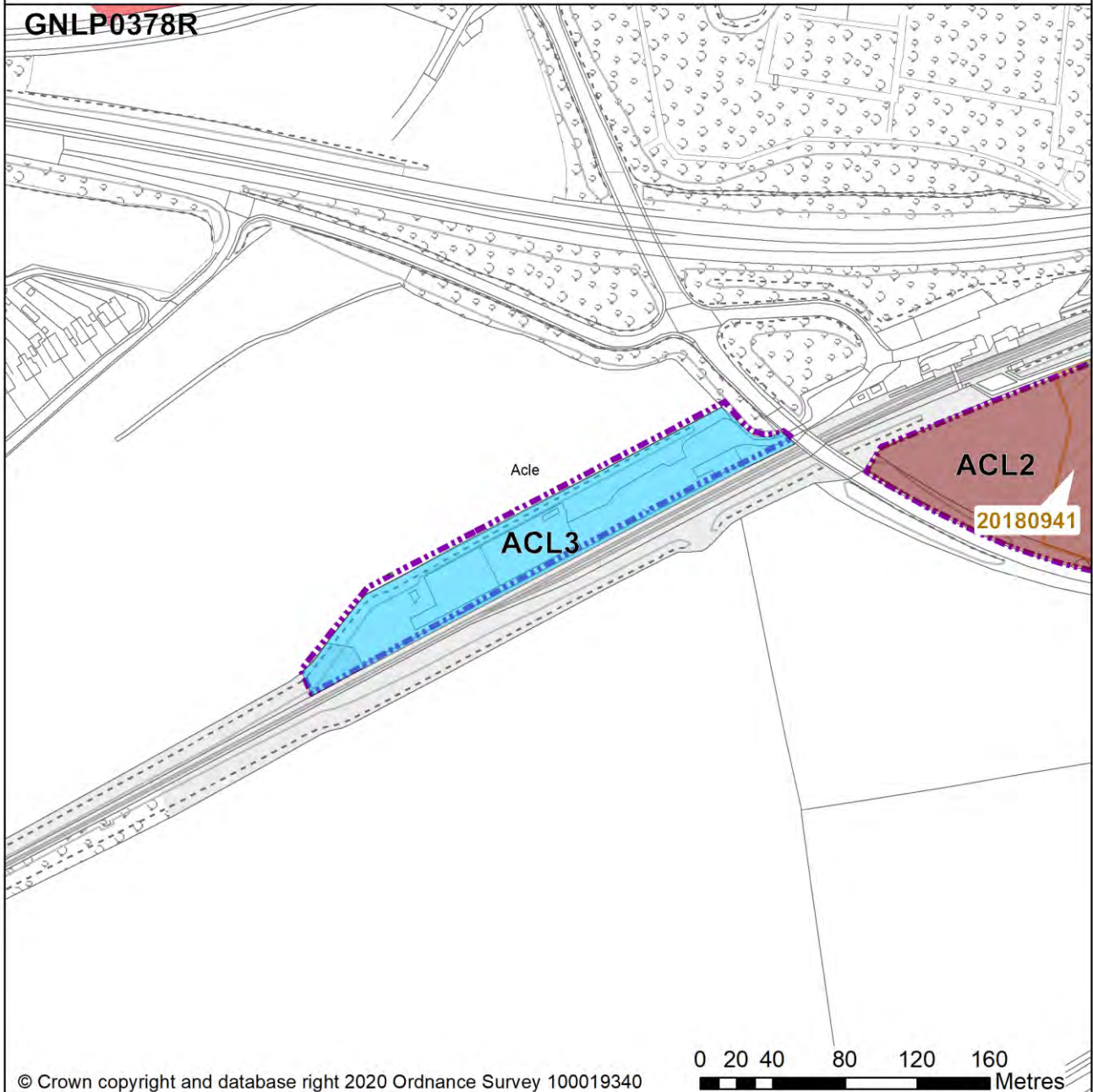
1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Access is restricted because of the low bridge which crosses the road which serves the site, limiting the size of vehicles.
3. There are no main sewers or water mains on site, and it will be necessary for developers to investigate the possibility of connecting to the public foul sewer or provide other suitable means.
4. There is a metered water supply to the existing station buildings and agreement must be reached with British Rail to connect this supply.
5. No easily accessible gas main exists which is suitable to serve the site. A gas supply may be able to be made available but offsite costs are likely to be relatively high.
6. Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.

A study to investigate land contamination may be required.

ACLE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: ACL3
LOCATION: Land at former station yard, west of B1140
ALLOCATION: Small scale employment use
SITE AREA: 1.0 ha



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0 20 40 80 120 160 Metres

- | | |
|---|---|
|  Housing Allocation |  Settlement Boundary |
|  Mixed Use Allocation |  Commitment* |
|  Employment Allocation |  Parish Boundary |

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

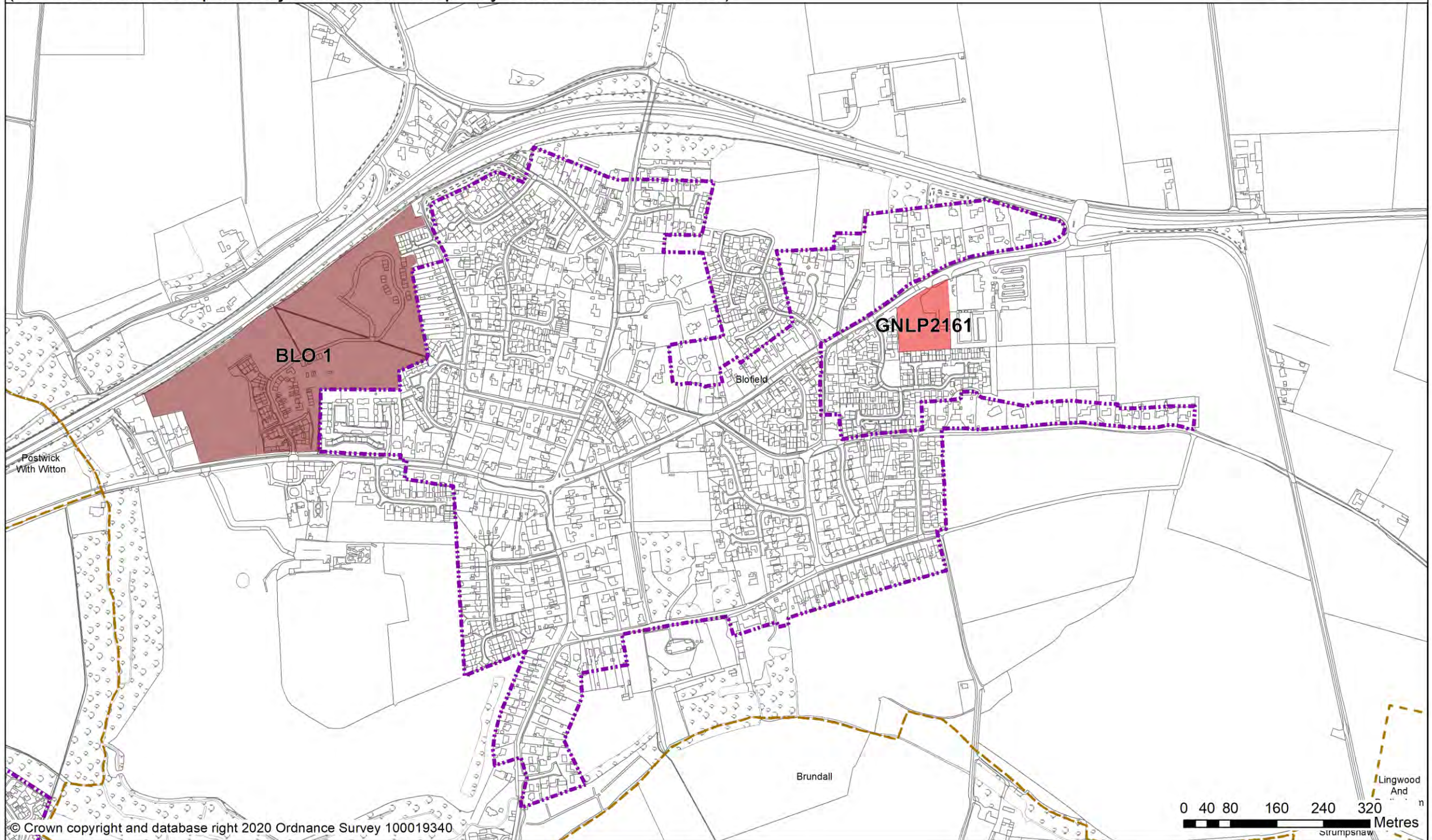
Blofield

- 5.9 Blofield village is defined as a key service centre under Policy 7.3. Services include a primary school, shop, doctor's surgery, village hall, library, and public house. In this chapter, Blofield refers to the village, and deals with sites located south of the A47; sites located north of the A47 have been counted as Blofield Heath and Hemblington village cluster and are covered in the Broadland Village Clusters section (NB, the figure of 353 homes quoted in the strategy refers to Blofield parish as a whole including Blofield Heath but not Hemblington).
- 5.10 The Blofield Neighbourhood Plan was 'made' in July 2016 and covers the period to 2036. The vision for the neighbourhood plan is for the nature and character of the rural village to be preserved and retained, in order to meet various needs of residents, contribute to a high quality of life and provide opportunity and choice. This will be achieved in ways that make effective use of natural resources, enhance the environment, promote social inclusion and supports the local economy.
- 5.11 In Blofield Key Service Centre, there is one site allocated providing for 15 new homes. There is also one carried forward allocation BLO1 for 163 homes and a total of 138 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 316 homes between 2018 – 2038.
- 5.12 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





BLOFIELD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:6,000

Date: 28/10/2020

New allocation

Policy GNLP2161: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield

5.13 Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout, however this site is considered to be of a suitable size to allocate. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. The promoter would need to demonstrate availability of appropriate visibility splay. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure. The access and amenity impacts of the adjacent site and the A47 mean this site has been allocated at a lower than usual gross density but the net density is in line with the indicative minimum density in Policy 2.

Policy GNLP2161

Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield (approx. 0.91 ha) is allocated for residential development. This site is likely to accommodate at least 15 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

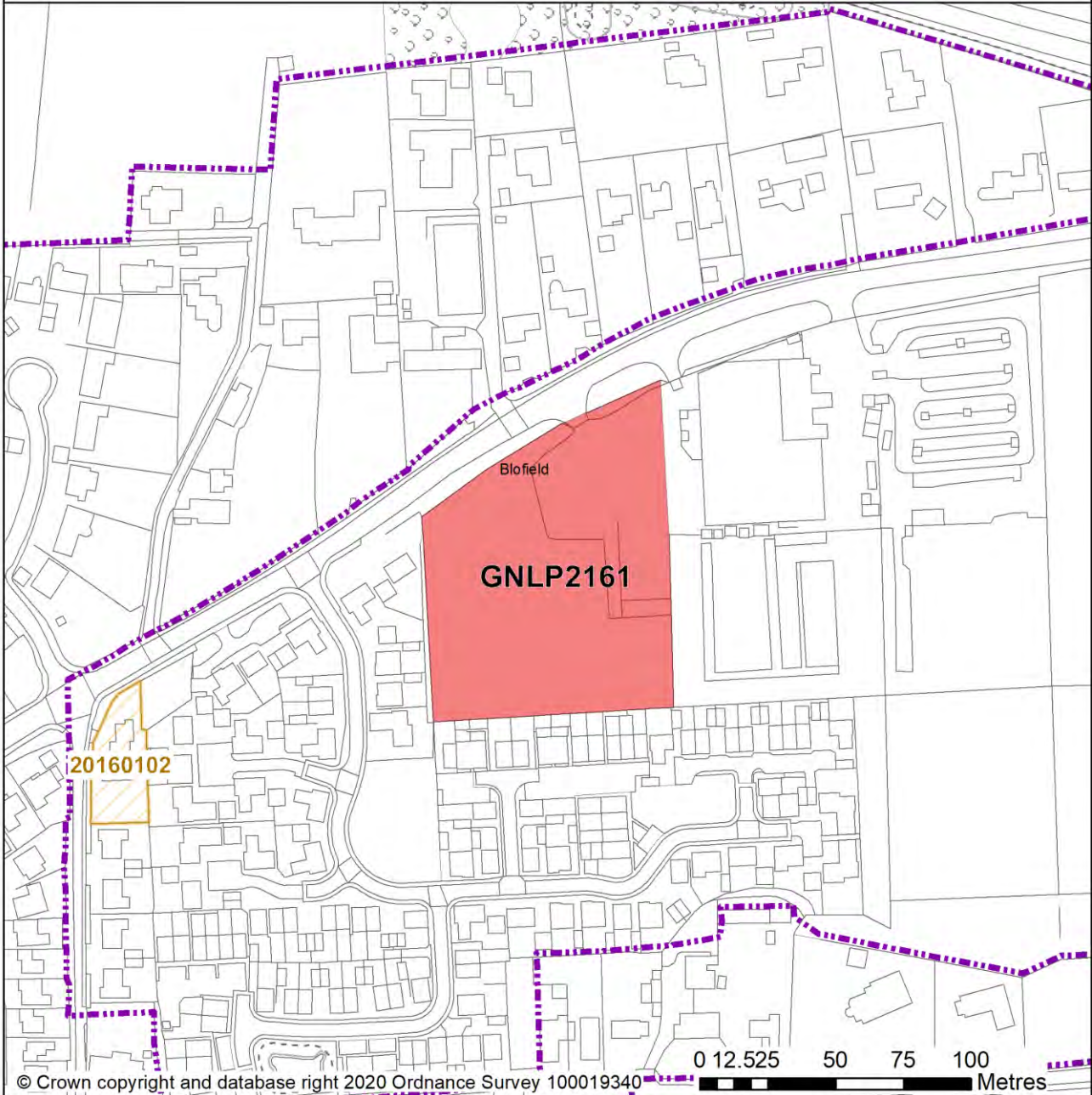
The development will be expected to address the following specific matters:

1. The design and layout of the scheme must mitigate amenity impacts relating to the neighbouring business to the east, addressing in particular access to the service yard.
2. Early assessment of the junction and the A47 at this location is required.
3. Provision of a frontage footway.
4. Availability and achievability of an appropriate visibility splay
5. Possible alterations of former trunk road.
6. Avoid contamination of groundwater.
7. The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

BLOFIELD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2161
LOCATION: Land adjacent to Norwich Camping & Leisure, off Yarmouth Road
ALLOCATION: Residential development (15 dwellings)
SITE AREA: 0.91 ha



- Housing Allocation
- Parish Boundary
- Settlement Boundary
- Commitment*

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

Existing allocation to be carried forward

Policy BLO1: Land to the south of A47 and north of Yarmouth Road, Blofield

5.14 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site has been the subject of several permissions. It is likely to accommodate up to 175 homes reflecting planning permission 20160488; a supermarket and restaurant reflecting permission 20140758; and 2,500sqm of employment floorspace reflecting permission 20160497.

Policy BLO1

Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.8 ha) is to be developed in accordance with planning permissions 20140758 and 20160488. This will include a mixed- use development to deliver 175 dwellings, a maximum floor space of 4,000 sqm E(g) use class and open space.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

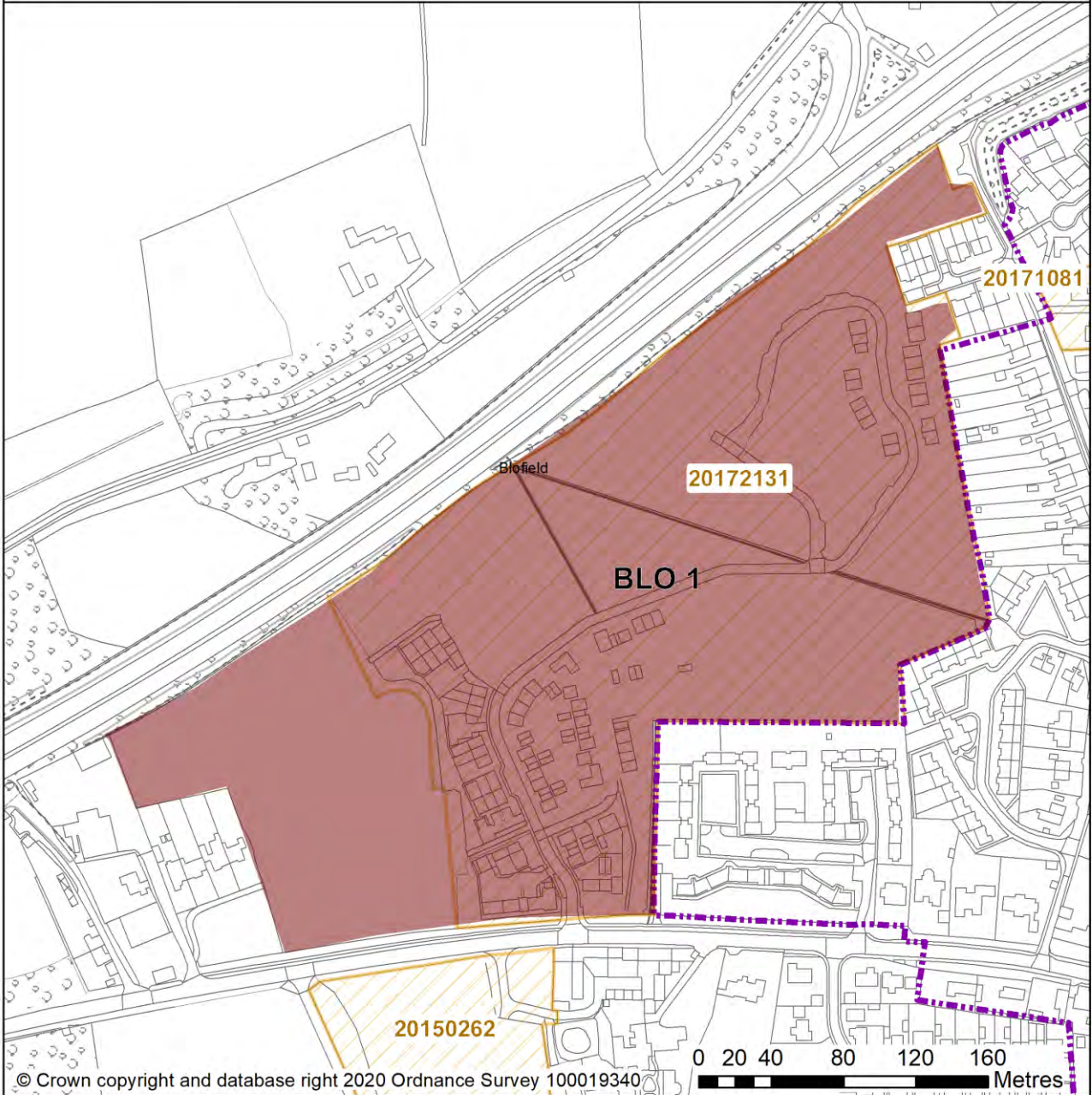
The development will be expected to address the following specific matters:

1. Vehicular access to be achieved from Yarmouth Road.
2. Any development must conserve and enhance the significance of Manor Farm Barn to the south of the site, including any contribution made to that significance by setting.
3. On site public open space to be provided.
4. Provision of allotments.
5. Avoid contamination of groundwater.






BLOFIELD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BLO1
LOCATION: Land to the south of A47 and north of Yarmouth Road
ALLOCATION: Mixed use development
SITE AREA: 9.8 ha



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	Mixed Use Allocation		Parish Boundary	Scale at A4: 1:3,000  Date: 02/11/2020
	Settlement Boundary			
	Commitment*			

*new and extant permission at 1st April 2020

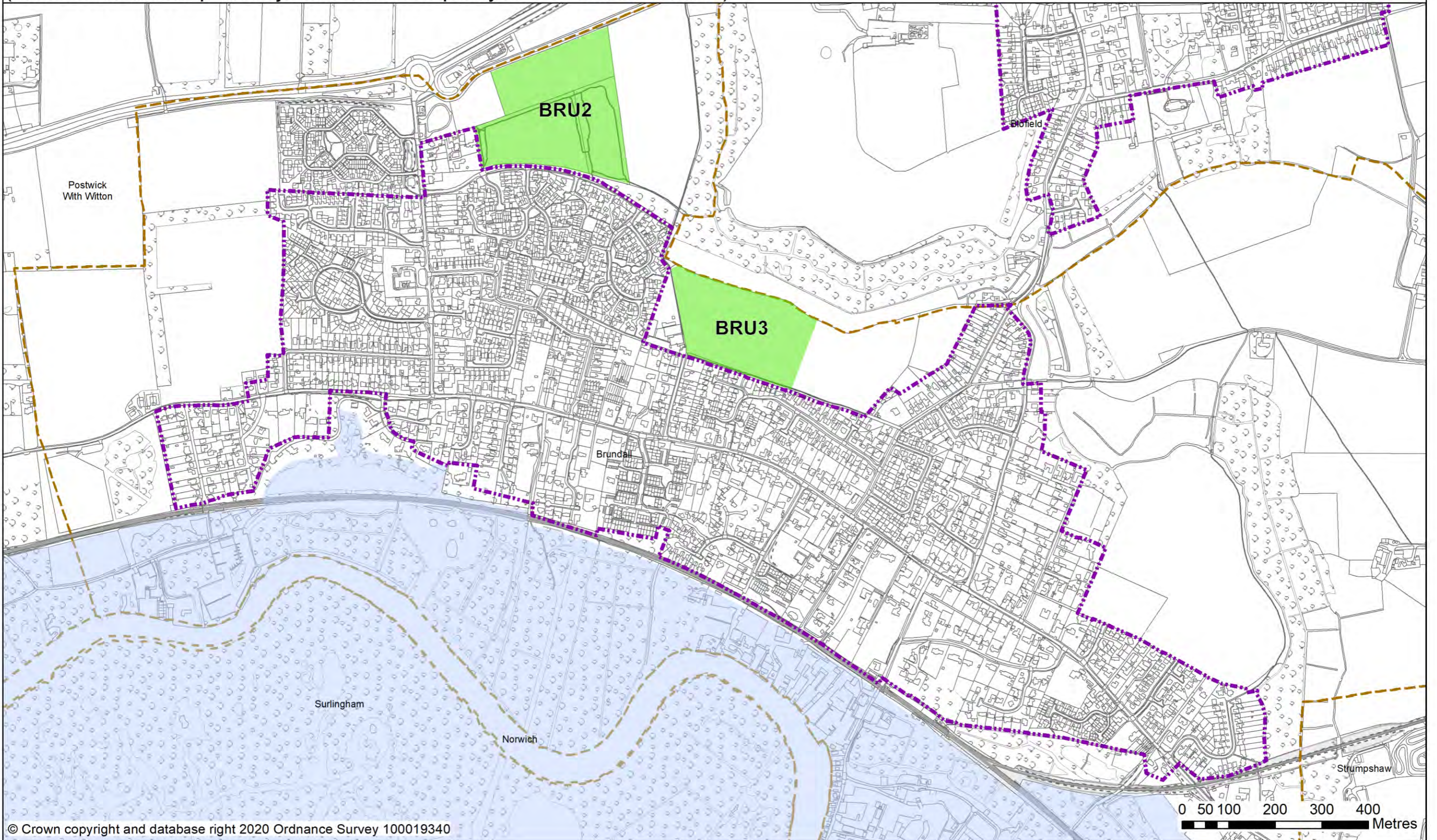
Brundall (Including Postwick with Witton)

- 5.15 Brundall is identified as a Key Service Centre under Policy 7.3. Services include a primary school, library, doctors surgery, a food store, and public transport.
- 5.16 The Brundall Neighbourhood Plan was 'made' in May 2016 and covers the period to 2026. The vision for the Brundall Neighbourhood Plan is for Brundall to remain a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community.
- 5.17 Postwick with Witton is a small village with a rural character lying predominantly to the south of the Norwich to Brundall railway line and some way to the north of the marshes adjoining the River Yare. The village has few facilities in its own right and the southern part of the parish lies within the Broads Authority Executive Area. The southern quarter of the Broadland Business Park and the Park & Ride are within Postwick Parish, but both are relatively inaccessible due to the 'barrier' created by the A47/Postwick Hub Interchange.
- 5.18 There are currently no new or carried forward housing allocations proposed in Brundall but there are 175 dwellings with planning permission (at March 2020). This gives a total deliverable housing commitment for Brundall of 175 homes between 2018 – 2038. There are carried forward open space allocations.
- 5.19 There are no sites identified as preferred options in Postwick with Witton, no carried forward residential allocations and 16 dwellings with planning permission on smaller sites.
- 5.20 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.
- 5.21 Brundall has a high amount of existing development commitment and infrastructure constraints, including access to the A47 at Cucumber Lane, that limits the potential for additional housing.

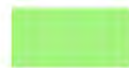



BRUNDALL

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Open Space/Leisure Amenity Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:
1:7,500
Date: 28/10/2020

Existing allocations to be carried forward

Policy BRU2: Land north of Berryfields, Brundall

- 5.22 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. There is a shortage of recreational space to meet the existing needs in Brundall and this was to be provided for through the two allocations (BRU2 and BRU3) that are carried forward from the preceding Local Plan. Both sites now have planning permissions for residential development that include the provision of open space that exceeds the normal requirements of a residential development, and so would contribute to the delivery of open space provision to meet the needs of the community, albeit in an alternative form than that in the allocations. However, the delivery of the residential developments, and the open space provision within them, is not guaranteed. Therefore at this time there remains an open space shortage and so the continued open space allocations are justified.
- 5.23 The site was also promoted through the local plan process as GNL0325. It now has a permission for 155 dwellings and a supermarket which includes alternative provision for recreation (reference: 20161483). These dwellings have been counted in the plan's commitment figures.

Policy BRU2

Land north of Berryfields, Brundall (approx. 7.3 ha) is allocated for recreational open space.

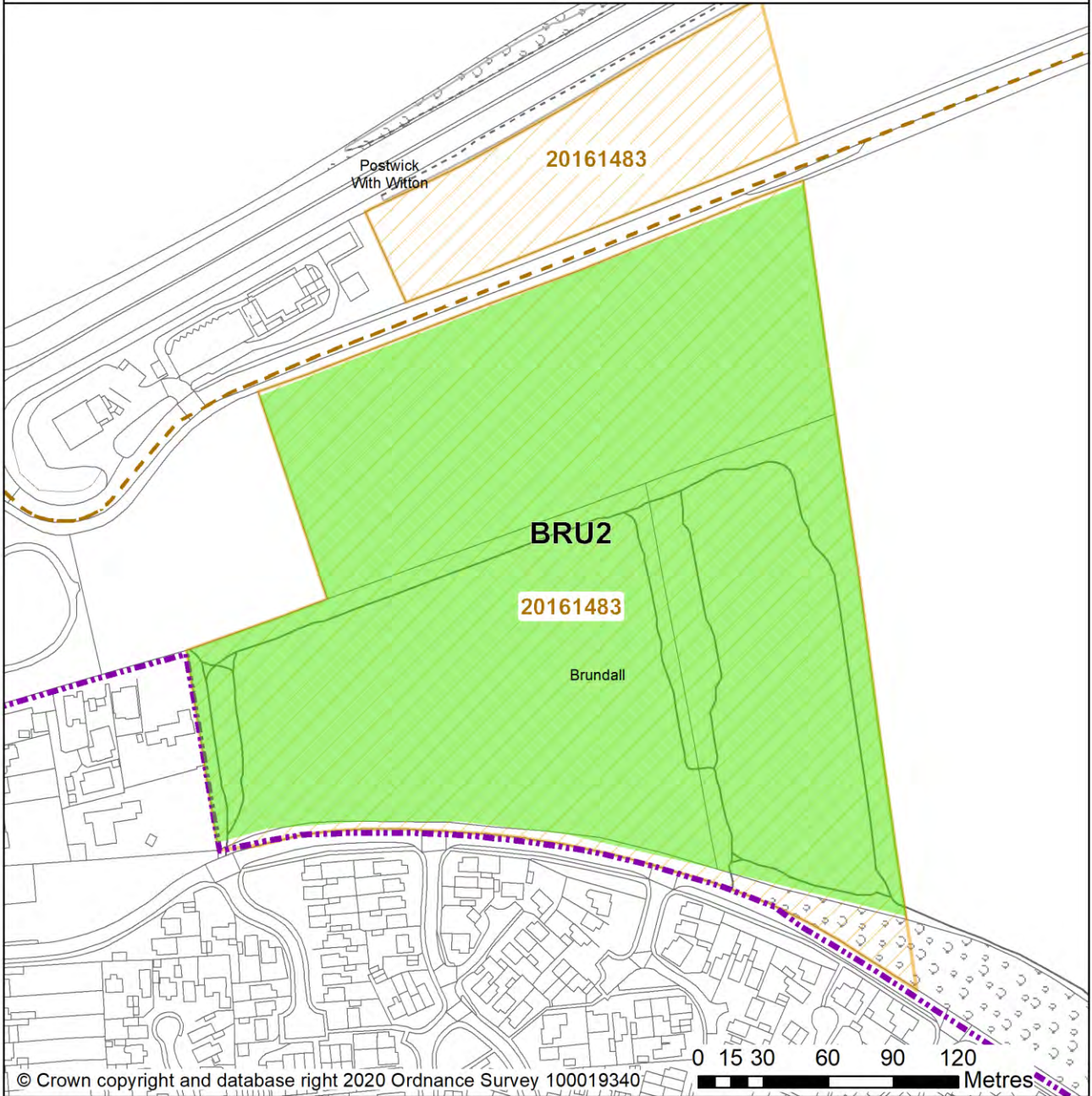
The development will be expected to address the following specific matters:

1. Vehicular access from Berryfields.
2. Footway provision on the northern side of Berryfields and a suitable crossing may be required.
3. Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.
4. The open space will be primarily for formal recreation uses such as playing pitches.

BRUNDALL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BRU2
LOCATION: Land north of Berryfields, Brundall
ALLOCATION: Recreational Open Space
SITE AREA: 7.3 ha



Open Space/Leisure Amenity Allocation

Settlement Boundary



Commitment*



Parish Boundary

Scale at A4:
1:2,500

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

Policy BRU3: Land east of the Memorial Hall, Brundall

5.24 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. There is a shortage of recreational space to meet the existing needs in Brundall and this was to be provided for through the two allocations (BRU2 and BRU3) that are carried forward from the preceding Local Plan. Both sites now have planning permissions for residential development that include the provision of open space that exceeds the normal requirements of a residential development, and so would contribute to the delivery of open space provision to meet the needs of the community, albeit in an alternative form than that in the allocations. However, the delivery of the residential developments, and the open space provision within them, is not guaranteed. Therefore at this time there remains an open space shortage and so the continued open space allocations are justified.

5.25 The site was also promoted through the local plan process as GNLP0436. It now has a permission, granted at appeal, for up to 170 dwellings with alternative provision for open space (reference 20171386). These dwellings have not been counted in the plan's commitment figures at this stage as the appeal decision was received after the 31st March 2020.

Policy BRU3

Land east of the Memorial Hall, Brundall (approx. 4.9 ha) is allocated for recreational open space.

The development will be expected to address the following specific matters:

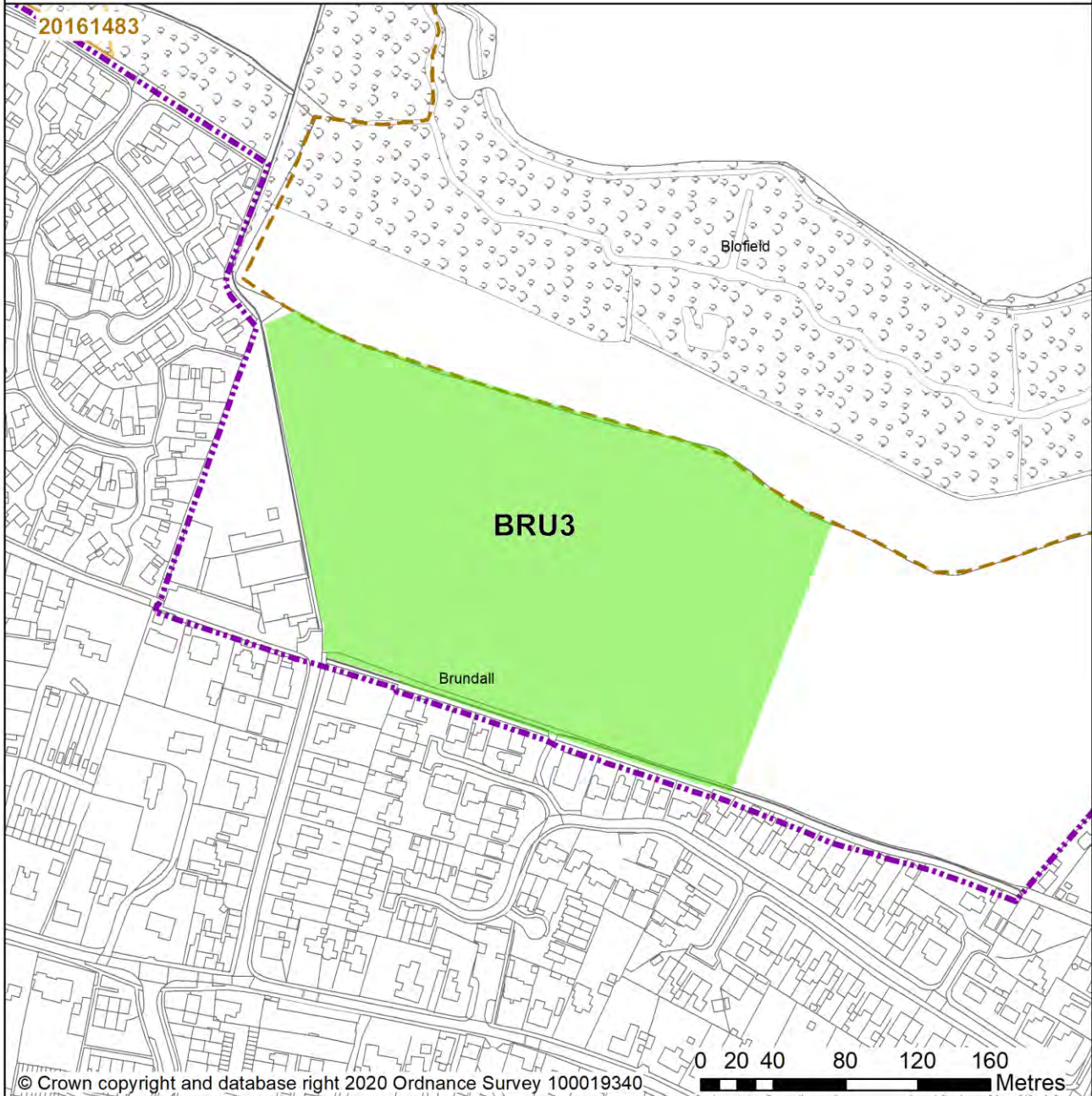
1. Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access.
2. Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue.
3. Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3).

The open space will be for formal recreational uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc.

BRUNDALL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BRU3
LOCATION: Land east of the Memorial Hall, Brundall
ALLOCATION: Recreational Open Space
SITE AREA: 4.9 ha



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0 20 40 80 120 160 Metres

Scale at A4:
1:3,000

- Open Space/Leisure Amenity Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary



Date: 02/11/2020

*new and extant permission at 1st April 2020

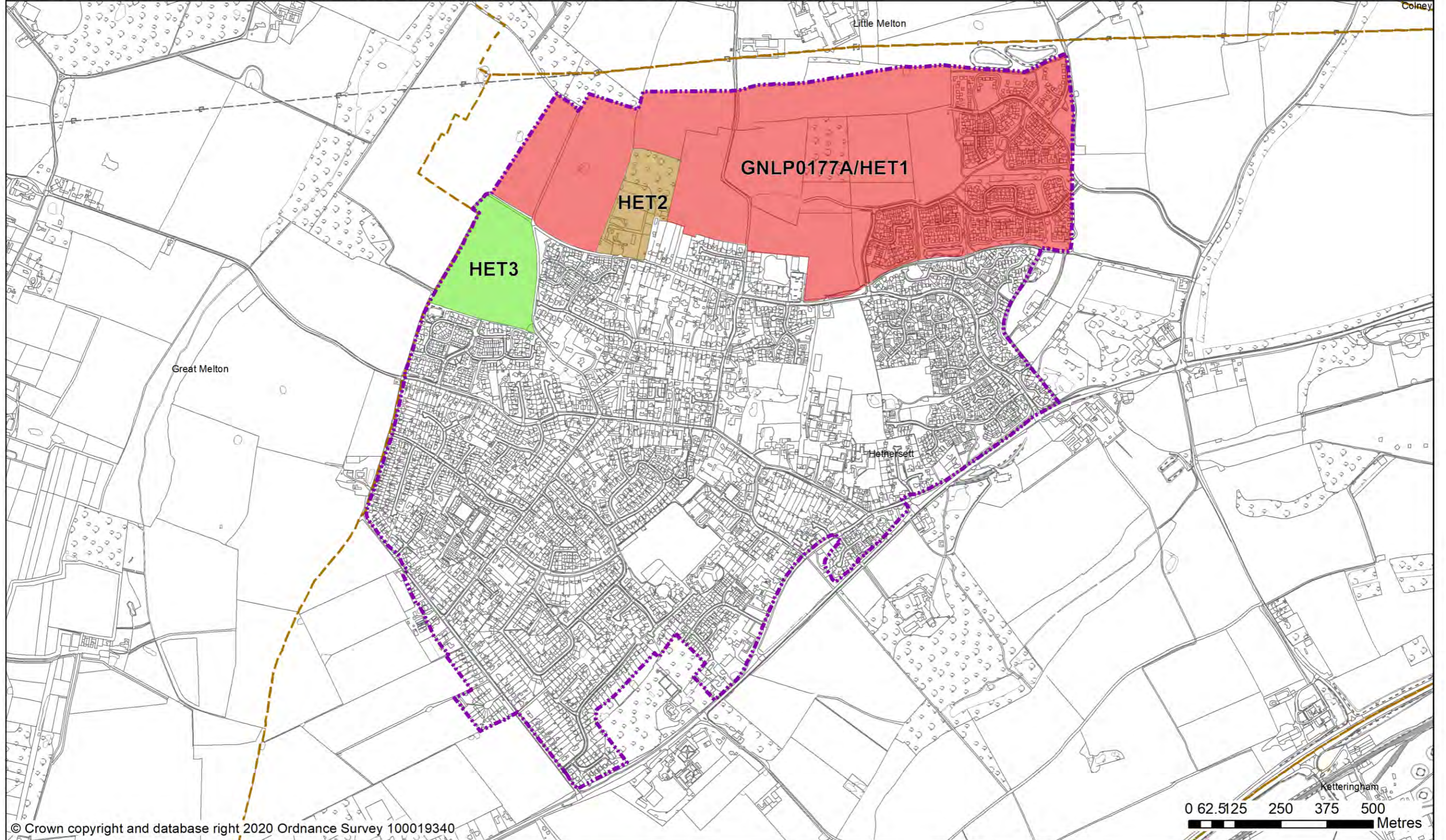
Hethersett

- 5.26 Hethersett is identified as a key service centre under Policy 7.3. There are existing allocations and planning permissions in place for development across the north of the village.
- 5.27 In terms of education facilities, proposals are underway to have two primary schools (one at Queen's Road and the other on Coachmakers Way); and, to expand the site of the secondary school. This will add to the good range of facilities already available in Hethersett. These include: convenience shops, a post office, a pharmacy, doctor and dentist surgeries, a library and a small business centre, mostly in the vicinity of Queen's Road/Great Melton Road. More generally in terms of the built form, the old A11 (B1172 Norwich Road) still largely defines the settlement's built edge to the south. To the east and west of Hethersett land is controlled by a long-standing strategic gap Policy to prevent coalescence with Cringleford to the east and Wymondham to the west.
- 5.28 There are no new allocations proposed in this key service centre. There is one carried forward residential allocation for a total of 1369 homes (including 200 uplift). Work on this site commenced preceded the base date of the GNLPP with 104 homes being delivered prior to 2018. 235 homes were delivered 2018-20, there is extant consent for a further 830 homes on this site (1,265 homes are counted in this plan for this site).
- 5.29 48 homes were delivered on other sites in Hethersett in 2018-20. There are currently 22 additional dwellings with planning permission on small sites. There are also carried forward allocations for extra care housing (40 units) and open space. This gives a total deliverable housing commitment for the centre of 1,375 homes between 2018 – 2038.
- 5.30 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

HETHERSETT

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- | | | | | |
|--|--|---|---|---|
|  Housing Allocation |  Care Home Allocation |  Open Space/Leisure Amenity Allocation |  Settlement Boundary |  Parish Boundary |
|--|--|---|---|---|

Scale at A3:
1:9,500

Date: 28/10/2020

Existing allocations to be carried forward

Policy HET 1 (part of GNLP0177A): Land north Hethersett

5.31 GNLP0177-A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,369 homes, incorporating part of GNLP0177-A. The remainder of GNLP0177-A is not allocated. Development on HET 1 is well-advanced and it has become apparent from the approved reserved matters planning applications that an uplift of approximately 200 dwellings is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to ensuring delivery of the Policy requirements set out in HET 1, and the mitigation measures already agreed through the approved planning applications. In terms of transport, improvements needed would be an access strategy for all modes of transport, safeguards against increasing traffic through Little Melton, and a cycle link to Colney Lane.

Policy HET 1 (part of GNLP0177A)

Land north Hethersett (approx. 65ha) is allocated for mixed use, to include approximately 1,369 dwellings, community uses, open space and green infrastructure.

The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow County Wildlife Site (CWS), Holly Tree Farm and south-west of Braymeadow CWS. The allocation has an outline permission for 1196 dwellings (2011/1804) which is under construction. Within the scope of the outline application, intensification has been possible and there is now scope to 'uplift' this previous allocation by 200 additional dwellings. There is no specific site within the larger allocation, so this uplift is applied to the entire site. Due to the size of the original allocation, a range of supporting infrastructure and facilities is required, and the following Policy applies to the additional 200 dwellings, wherever they may be located within the site. Approximately 65 ha is therefore allocated for mixed use, to include housing, community uses, open space and green infrastructure. This will include approximately 1,369 dwellings.

Continued...

The developer(s) of the additional 200 homes on the site will be required to ensure the following:

Masterplan and Phasing Plan

1. A comprehensive masterplan must include provision of social and green infrastructure and highway improvements, including Thickthorn junction.
2. A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
3. The site should be masterplanned alongside HET2.

Enhanced Facilities

4. Community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment.
5. Expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority.
6. Development of the site may require financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements.

Landscaping and Green Infrastructure

7. Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements.
8. Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points.
9. Design of scheme must integrate landscape, open space and footpaths with the existing settlement.
10. Maximise the benefit of green infrastructure provision and avoid adverse impact designated sites, linking ponds, water courses and hedgerows.
11. The landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site.

Continued...

Transport

12. A transport assessment must consider the capacity of the improved A47 Thickthorn Interchange
13. Highways and transport enhancements to be agreed with the Highways Authority and where appropriate the Highways England.
14. Vehicular access onto Colney Lane will be required.
15. Footpath and cycle routes to Norwich Research Park and Little Melton will be required, and additional public rights of way to increase access to the countryside.
16. Design of scheme must minimise impact on existing roads in the village by limiting the amount of additional traffic accessing the local road network.

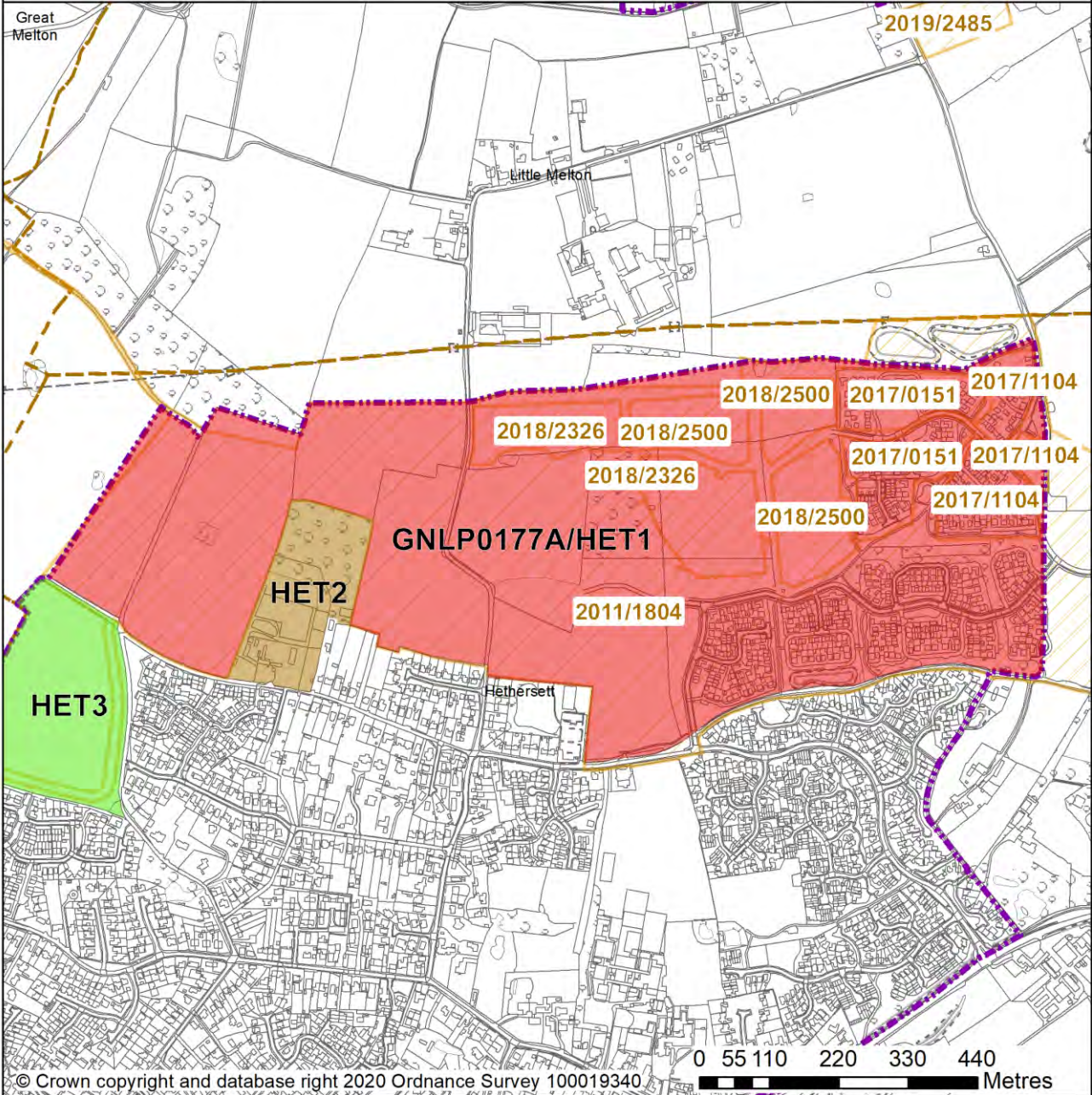
Site Conditions and Constraints








17. Site layout must account for high voltage power lines to the north of the site, which will need a suitable separation buffer. Other factors affecting the final layout include an oil pipeline crossing north-eastern corner of the site, water mains and sewers crossing the site, and the need for a buffer zone around sewage pumping stations.
18. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
19. Wastewater infrastructure capacity must be confirmed prior to development taking place.
20. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
21. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
22. Avoid contamination of groundwater.

HETHERSETT

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0177A/HET1
 LOCATION: Land north of the poppyfields development
 ALLOCATION: Uplift of 200 dwellings
 SITE AREA: 65.67 ha



	Housing Allocation		Care Home Allocation		Parish Boundary	Scale at A4: 1:8,600
	Open Space/Leisure Amenity Allocation		Settlement Boundary		Date: 03/11/2020	
	Commitment*					

*new and extant permission at 1st April 2020

Policy HET 2: Land north of Grove Road

5.32 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed, as the phase of development of the HET1 allocation required to access the site has not yet progressed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period to 2038. The boundary and Policy requirements of HET 2 are unchanged from the original allocation, but opportunity does exist for revision. At 4.0 ha HET 2 contains more land than is needed for a 40 place 'extra care' housing scheme, and subject to the suitability of uses proposed, additional development on HET 2 could be acceptable; this could include additional extra care units or care home provision based on the most up to date assessment of need, or if additional care need is not identified, further market and affordable housing.

Policy HET 2

Land north of Grove Road (approx. 3.8ha) is allocated for at least 40 places of extra care housing.

This site includes the plant nursery and adjacent land forming the curtilage of 36 Grove Road. The JCS identifies a need for mixed tenure housing with care in Hethersett. Land amounting to some 3.8 hectares is allocated for at least 40 places of 'extra care housing', or a different figure in line with the most up to date needs assessment. Vehicular access will need to be from the north of the site, via HET1.

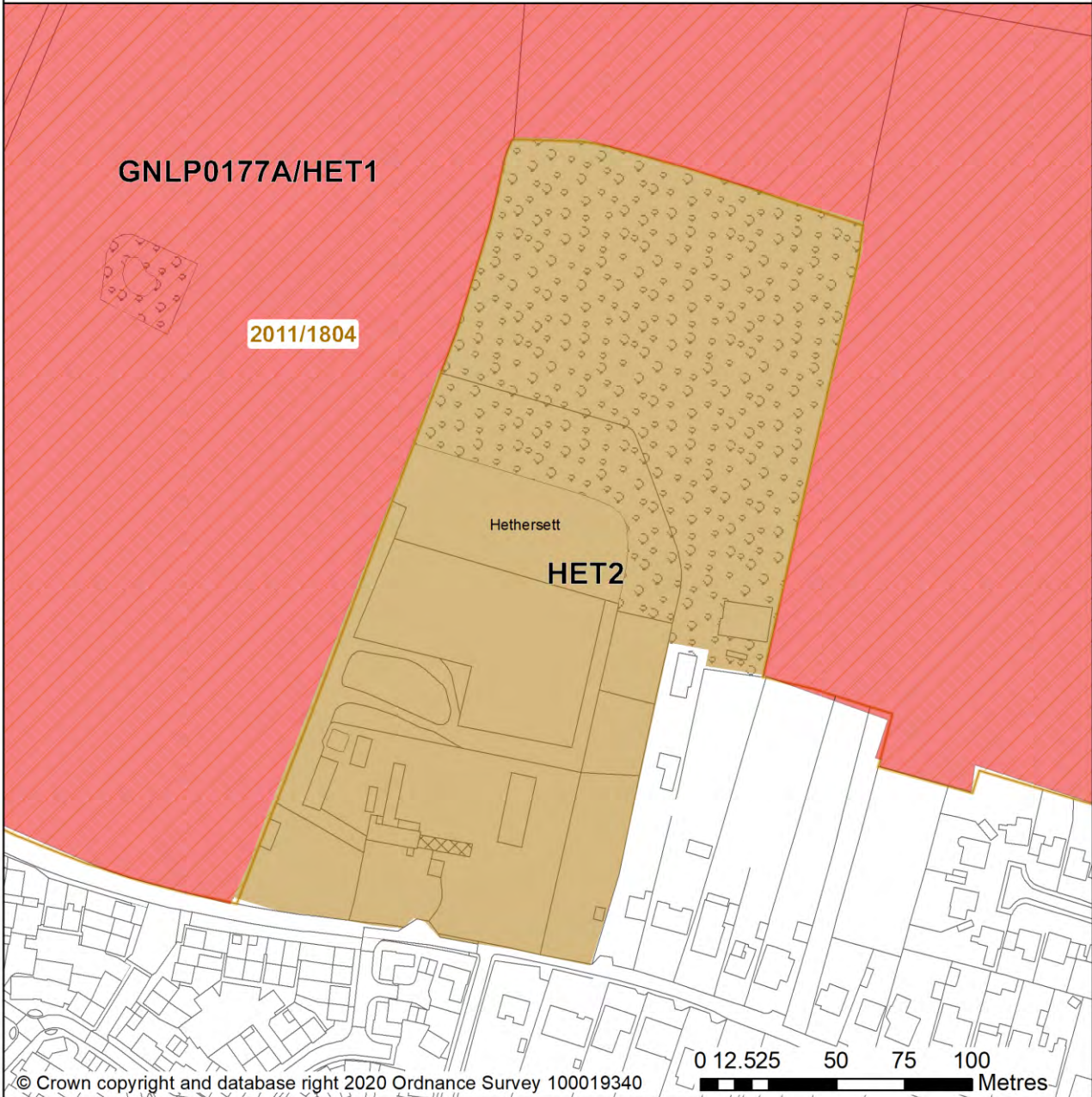
The developer of the site is required to ensure the following:

1. The site should integrate with existing development and development under Policy HET 1, and should be master-planned alongside HET 1.
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for HET 1.
3. Wastewater infrastructure capacity must be confirmed prior to development taking place.
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration
5. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
6. Avoid contamination of groundwater.

HETHERSETT

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HET2
LOCATION: Land north of Grove Road
ALLOCATION: 40 Care Housing Places
SITE AREA: 4.0 ha



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- | | | | |
|---|----------------------|---|-----------------|
|  | Housing Allocation |  | Commitment* |
|  | Care Home Allocation |  | Parish Boundary |
|  | Settlement Boundary | | |

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 03/11/2020

Policy HET 3: Land west of Poppyfields

5.33 This site has not been brought forward as part of the current permissions on the HET 1 allocation; however, the proposed increase in numbers on both HET 1 and HET 2 mean that additional supporting infrastructure, including green infrastructure, may be necessary. It is therefore proposed to carry forward the existing allocation HET 3, recognising the public benefit in providing informal open space, and also to safeguard the archaeological interest relating to the land.

Policy HET 3

Land west of Poppyfields (approx. 6.6ha) is allocated for informal open space.

This site lies to the south-west of HET 1 Policy area, and to the west of the Poppyfields development, and is underlain by a significant archaeological site. The Historic Environment Service has advised that informal open space would be the preferred use here. Permission has been granted to use part of the site as an access road to HET 1 and this should minimise impact on the archaeological site.

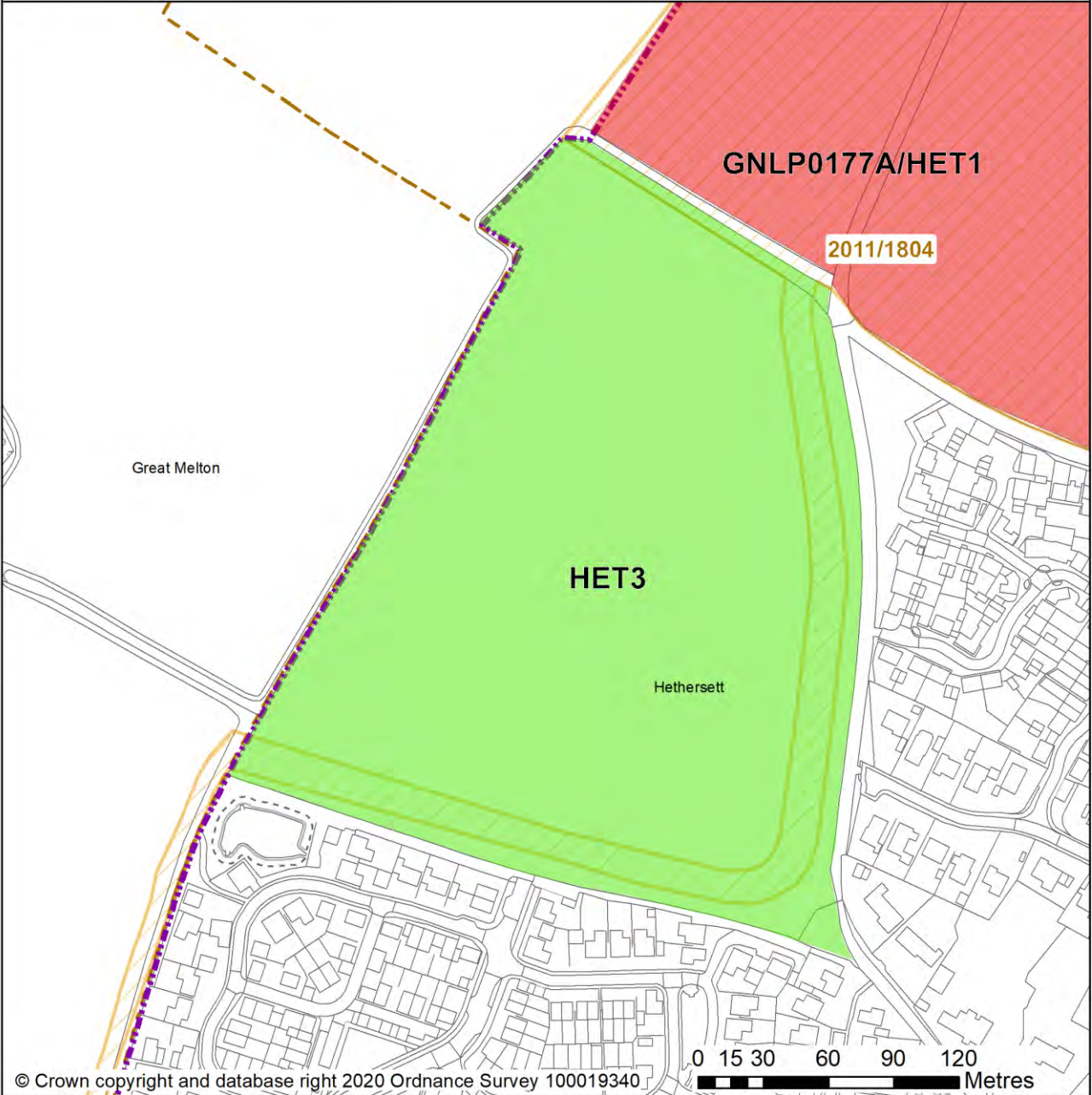
The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2. The land amounts to approximately 6.5ha. In bringing forward the site for informal open space, it should be ensured that:





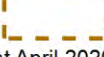

1. Open space provision integrates with the existing settlement and new development to the north of the village under Policy HET 1 and to the Heathfields development to the south.
2. Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage.

HETHERSETT

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HET3
 LOCATION: Land West of Poppyfields
 ALLOCATION: Open Space
 SITE AREA: 6.83 ha



	Housing Allocation		Settlement Boundary	Scale at A4: 1:2,500
	Open Space/Leisure Amenity Allocation		Commitment*	
			Parish Boundary	 Date: 02/11/2020
*new and extant permission at 1st April 2020				

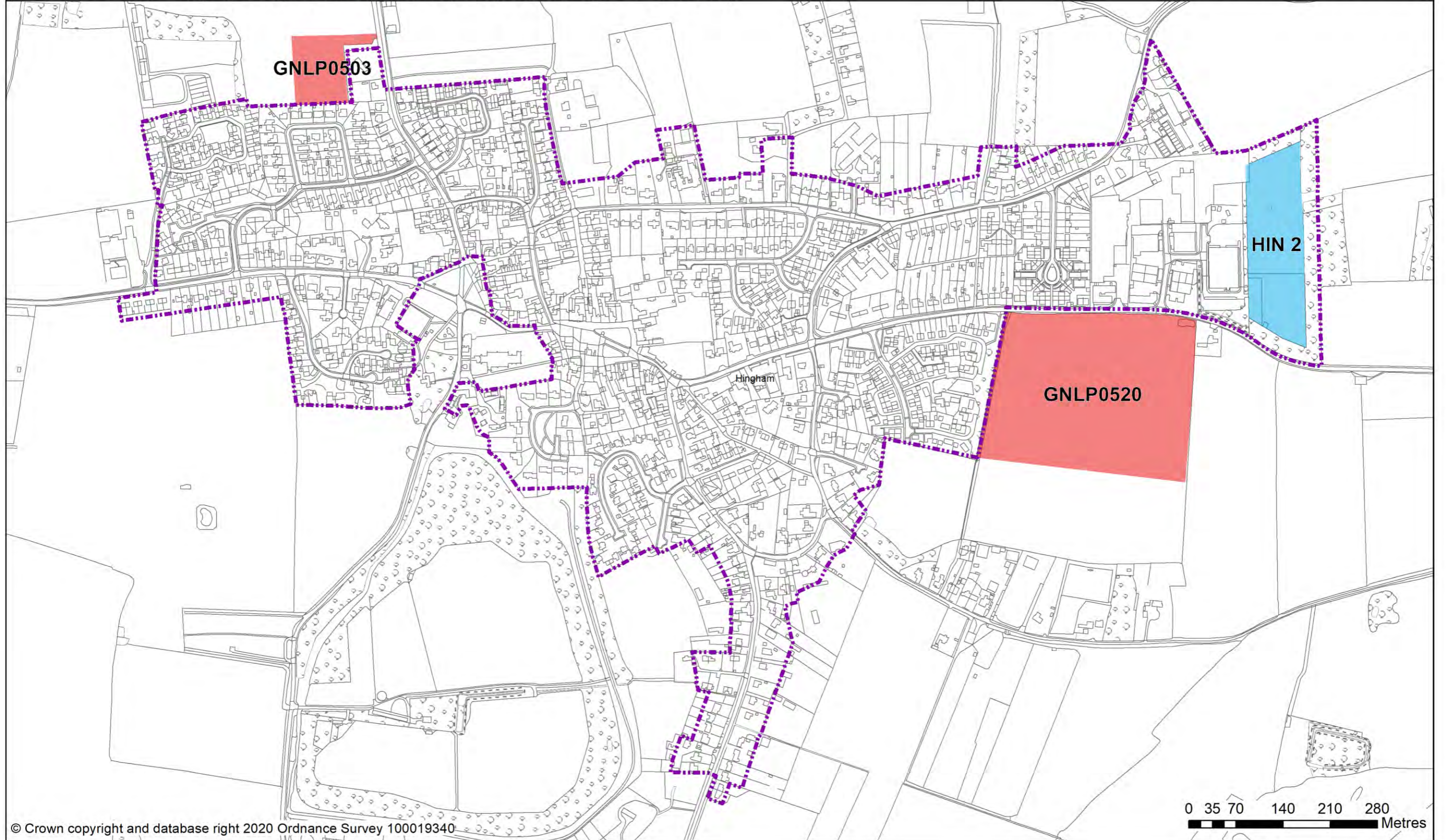
Hingham

- 5.34 Hingham is identified as a key service centre under Policy 7.3. Local services within Hingham include a primary school, GP practice, community buildings, employment opportunities and a food shop. Hingham is well served by public transport connecting to Wymondham and Norwich.
- 5.35 Hingham stands on a low ridge separating the Blackwater valley to the north and the low-lying area of Hall Moor to the south. It has an attractive centre of significant historic and architectural value based around the open areas of The Fairland and Market Place and overlooked by the church which dominates the skyline from distant views. As such, the development boundary excludes the wooded grounds of The Rectory, St Andrews Church and churchyard, the grounds of St Andrews Lodge and The Fairland, as these areas make an important contribution to the character of the town.
- 5.36 Two sites are allocated providing for at least 100 new homes in the key service centre (one for 80 homes, one for 20 homes). There are no carried forward residential allocations and a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the key service centre of 120 homes between 2018 – 2038.
- 5.37 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





HINGHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:5,200

N



Date: 28/10/2020

New allocations

Policy GNLP0503: Land north of Springfield Way and west of Dereham Road, Hingham

5.38 Development of up to 20 dwellings would be acceptable on this site subject to provision of a safe access and a continuous footway at the west side of Dereham Road from the site access to Pottles Alley. A 30mph speed limit extension would be required to include the site frontage. Minor carriageway widening may also be required.

Policy GNLP0503

Land north of Springfield Way and west of Dereham Road, Hingham (approx. 0.85 ha) is allocated for residential development. This will accommodate 20 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

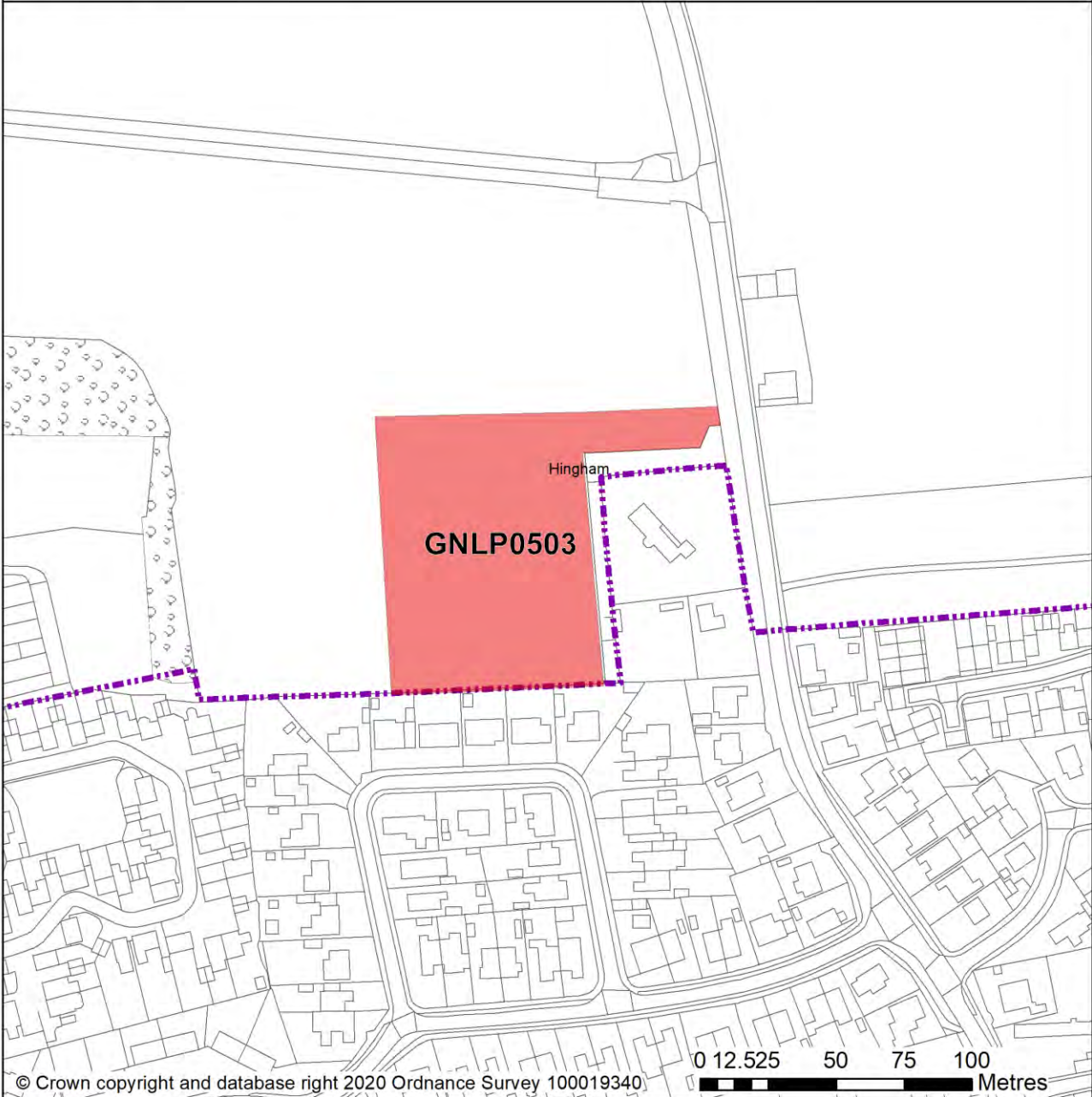
The development will be expected to address the following specific matters:

1. The provision of a safe access onto Dereham Road, including promotion of a Traffic Regulation Order to extend the existing 30mph speed limit along the site frontage.
2. Provision of a continuous footway at the west side of Dereham Road from the site access to Pottles Alley.
3. The design and layout of the scheme will need to consider and mitigate potential amenity impacts of the neighbouring farm operations.
4. Design and layout of the scheme will need to consider and mitigate the areas of surface water flood risk.
5. Avoid contamination of groundwater.

HINGHAM


GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0503
LOCATION: Land north of Springfield Way
ALLOCATION: Housing development (20 dwellings)
SITE AREA: 0.85 ha



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0 12.525 50 75 100 Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy GNLP0520: Land south of Norwich Road, Hingham

5.39 The site boundary has been drawn to avoid areas of surface water flood risk and the most significant historic environment impacts. The site is well located on the eastern approach into the village adjacent to a site allocated in the last local plan, and will form the gateway to Hingham when approaching from the east. The allocation is subject to provision of adequate visibility splays and layout of the development to create an active frontage at B1108. Footways need to be provided at the site frontage, along with a pedestrian crossing refuge in the vicinity of Ironside Way. Consideration should also be given to connectivity with PROW Hingham F9. The site is allocated at a lower gross density than usual, as the surface water drainage area needs to be significant and the need to mitigate impact on nearby listed buildings and protect TPO trees has been taken into account. The net density will be in line with the indicative minimum in Policy 2.

Policy GNLP0520

Land south of Norwich Road, Hingham (approx. 6.92 ha) is allocated for residential development. This will accommodate approximately 80 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

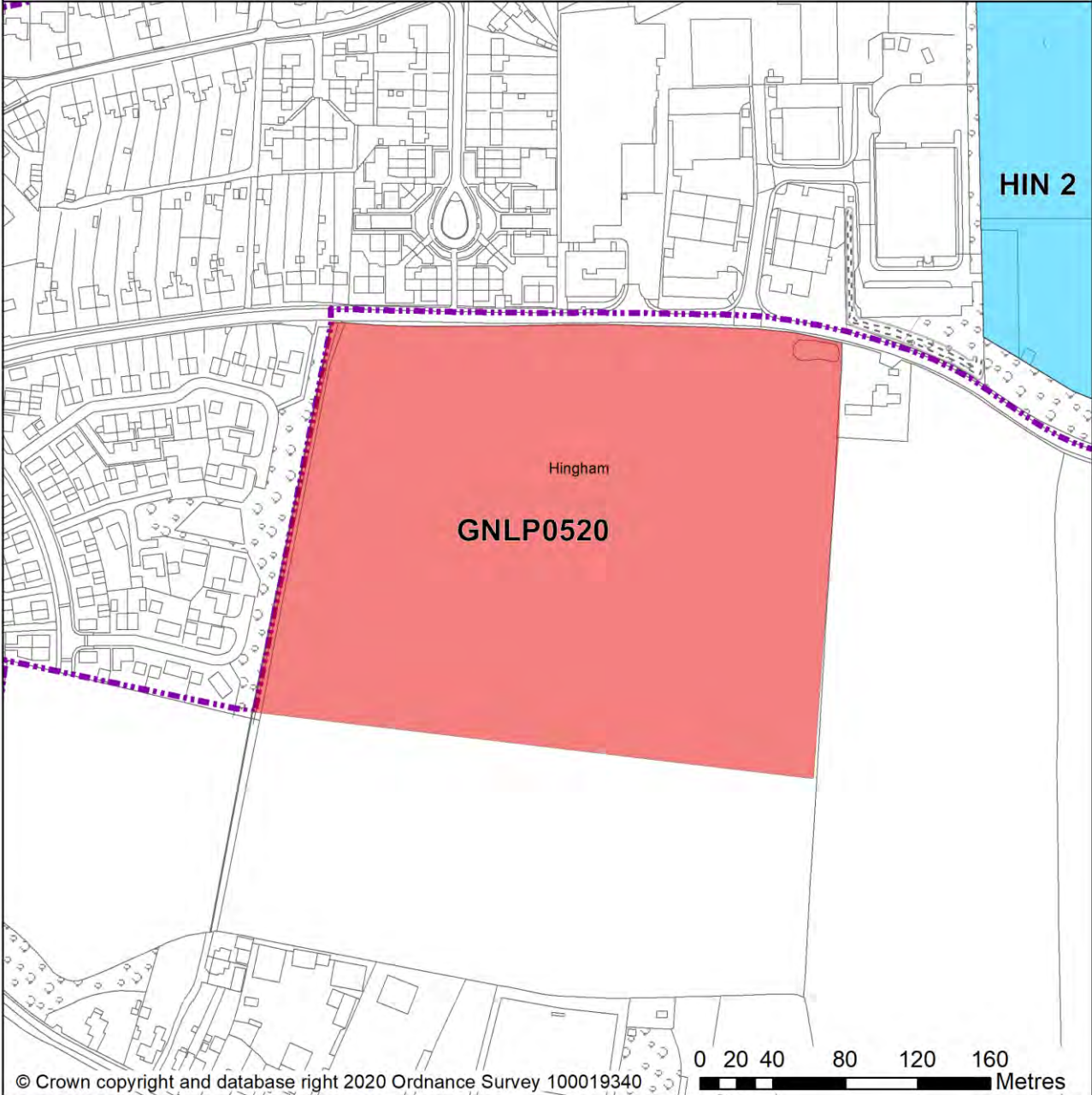
The development will be expected to address the following specific matters:


1. TPO oak trees on south side of Norwich Road to be retained.
2. Design and layout of the site to create an active frontage along Norwich Road and show regard to the site's gateway role.
3. Provision of an adequate visibility splay incorporating footways, to be provided along the whole site frontage.
4. Pedestrian refuge in the proximity of Ironside Way, to access local employment opportunities.
5. Connectivity of the site to Public Right of Way (PRoW) Hingham F9.
6. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.
7. Avoid contamination of groundwater.
8. Mitigation of impacts on Sea Mere SSSI
9. Any development must conserve and enhance the significance of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the southern edge of the site.

HINGHAM


GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: GNLP0520
LOCATION: Land south of Norwich Road
ALLOCATION: Housing development (80 dwellings)
SITE AREA: 6.92 ha



 Housing Allocation

 Parish Boundary

 Employment Allocation

 Settlement Boundary

Scale at A4:
1:3,000

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

Existing allocations to be carried forward

Policy HIN2: Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham

5.40 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period to 2038. The site is re-allocated for employment/commercial development.

Policy HIN2

Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (approx. 2.24 ha) is allocated for employment uses in Classes E(g)/B2/B8 as an extension to the existing industrial estate.

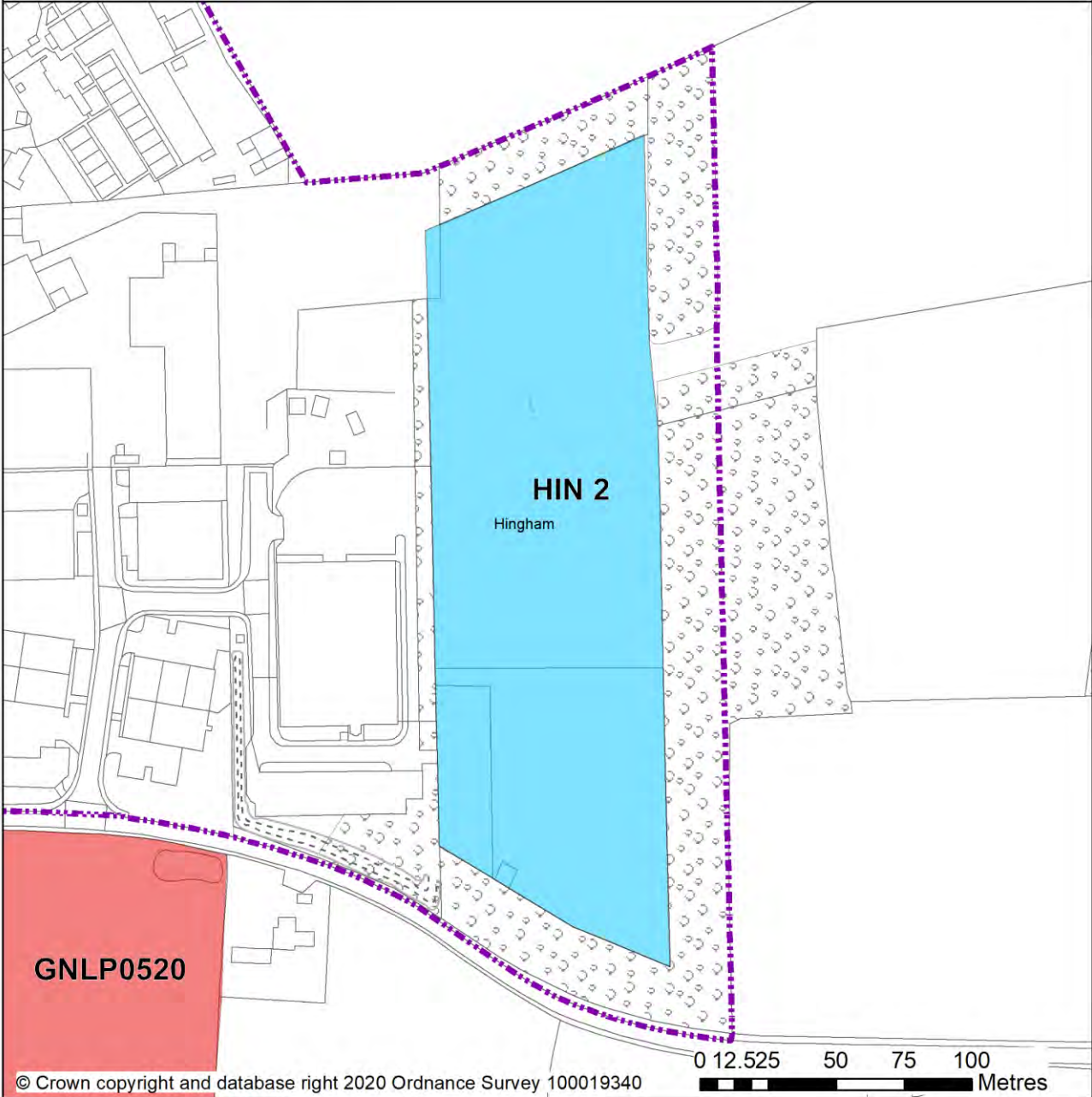
The development will be expected to address the following specific matters:

7. Local road improvements and a safe access with road access to the site from the existing industrial estate at Ironside Way.
8. Wastewater infrastructure capacity must be confirmed prior to development taking place.
9. Retention of existing tree belts along northern, eastern and southern boundaries.
10. Any development must conserve and enhance the significance of Alexander's Farmhouse to the east and White Lodge to the north of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the site boundary
11. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
12. Mitigation and further investigation with regards to site susceptibility to surface water flooding
13. Avoid contamination of groundwater.

HINGHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HIN2
LOCATION: Land adjacent to Hingham Industrial Estate
ALLOCATION: Employment
SITE AREA: 2.24 ha



Housing Allocation

Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A4:
1:2,000

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

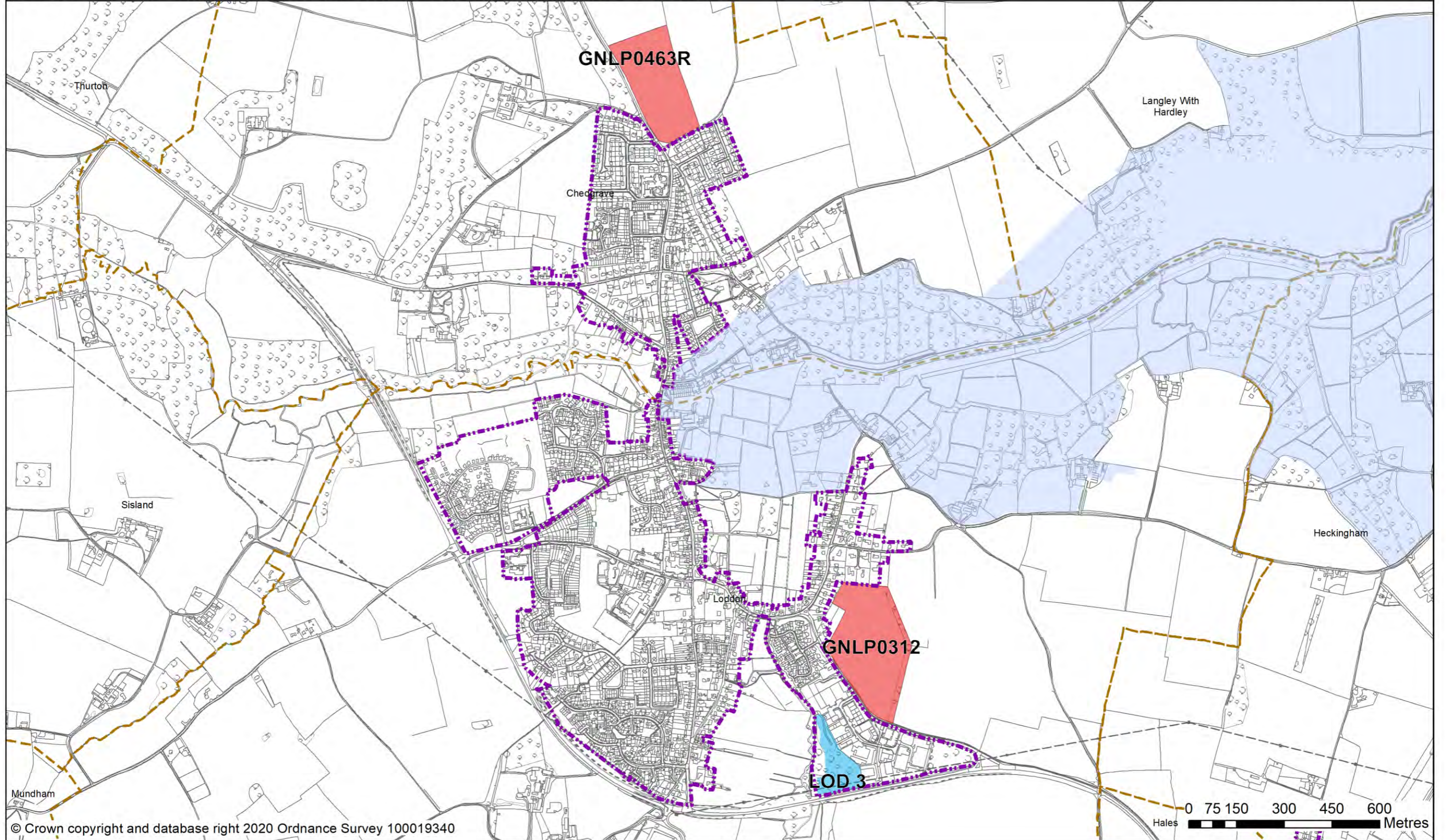
Loddon and Chedgrave

- 5.41 The combined settlement of Loddon and Chedgrave is identified as a key service centre under Policy 7.3. There is a range of services including shops, infant, junior and high schools, medical centre, library, public houses and industrial estate. The settlement is well served by buses linking to Norwich, Beccles and Lowestoft, and a development of 200 homes north of George Lane, Loddon is currently being progressed.
- 5.42 Issues taken into account when assessing the potential for future development include a substantial Conservation Area covering the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints. The town centre is characterised by closely built up streets, interspersed with important open spaces, such as Church Plain. The Broads Authority area extends into the town centre, along the valley of the River Chet. The A146 bypass defines the extent of the settlement to the south and west, with the river valley that separates Low and High Bungay Road from the development off Beccles Road providing a noticeable green break.
- 5.43 Two sites are allocated providing for at least 240 new homes in the key service centre (one for 180 homes, one for 60 homes). There are no carried forward residential allocations and a total of 206 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 446 homes between 2018 – 2038.
- 5.44 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

LODDON AND CHEDGRAVE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary
- Broads Authority Area

Scale at A3:
1:11,000

N



Date: 28/10/2020

New allocations

Policy GNLP0312: Land to the east of Beccles Road, Loddon

5.45 This site is allocated as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site, particularly with reference to the site's proximity to the Broads. The proximity to the Broads may also mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated.

Policy GNLP0312

Land to the east of Beccles Road, Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

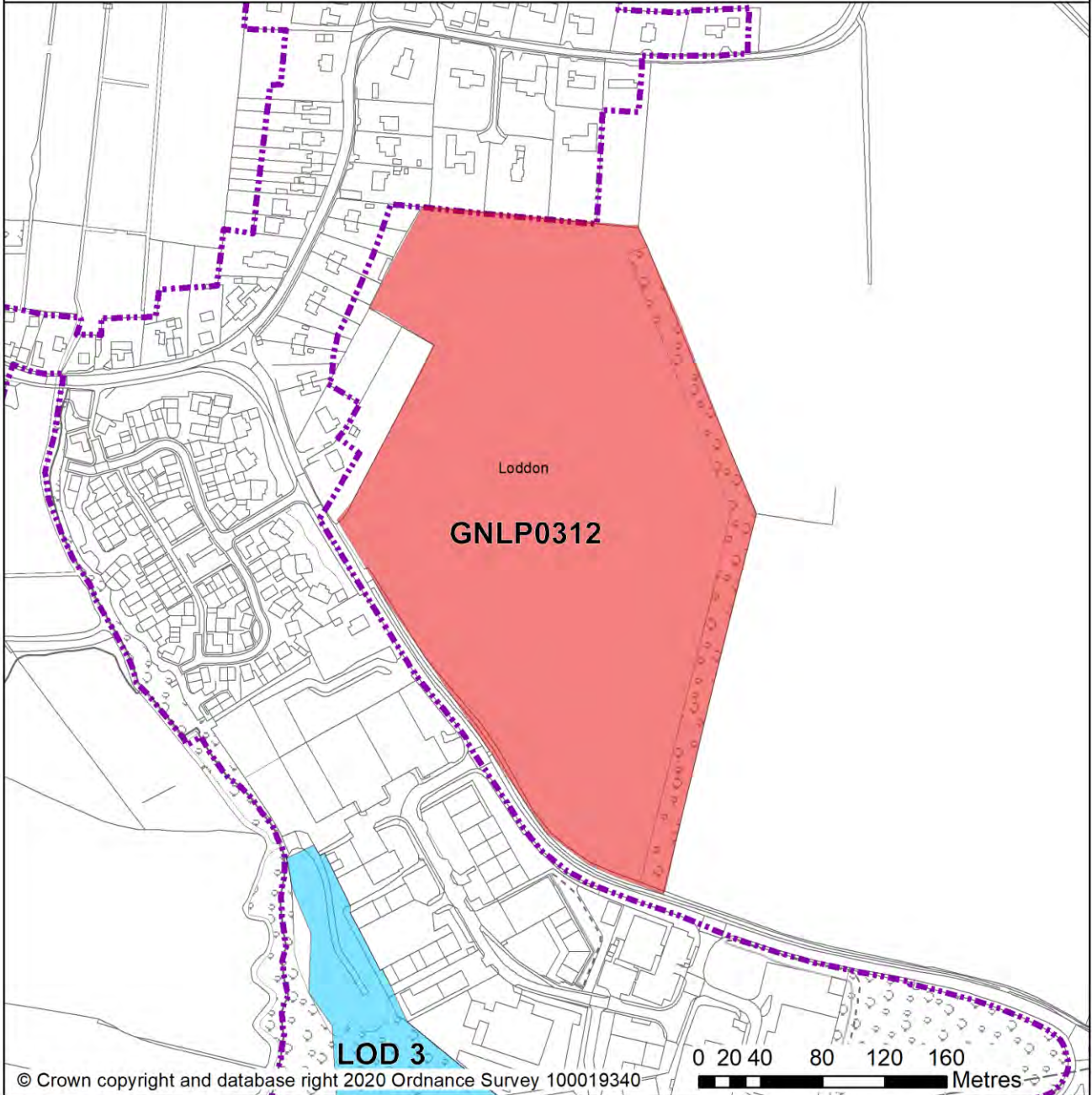
1. Two points of vehicular access to be provided into the site.
2. Areas of surface water flooding on the Beccles Road boundary or elsewhere in the site to be addressed
3. Any development must conserve and enhance the significance of listed buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting
4. Design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads.
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
6. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated

The design and layout of the scheme must consider amenity impacts relating to the nearby business area

LODDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0312
LOCATION: Land to the east of Beccles Road
ALLOCATION: Residential development (180 dwellings)
SITE AREA: 7.70 ha



Housing Allocation

Parish Boundary

Employment Allocation

Settlement Boundary

Scale at A4:
1:3,500

N



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy GNLP0463R: Land off Langley Road, Chedgrave

5.46 Although this site is elevated and would be quite prominent it is allocated subject to a design brief and masterplan, which should indicate open space to the south to reduce leisure visits to the Broads and enhance the green infrastructure network, and acknowledge the site's setting adjacent to the historic park landscape. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. The proximity to the Broads may also mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated. The site is allocated at a lower gross density than usual, as the heritage/landscape mitigation, surface water drainage and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.

Policy GNLP0463R

Land off Langley Road, Chedgrave (approx. 5.58 ha) is allocated for residential development. This site is likely to accommodate at least 60 homes and open space.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

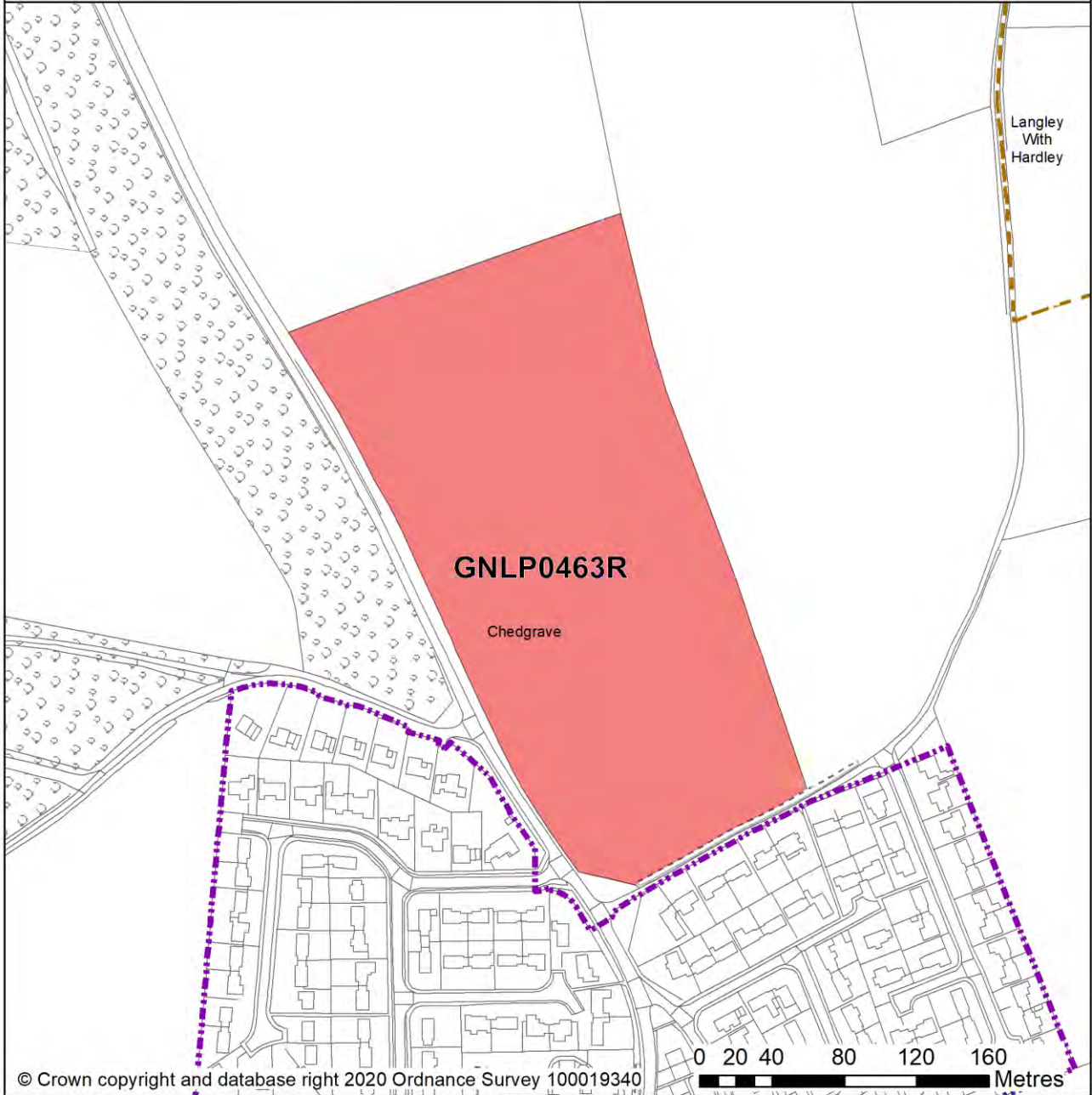
The development will be expected to address the following specific matters:

1. A design brief for landscape impacts will be required.
2. Any development must conserve and enhance the significance of Langley Park to the west of the site, including its associated listed buildings and any contribution made to its significance by setting.
3. Open space in the elevated southern part of the site to provide leisure opportunities and enhance the green infrastructure network
4. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
5. A ground contamination survey will be required
6. A transport survey will be required, and implementation of any agreed measures, including off-site measures
7. Visibility improvement and frontage development at Langley Road to the north.
8. A 2.0m footway will be required for the full extent of the site frontage, extending southwards to Hillside to link site frontage with existing facilities in Loddon.
9. Carriageway widening may be required at Langley Lane
10. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

CHEDGRAVE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0463R
LOCATION: Land off Langley Road
ALLOCATION: Residential development (60 dwellings)
SITE AREA: 5.58 ha



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0 20 40 80 120 160 Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:
1:3,000

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

Existing allocations to be carried forward

Policy LOD 3: Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon

5.47 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period to 2038. The site is re-allocated for employment/commercial development. The site's proximity to the Broads may mean development impacts on nearby SSSI/Natura 2000 designated sites, which must be mitigated.

Policy LOD 3

Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon (approx. 1.83 ha) is allocated for employment uses in Classes E(g)/B2/B8.

The development will be expected to address the following specific matters:

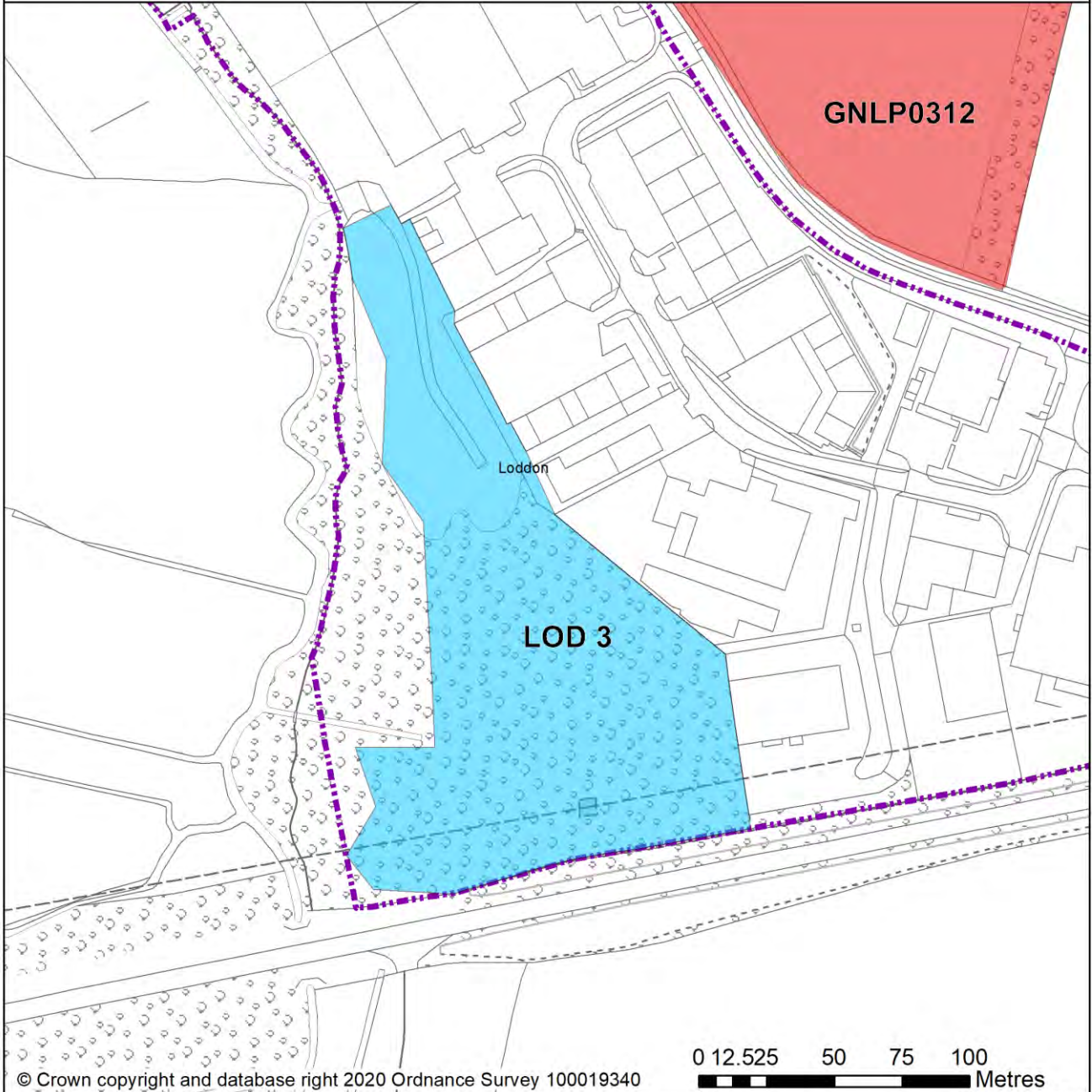
1. Local highways improvements and safe access, with road access to the site from Little Money Road.
2. Landscape enhancements to western and southern boundaries.
3. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
4. 15m exclusion zone around pumping station at northern end of site.
5. Wastewater infrastructure capacity must be confirmed prior to development taking place.
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.

LODDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: LOD3
LOCATION: Land adjacent to Loddon Industrial Estate
ALLOCATION: Employment
SITE AREA: 1.83 ha



-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary

 Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

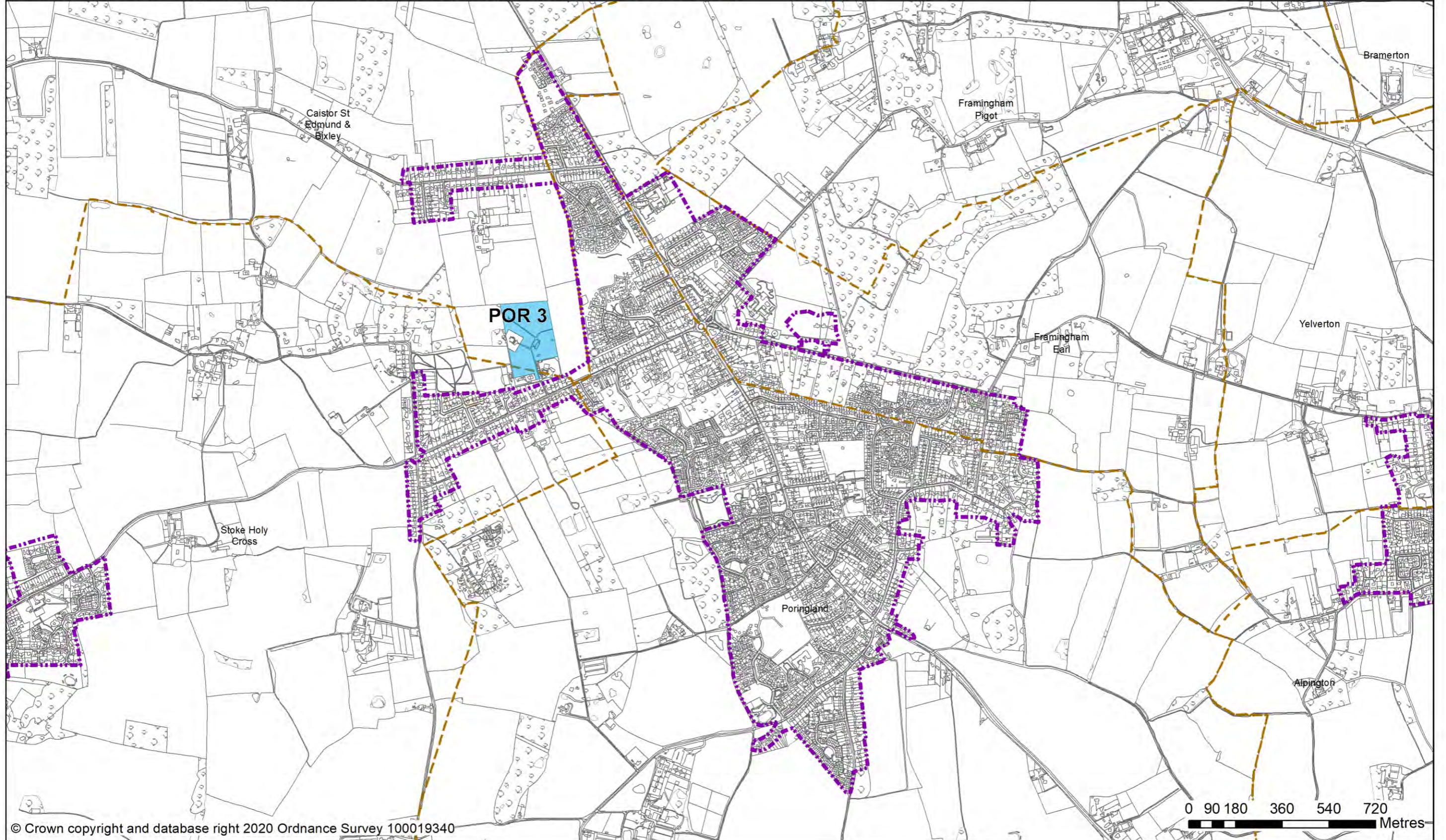
**Poringland, Framingham Earl and Framingham Pigot
(including well-related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)**

- 5.48 Poringland/Framingham Earl is identified as a key service centre under Policy 7.3. The village has a range of services including a post office, supermarket, other stores, pubs, restaurants/take-aways, two doctors' surgeries, a dentist, a primary school, a high school, two community halls, as well as recreation facilities at the high school and some local employment. The settlement is well connected to Norwich by bus.
- 5.49 A substantial amount of land continues to be promoted for development in Poringland/Framingham Earl (including land in adjacent parishes of Bixley, Caistor St Edmund, Framingham Pigot, Framingham Earl, and Stoke Holy Cross). Issues taken into account when assessing the potential for future development include the rural nature of large parts of the parishes, with the distinctive setting created by areas of heavily wooded former parkland. The 2012 South Norfolk Place Making Guide suggests that development should not further accentuate the linear settlement pattern. The settlement has a history of surface water and ground water drainage difficulties, and the most vulnerable sites were identified in an Urban Drainage Study. This issue will be a consideration for many sites in Poringland and Framingham Earl, and mitigation will be needed for any development on such sites. A Neighbourhood Plan is currently being prepared for Poringland parish and is at an advanced stage.
- 5.50 There are currently no new allocations proposed and no residential allocations to be carried forward in this key service centre. There are however 547 dwellings with planning permission on other sites and one carried forward employment allocation. High amounts of existing commitments limit the potential for additional housing.
- 5.51 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

PORINGLAND

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:13,500
Date: 27/10/2020

Existing allocation to be carried forward

Policy POR3: Ex MOD site, Pine Loke, Poringland

5.52 The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period to 2038. The site sits beneath two radio masts which dominate the site and require access for maintenance. The site is therefore considered to be unsuitable for housing (or many other uses) and for this reason remains outside the development boundary. However, the site is re-allocated for light industrial uses compatible with the nearby residential and equestrian land uses.

Policy POR3

Ex MOD site, Pine Loke, Poringland (approx. 4.3 ha) is allocated for employment uses in Class E(g).

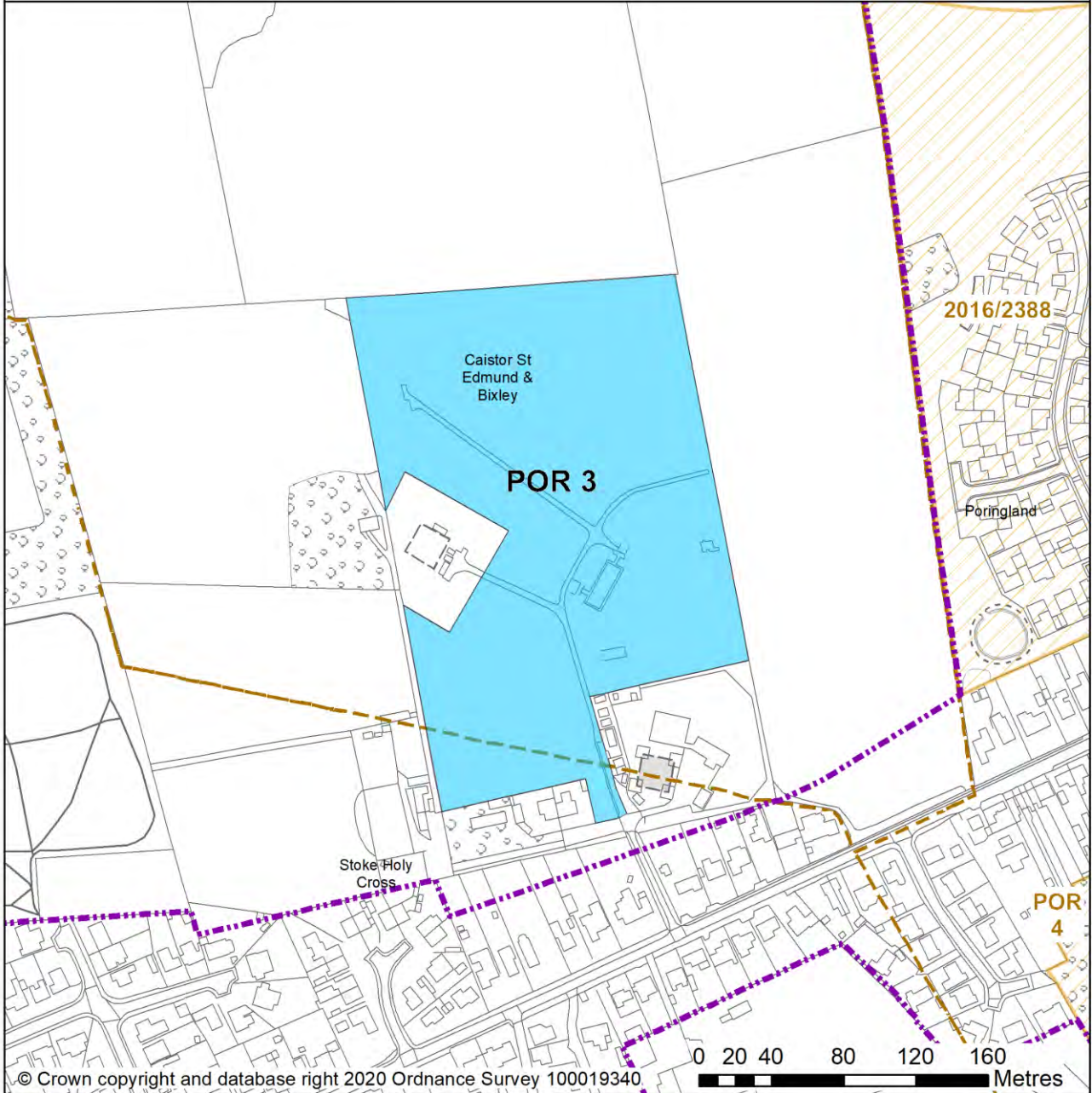
The development will be expected to address the following specific matters:

1. Use E(g) must be compatible with adjacent housing and equestrian uses, and not harm amenity for existing and future residents of the area.
2. An appropriate landscape buffer to reduce noise impacts on neighbouring properties and land uses.
3. Appropriate access to the site.
4. There should be sensitive treatment of the boundaries facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design.
5. A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk.
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.
7. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

PORINGLAND

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: POR3
 LOCATION: Ex MOD site, Pine Loke, Poringland
 ALLOCATION: Employment
 SITE AREA: 4.3 ha



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0 20 40 80 120 160 Metres

	Employment Allocation		Parish Boundary	Scale at A4: 1:3,000
	Settlement Boundary			N 
	Commitment*			Date: 02/11/2020

*new and extant permission at 1st April 2020

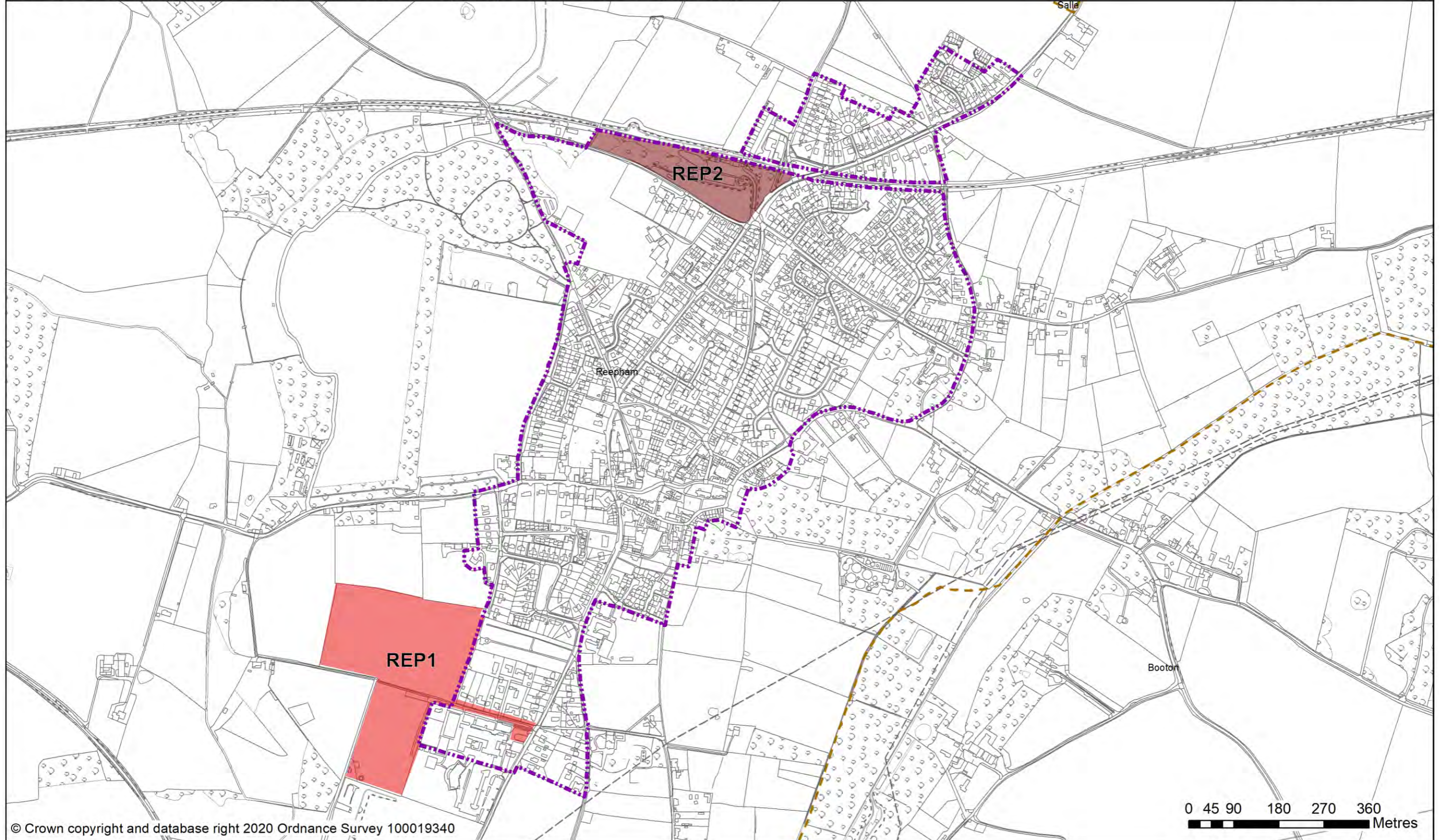
Reepham (including Booton, Guestwick, Heydon, Salle and Wood Dalling)

- 5.53 Reepham is identified as a key service centre under Policy 7.3. Services include a high school, primary school, shop, doctor's surgery, village hall, library, and public houses. The villages of Booton, Guestwick, Heydon, Salle and Wood Dalling all cluster with Reepham as they are within the catchment of the primary school but these settlements are rural, with no settlement limits and limited services and facilities so therefore no development is proposed. Guestwick has a Neighbourhood Plan Area adopted at the time of writing.
- 5.54 There are currently no new allocations proposed in this key service centre. There are two carried forward residential allocations for 120 homes and a total of 35 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of 155 homes between 2018 – 2038. High amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional housing.
- 5.55 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





REEPHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:7,000

N



Date: 27/10/2020

Existing allocations to be carried forward

Policy REP1: Land off Broomhill Lane, Reepham

5.56 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 100 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved. The site is allocated at a lower gross density than usual, as the highway improvements, ecological mitigation and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.

Policy REP1

Land off Broomhill Lane, Reepham (approx. 8.2ha) is allocated for residential development & community facilities (including cemetery land, recreational open space and a sports hall). This comprises land to the north (approx. 5.7 ha) and south (approx. 2.5 ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100 homes in total.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

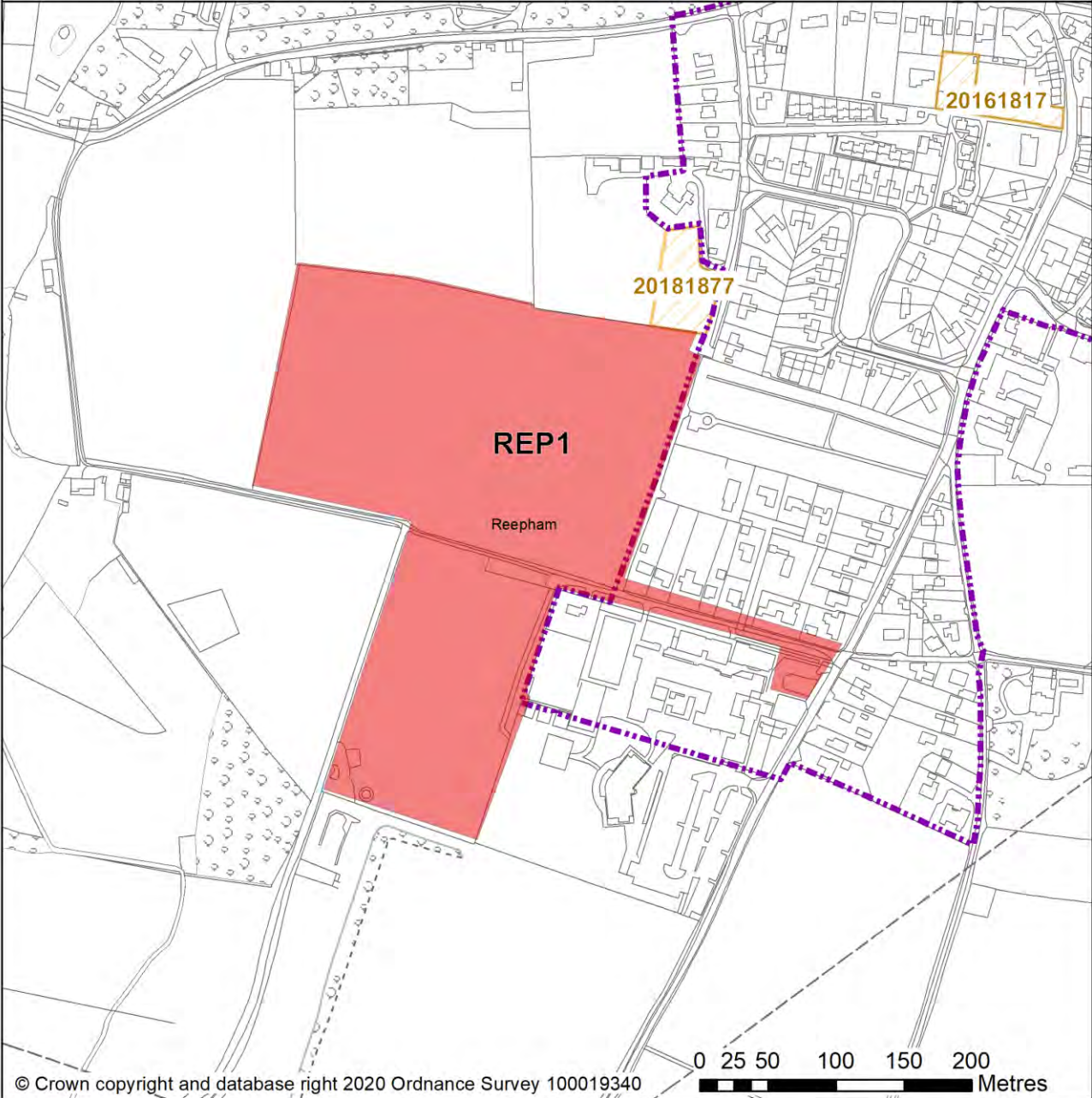
1. Vehicular access to be from a realigned and improved Broomhill Lane, incorporating appropriate traffic management measures and footway provision, with pedestrian access linking to Park Lane and Broomhill Lane.
2. Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including extension of the 30mph speed limit on Whitwell Road and consideration of extending the 20mph speed limit to the High School.
3. Provision of a sports hall for the high school to be located in proximity to the existing school facilities.
4. Provision to be made for an extension of the existing town cemetery.
5. Due to the proximity of Broomhill Meadows CWS, an ecological appraisal will be required prior to development, to include evaluation of drainage impacts, provision of net gain biodiversity and buffering measures
6. Mitigation and further investigation with regards to the site's susceptibility to surface water flooding.
7. Avoid contamination of groundwater.

Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

REEPHAM

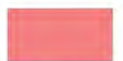
GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: REP1
LOCATION: Land off Broomhill Lane
ALLOCATION: Mixed use
SITE AREA: 8.2 ha



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0 25 50 100 150 200 Metres



Housing Allocation



Parish Boundary



Settlement Boundary



Commitment*

Scale at A4:
1:4,000

N



*new and extant permission at 1st April 2020

Date: 02/11/2020

Policy REP2: Land at former station yard, Station Road, Reepham

5.57 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. A planning permission exists for the site (reference: 20180963) that if developed will provide for a 60 bed care home, 20 assisted flats and 15 assisted bungalows.

Policy REP2

Land at former station yard, Station Road, Reepham (approx. 2.8 ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, E(g) and B2 employment uses.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

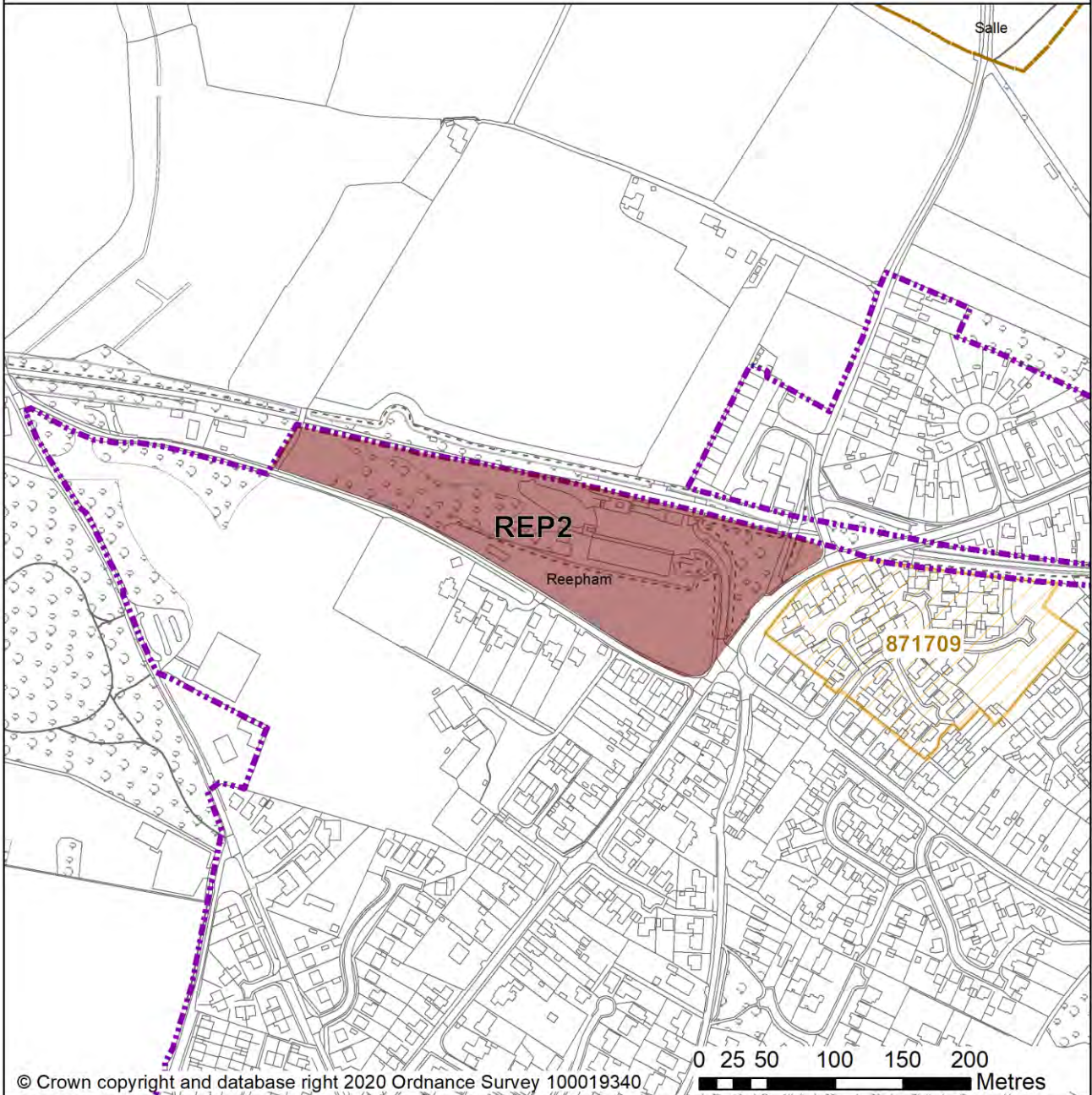
1. Access (vehicular and pedestrian) to be from Station Road, with possible pedestrian access to Stoney Lane.

Pollution control measures should ensure that development does not lead to pollution of the water environment as source protection zone nearby

REEPHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: REP2
LOCATION: Land at former station yard
ALLOCATION: Mixed use
SITE AREA: 2.8 ha



Mixed Use Allocation

Parish Boundary

Settlement Boundary

Commitment*

Scale at A4:
1:4,000

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

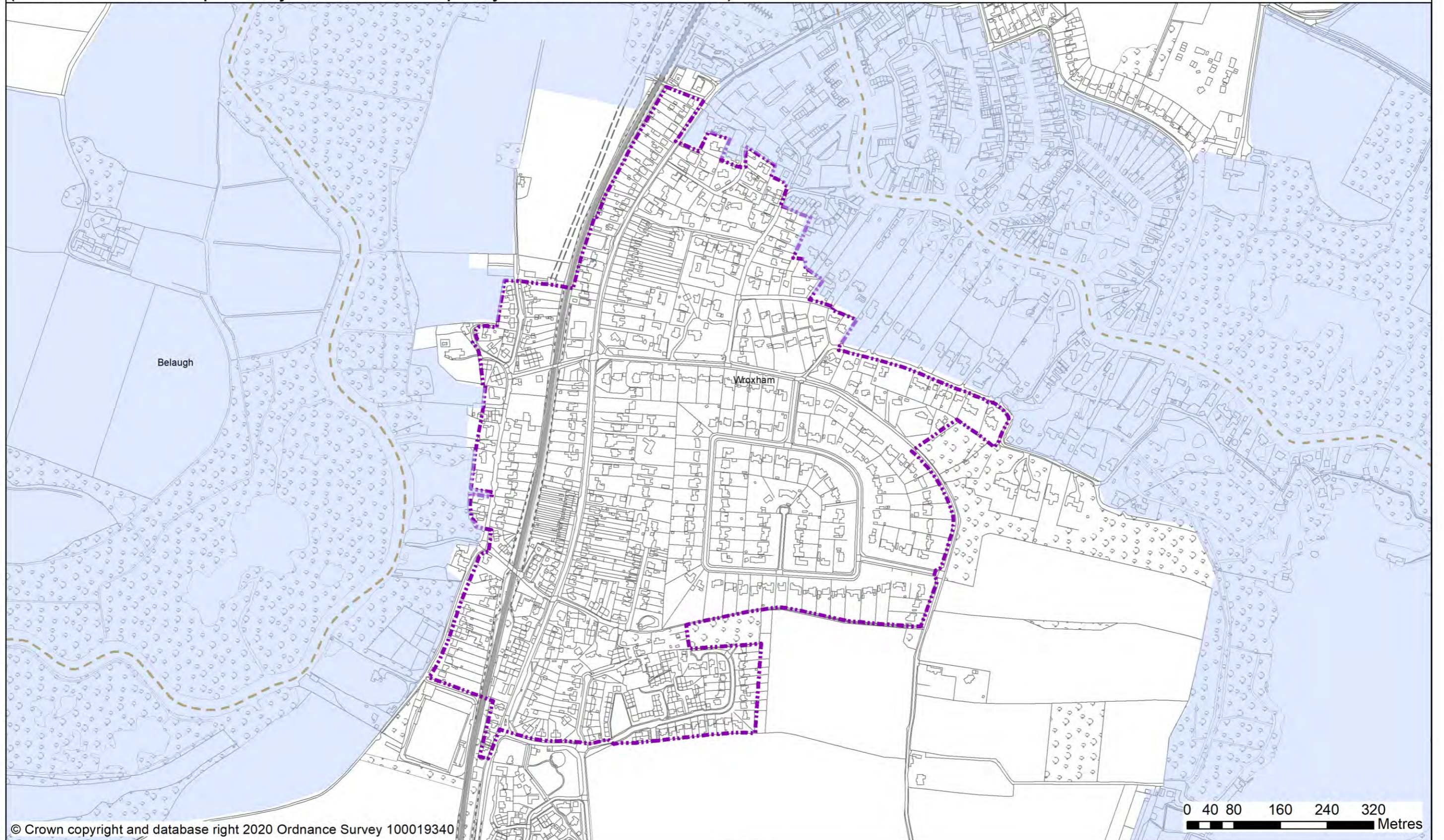
Wroxham

- 5.58 Wroxham is identified as a key service centre. Albeit shared with neighbouring Hoveton, services include a high school, primary school, shops, doctor's surgery, village hall, and library.
- 5.59 Wroxham Neighbourhood Plan was 'made' in March 2019 and covers the period to 2039. The vision for the Wroxham Neighbourhood Plan is for Wroxham parish to remain a unique and beautiful waterside community. It will have a variety of good quality homes to meet strategic and local needs, improved community services, effective traffic management, and a range of businesses, developed in ways that are sensitive to its iconic location and the conservation area.
- 5.60 There are no new allocations proposed and no allocations to be carried forward in this key service centre. There are however 5 dwellings with planning permission on small sites. Traffic constraints and Wroxham's proximity to the Broads restricts further growth.
- 5.61 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

WROXHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Settlement
Boundary

Parish
Boundary

Broads
Authority Area

Scale at A3:
1:6,000

N



Date: 27/10/2020

6. Broadland Village Clusters

- Blofield Heath and Hemblington
- Buxton with Lammas and Brampton
- Cantley
- Cawston, Brandiston and Swannington
- Coltishall, Horstead with Stanninghall and Belaugh
- Foulsham and Themelthorpe
- Freethorpe, Halvergate and Wickhampton
- Frettenham
- Great and Little Plumstead
- Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton-on-the-Hill
- Hainford and Stratton Strawless
- Hevingham
- Horsford, Felthorpe and Haveringland
- Horsham and Newton St Faith
- Lingwood and Burlingham, Strumpshaw and Beighton
- Marsham
- Reedham
- Salhouse, Woodbastwick and Ranworth
- South Walsham and Upton with Fishley
- Spixworth and Crostwick

(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)

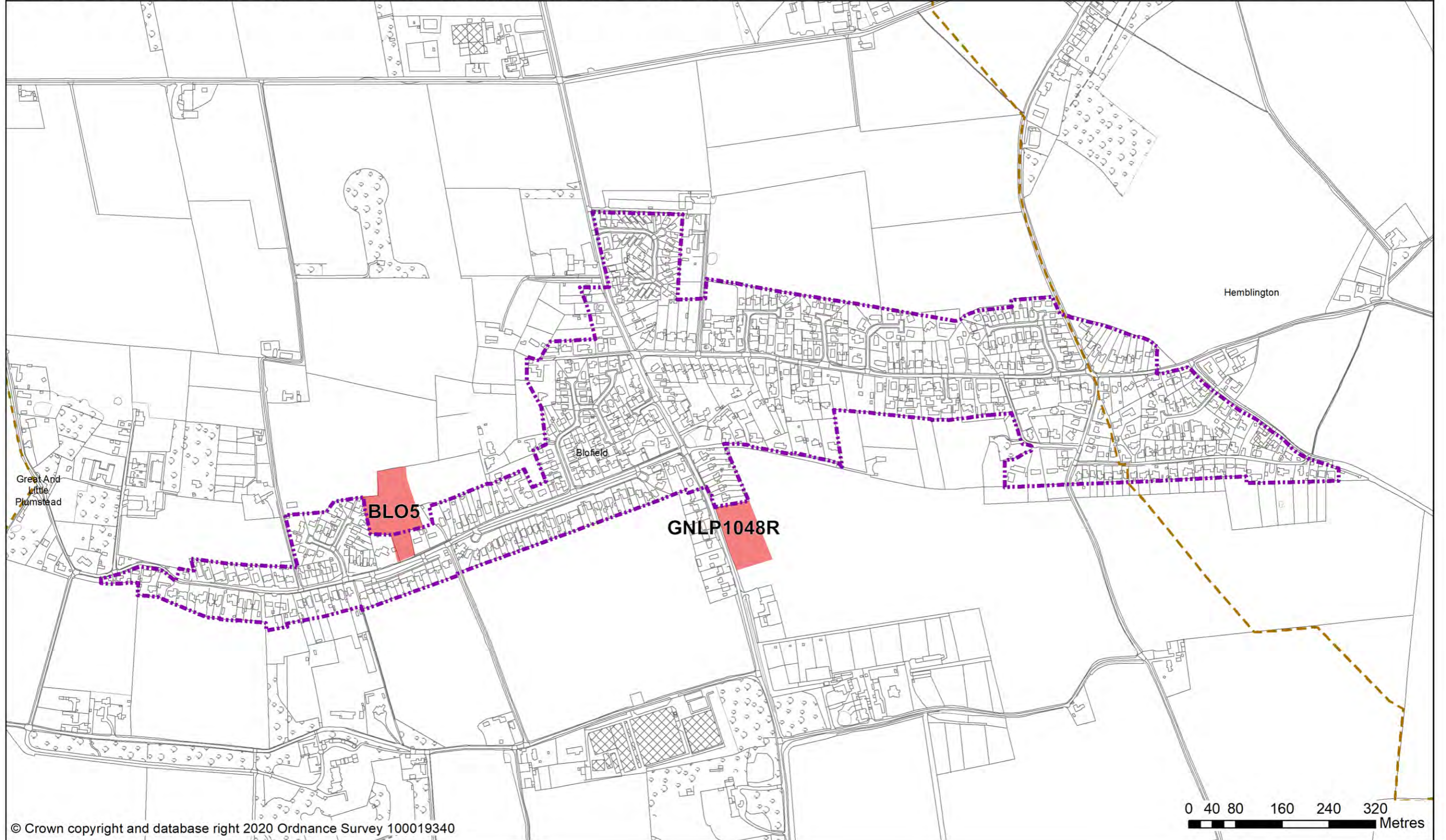
Blofield Heath and Hemblington

- 6.1 The catchment of Hemblington Primary School brings Blofield Heath and Hemblington into a village cluster under Policy 7.4. The school has spare capacity and is not landlocked.
- 6.2 It is considered that due to the high levels of existing commitment in Blofield parish as a whole approximately 12-20 new homes are appropriate for the Blofield Heath cluster. Services in the wider parish of Blofield include a primary school, village hall, food shop, public transport and a doctor's surgery.
- 6.3 Blofield Heath is covered by the made Blofield Neighbourhood Plan which covers the same area as that of the Blofield parish boundary. The Plan was made in July 2016 and covers the period to 2036. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 6.4 The figure of 353 quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In the settlement chapters, Blofield sites located south of the A47 have been counted in Blofield Key Service Centre; sites located north of the A47 have been counted in the Blofield Heath and Hemblington village cluster.
- 6.5 In Blofield Heath and Hemblington, one site is identified as a new housing allocation, providing for 20 new homes in the cluster. There is one carried forward allocation for 36 homes (BLO5) and a total of 39 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 95 homes between 2018 – 2038.
- 6.6 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

BLOFIELD HEATH

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:6,000
Date: 27/10/2020

New allocation

Policy GNLP1048R: Land east of Woodbastwick Road, Blofield Heath

6.7 This site to the east of Woodbastwick Road is allocated as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. Development is subject to vehicular access at Woodbastwick Road, provision of a frontage footway, improvement to existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road/Woodbastwick Road junction.

Policy GNLP1048R

Land east of Woodbastwick Road, Blofield Heath (approx. 0.64ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

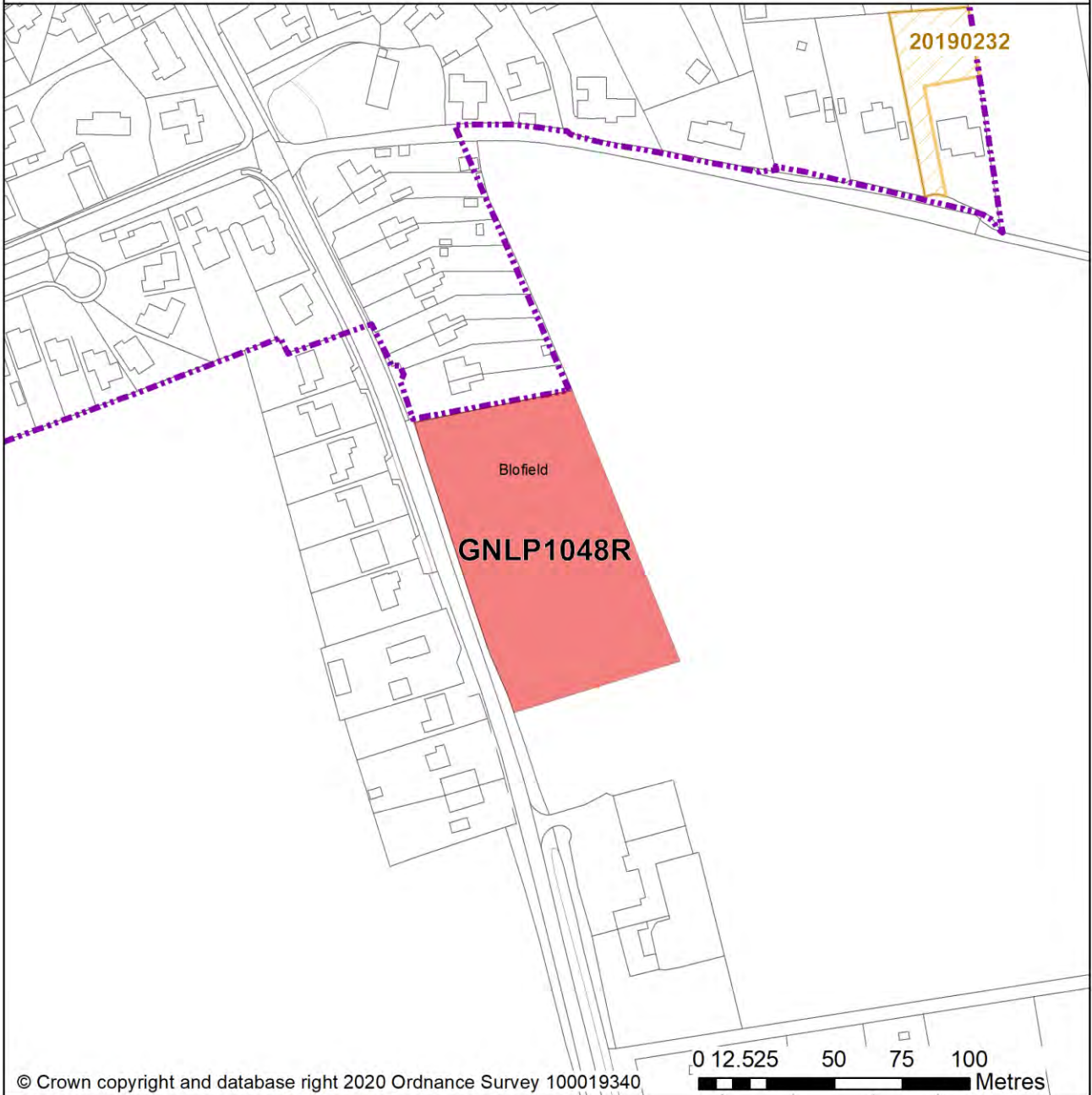
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) from Woodbastwick Road and adequate visibility will need to be demonstrated.
2. A 2.0m frontage footway will be required along with improvements to the existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road junction with Woodbastwick Road.
3. Design to limit removal of roadside hedgerow and possible tree removal to provide frontage development, footpath and visibility splay to Woodbastwick Road.
4. Protection measures may need to be taken for grass snakes identified on site.

BLOFIELD HEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL1048R
LOCATION: Land east of Woodbastwick Road
ALLOCATION: Residential development (20 dwellings)
SITE AREA: 0.64 ha




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0 12.525 50 75 100 Metres

 Housing Allocation

 Parish Boundary

 Settlement Boundary

 Commitment*

Scale at A4:
1:2,000

N



Date: 04/11/2020

*new and extant permission at 1st April 2020

Existing allocation to be carried forward

Policy BLO5: Land to the north of Blofield Corner, Blofield Heath

6.8 This site to the north of Blofield Corner was allocated in 2016 as part of the Broadland Local Plan but had not yet been developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 36 homes reflecting planning permission given on the site (20140968 and 20162199).

Policy BLO5

Land to the north of Blofield Corner, opposite 'Heathway', Blofield Heath (approx. 0.97ha) is allocated for residential development. This will accommodate approximately 36 homes.

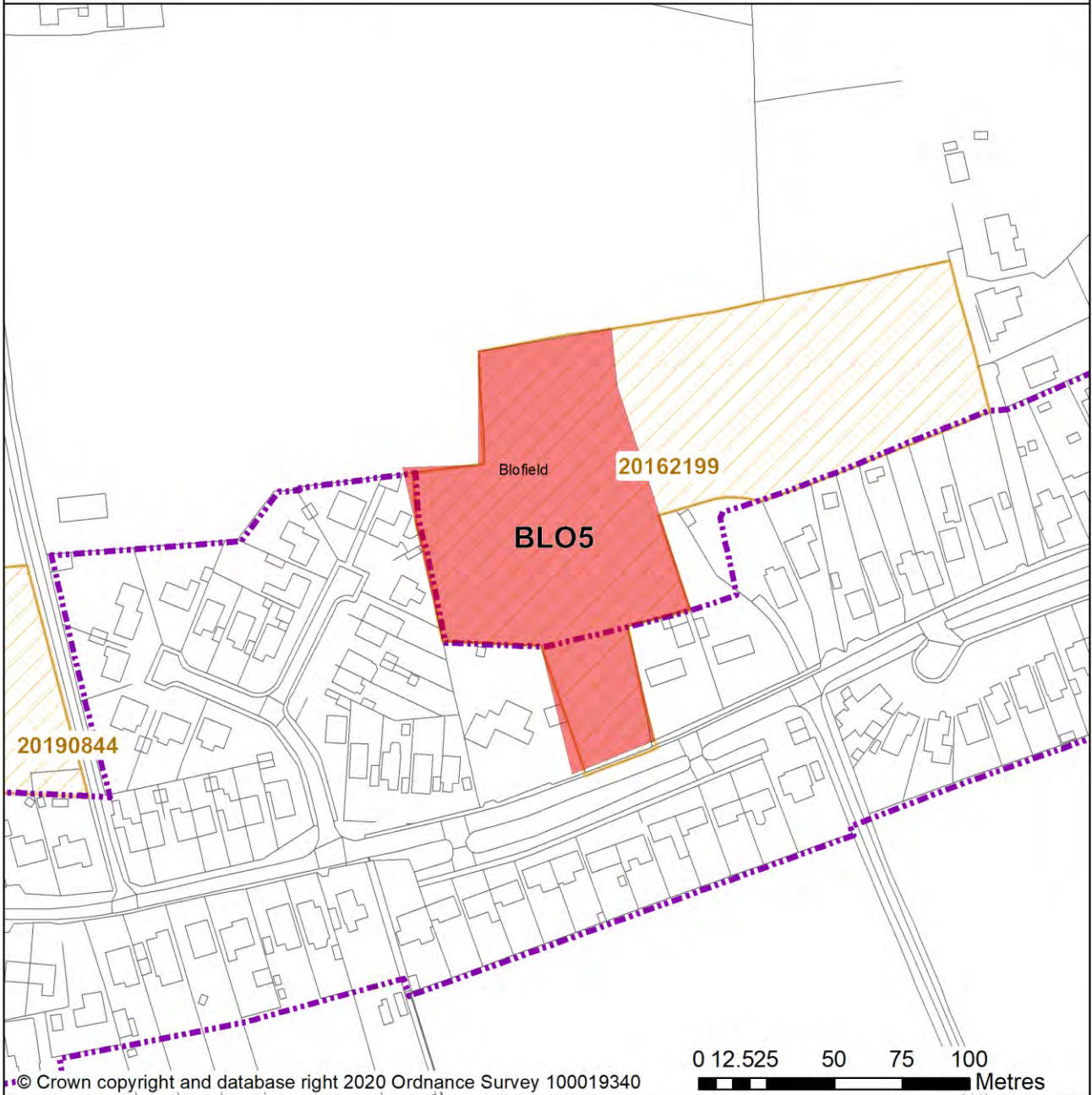
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Blofield Corner Road.
2. Off-site improvements to the highway network may also be necessary, including footway and cycleway improvements.

BLOFIELD HEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BLO5
LOCATION: Land to the Blofield Corner, opposite 'Heathway'
ALLOCATION: Residential development (36 dwellings)
SITE AREA: 0.97 ha



 Housing Allocation

 Parish Boundary

 Settlement Boundary

 Commitment*

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 04/11/2020

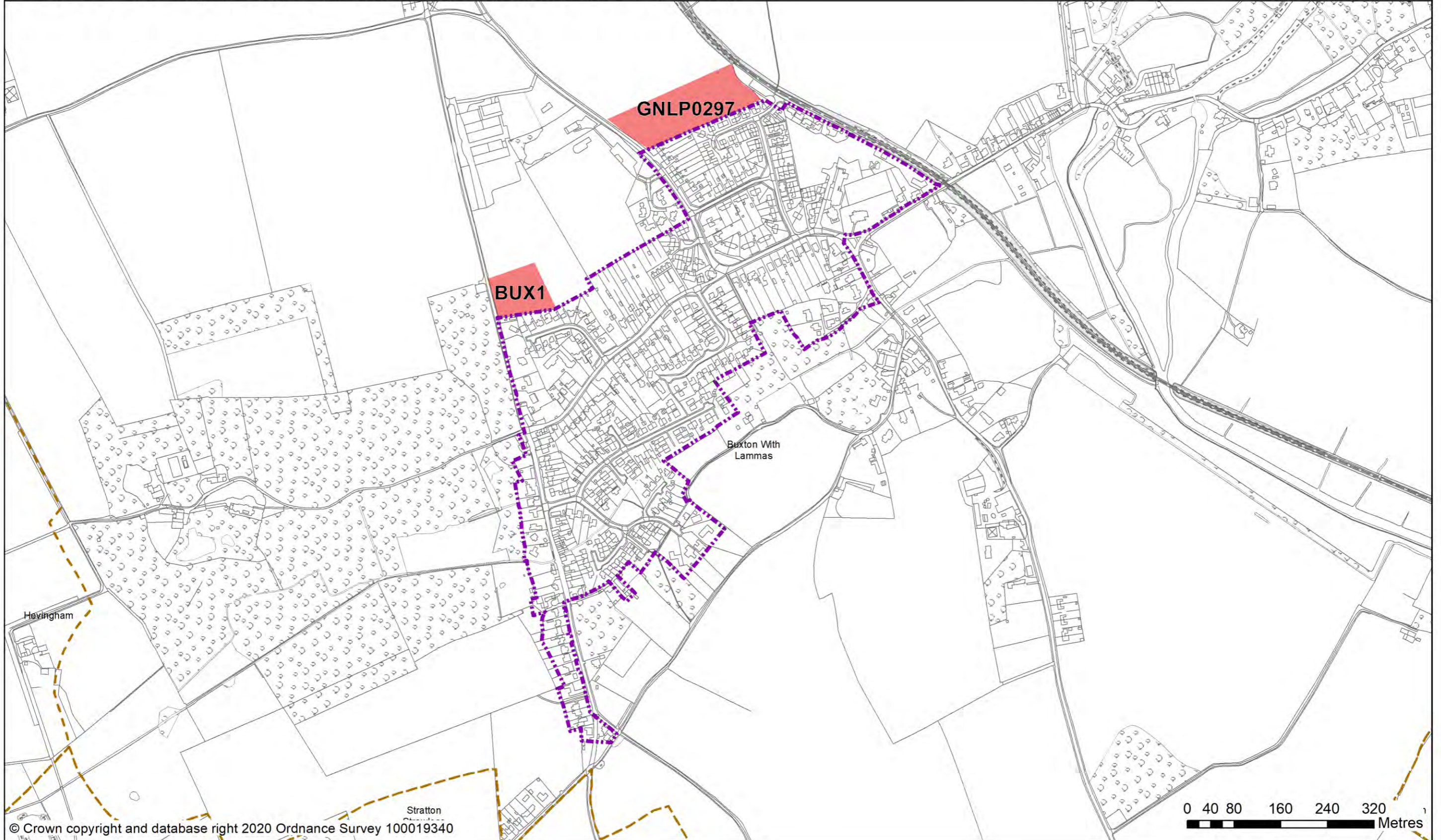
Buxton with Lamas and Brampton

- 6.9 The catchment of Buxton with Lamas Primary School brings Buxton with Lamas and Brampton into a village cluster under Policy 7.4. The school is currently close to capacity and is landlocked so there is limited scope for expansion. It is considered that as well as existing allocations and windfall development, approximately 40 homes is appropriate for the cluster. As well as a school, the cluster has a range of services that includes a village hall, shop and pub.
- 6.10 Buxton with Lamas has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should consider the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).
- 6.11 One site is identified as a new housing allocation, providing for 40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 7 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 67 homes between 2018-2038.
- 6.12 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

BUXTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:6,000
Date: 27/10/2020

New allocation

Policy GNLP0297: Land east of Aylsham Road, Buxton with Lammas

- 6.13 This site to the east of Aylsham Road is allocated for residential development as it is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Visibility to the north east could be challenging and it is likely that the speed limit will need to be extended.
- 6.14 There is currently not enough capacity in Aylsham Water Recycling Centre permit to accommodate development and no plans to upgrade in terms of flow in PR19, only plans to increase storage at intermittent CSOs. Development will therefore require phasing in line with upgrades to the Water Recycling Centre and evidence of liaison with Anglian Water on this matter will need to be provided.

Policy GNLP0297

Land east of Aylsham Road, Buxton with Lamas (1.68ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

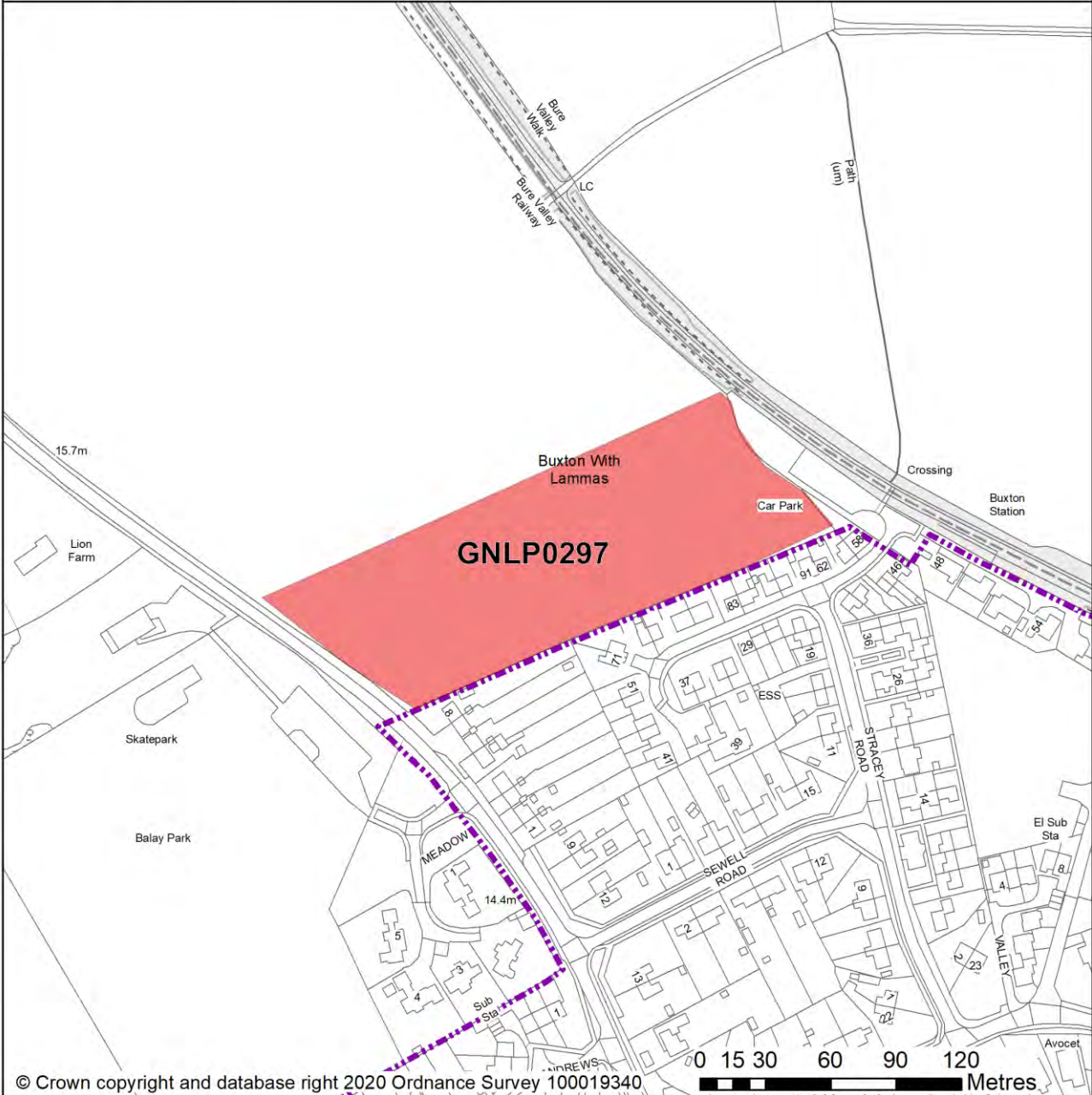
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) will be from Aylsham Road.
2. Lower speed limit will need to be extended.
3. Footway will be required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to the school.
4. Some hedgerow and tree removal likely for visibility and access but aim to minimise loss of contribution to the landscape.
5. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway and to mitigate for the potential loss of views experienced by users of the nearby Public Right of Way.
6. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre.

BUXTON WITH LAMMAS

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0297
 LOCATION: Land east of Aylsham Road
 ALLOCATION: Residential development (40 dwellings)
 SITE AREA: 1.68 ha



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 Housing Allocation

 Parish Boundary

 Settlement Boundary

Scale at A4:
1:2,500

N



*new and extant permission at 1st April 2020

Date: 04/11/2020

Existing allocation to be carried forward

Policy BUX1: Land east of Lion Road, Buxton

6.15 This site to the east of Lion Road was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved. Outline permission (20150082) was granted in October 2016 but there has been no reserved matters application.

Policy BUX1

Land east of Lion Road, Buxton (approx. 0.7ha) is allocated for residential development. This will accommodate approximately 20 homes.

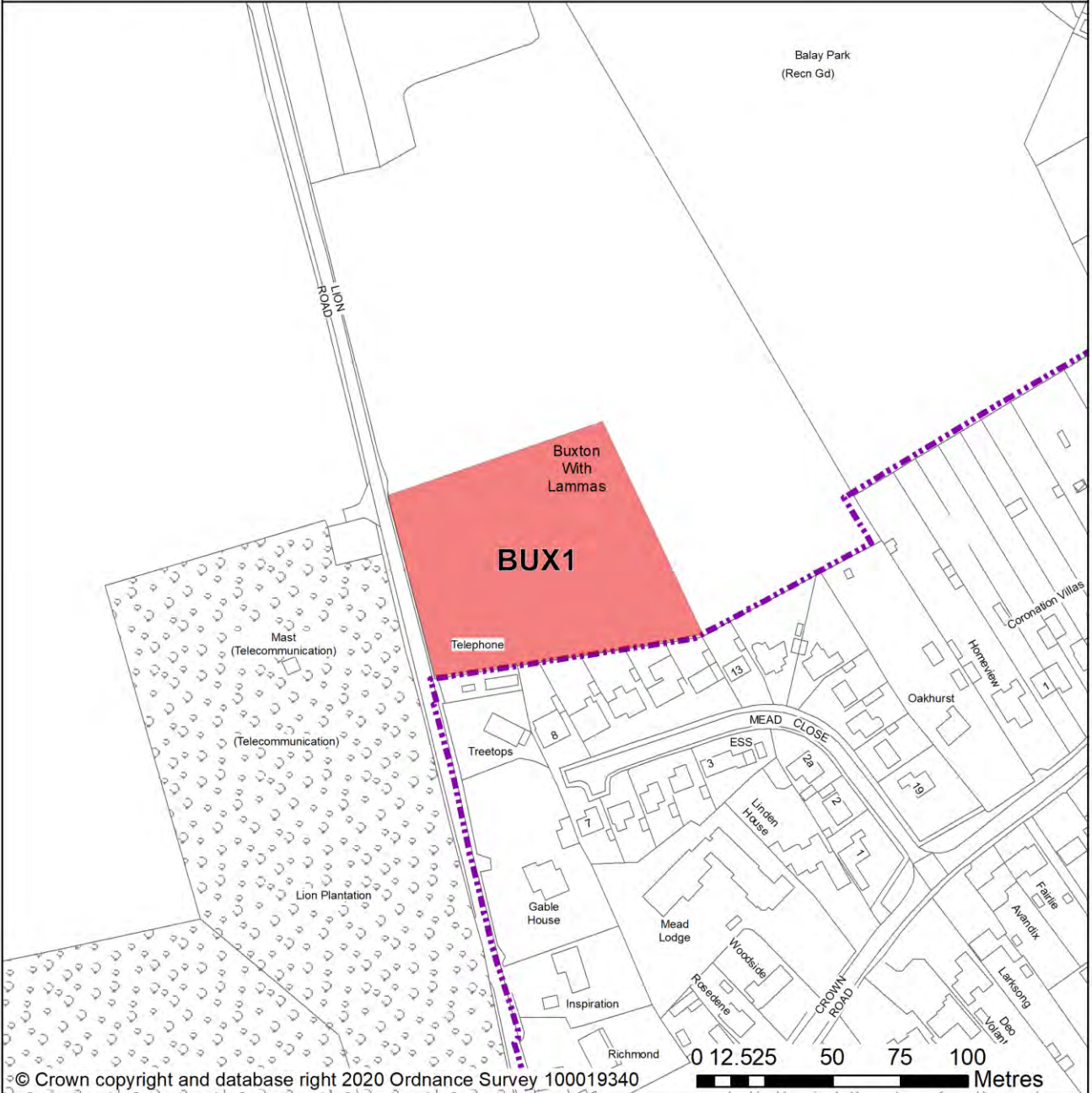
The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access from Lion Road poses significant difficulties, so an alternative may be necessary.
2. Off-site requirements may include footway and cycleway improvements, including a footpath from the site to Crown Road.

BUXTON WITH LAMAS

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BUX1
 LOCATION: Land east of Lion Road
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.7 ha



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Scale at A4:
1:2,000

Housing Allocation
 Parish Boundary
 Settlement Boundary

N

*new and extant permission at 1st April 2020

Date: 04/11/2020

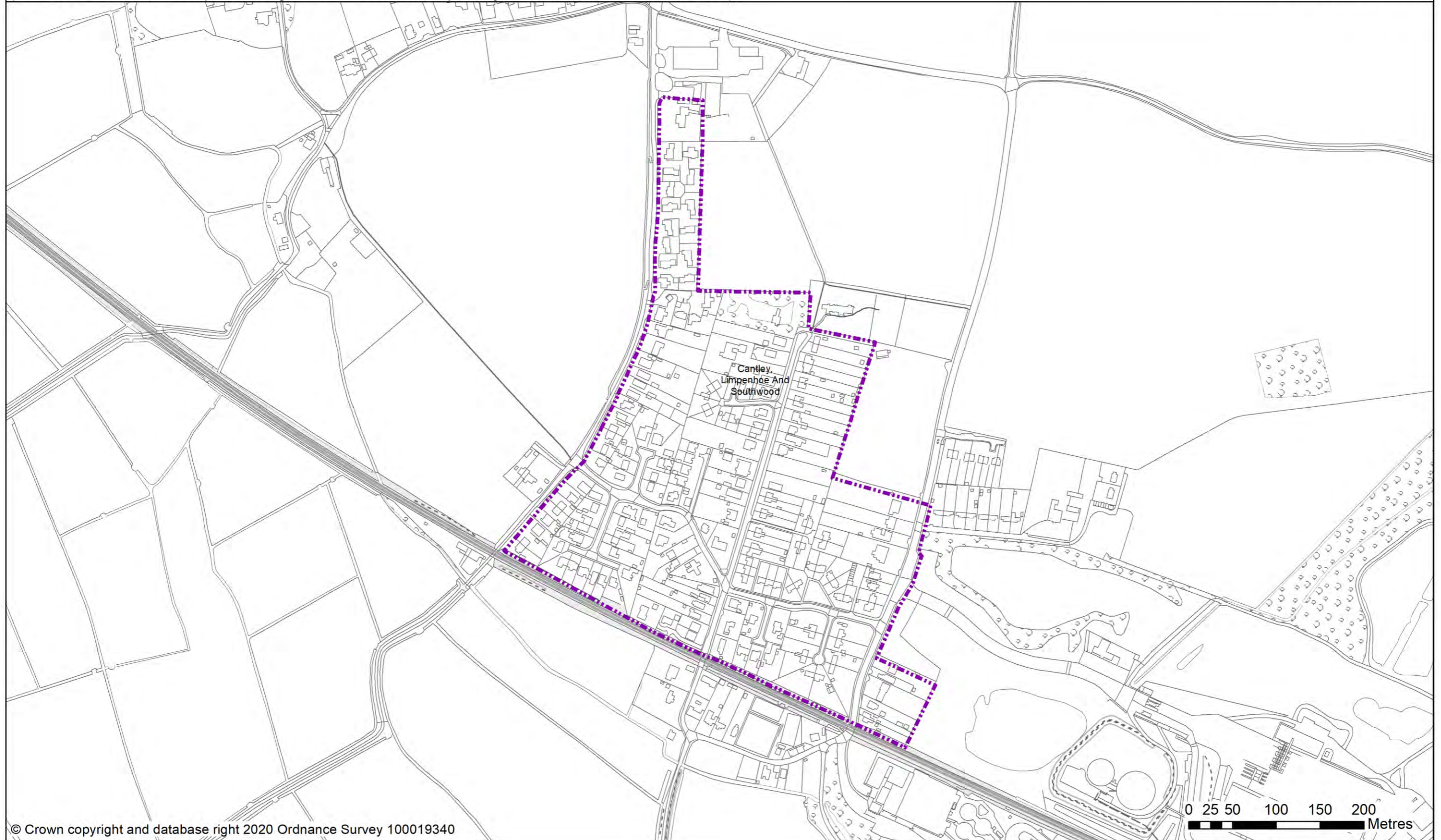
Cantley

- 6.16 Cantley is not clustered with other settlements under Policy 7.4, as the school catchment does not extend to adjoining villages. There is capacity at the school, although the site is landlocked. Services include a primary school, village hall and 'journey to work' public transport service.
- 6.17 Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no new allocations proposed and no allocations to be carried forward in this cluster. There are however 5 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



CANTLEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Settlement Boundary  Parish Boundary

N
Scale at A3:
1:4,000
Date: 27/10/2020

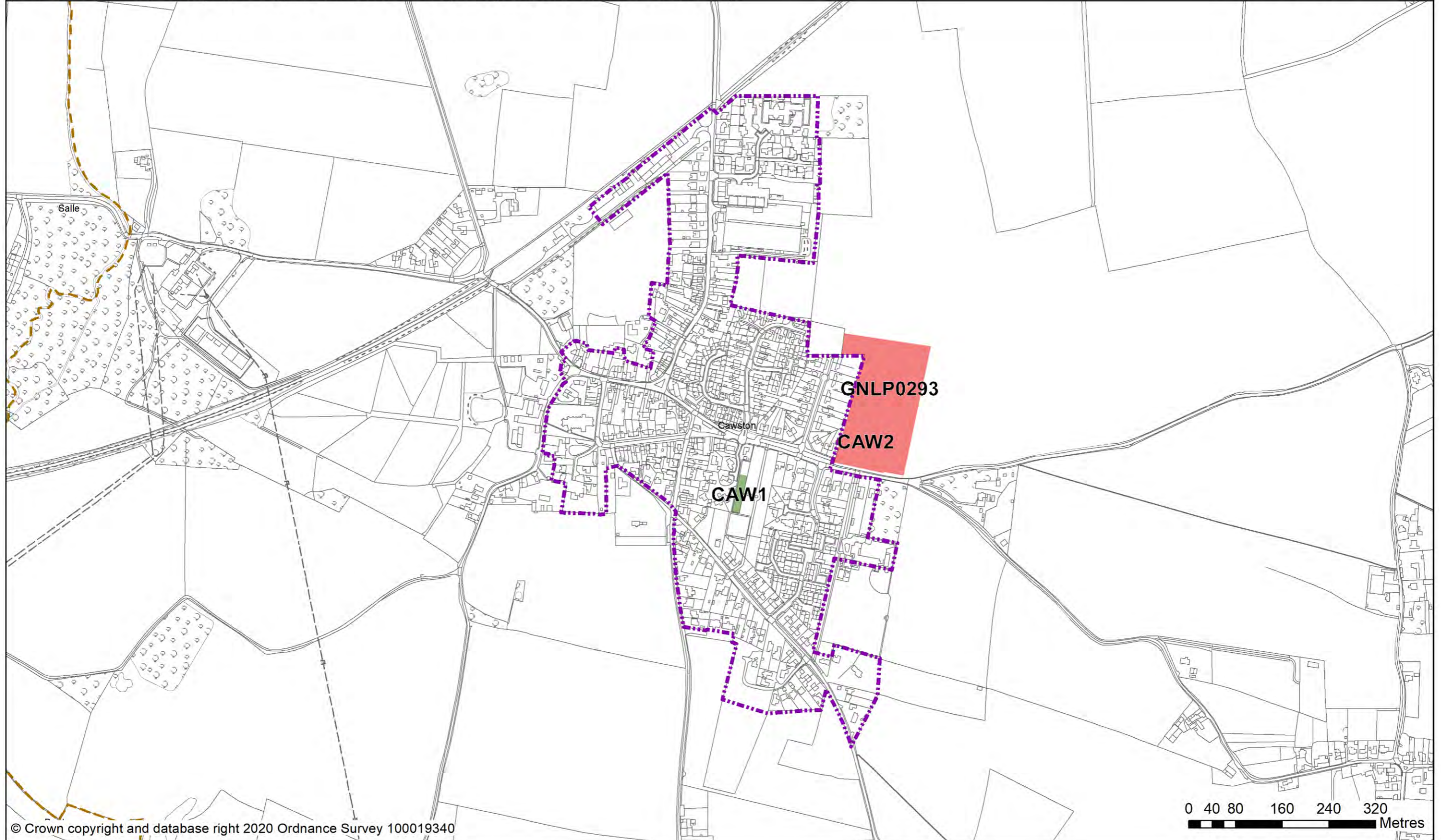
Cawston, Brandiston and Swannington

- 6.18 The catchment of Cawston Primary School brings Cawston, Brandiston and Swannington into a village cluster under Policy 7.4. The school is currently very close to capacity, although it is not landlocked and could be extended.
- 6.19 It is considered that as well as existing allocations and windfall development, approximately 40 new homes are appropriate for the Cawston cluster to in order to ensure that the setting of the village is preserved. Cawston has a range of facilities including a primary school, village hall, food shop, pub, petrol station, public transport, some local employment and a GP. Brandiston and Swannington have a limited range of services.
- 6.20 Consequently, one site is identified as a new housing allocation, providing for 40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 80 homes between 2018 – 2038.
- 6.21 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

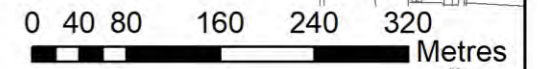
CAWSTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Burial Ground Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:6,000
Date: 27/10/2020

New allocation

Policy GNLP0293: Land east of Gayford Road, Cawston

6.22 This site, east of Gayford Road is allocated for residential use as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints. The site should be masterplanned with the adjacent CAW2 allocation to bring forward a cohesive development.

Policy GNLP0293

Land east of Gayford Road, Cawston (approx. 1.91 ha, excluding existing CAW2 allocation) is allocated for residential development. The site is likely to accommodate approximately 40 homes

More homes may be accommodated, subject to acceptable design and layout as well as infrastructure constraints.

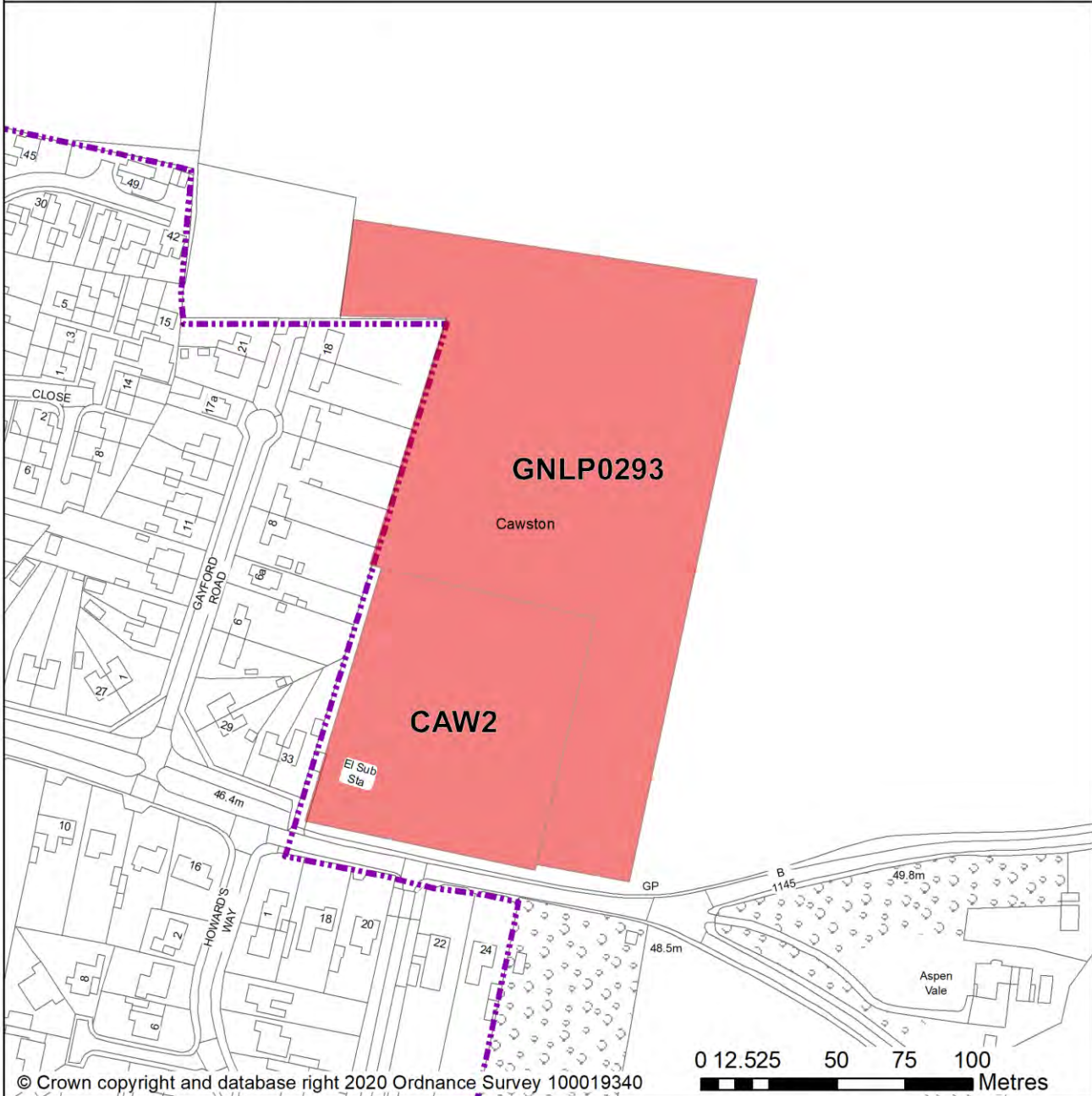
The development will be expected to address the following specific matters:

1. Site should be masterplanned with existing CAW2 allocation to bring forward a cohesive development
2. Access (vehicular and pedestrian) will be from Aylsham Road.
3. Carriageway improvements to the vehicular access on Aylsham Road and a new 2 metre footway connection along the site frontage that connects to the existing footpath will be needed.
4. A pedestrian crossing facility on Aylsham Road to the primary school.
5. Adequate landscaping and green infrastructure to protect the rural setting of the village, especially to the eastern and northern boundaries.
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

CAWSTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: GNLP0293
LOCATION: Land east of Gayford Road
ALLOCATION: Residential development (40 dwellings)
SITE AREA: 1.91 ha



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0 12.525 50 75 100 Metres

Scale at A4:
1:2,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



*new and extant permission at 1st April 2020

Date: 04/11/2020

Existing allocations to be carried forward

Policy CAW1: Land to the west of the existing cemetery, Cawston

6.23 This site was allocated as an extension to the existing burial ground in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within this local plan time-period up to 2038

Policy CAW1

Land to the west of the existing cemetery, Cawston (of approx. 0.08ha) is allocated for an extension to the existing burial ground.

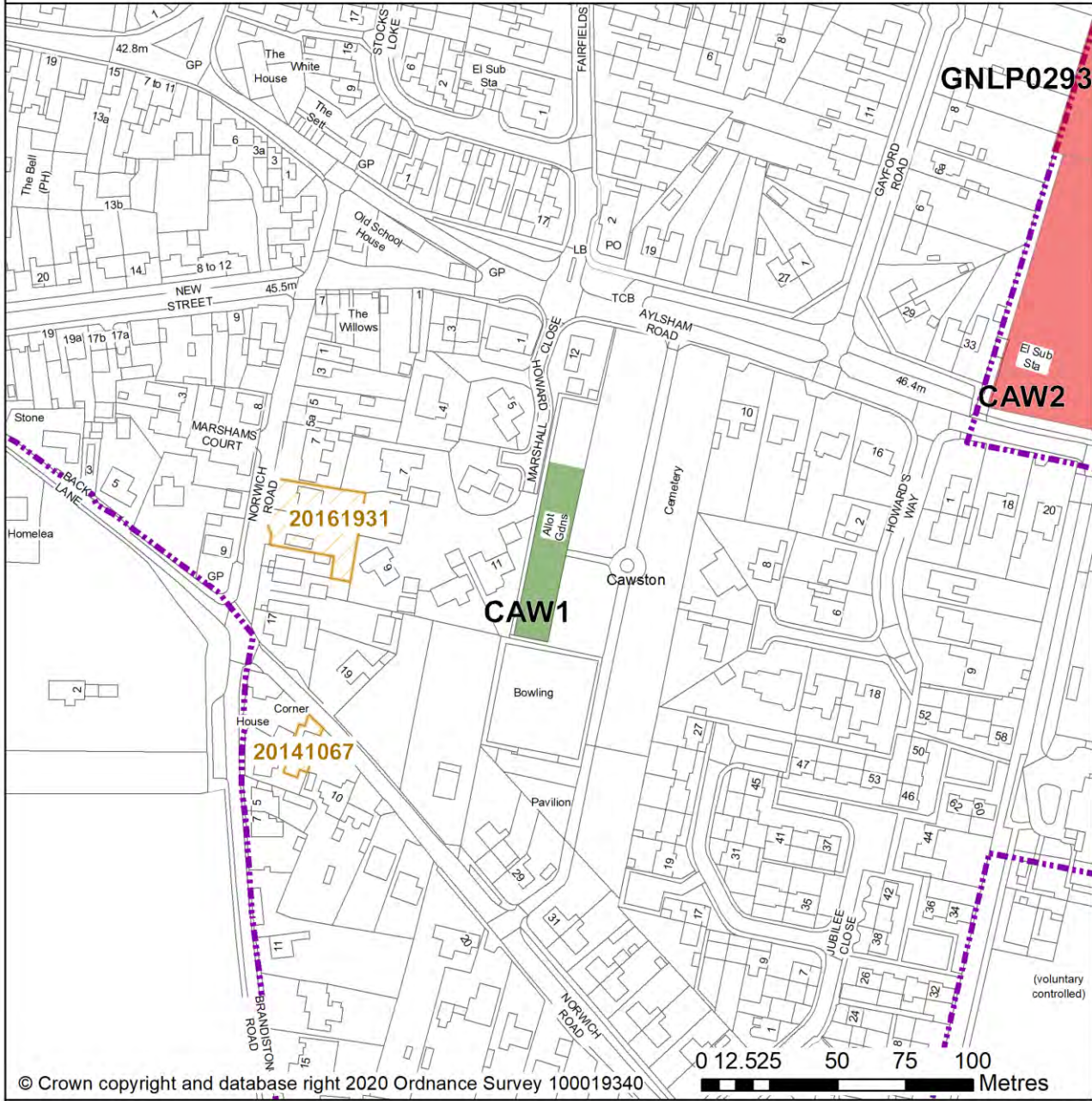
The development will be expected to address the following specific matters:

1. Access via the existing cemetery.
2. The site is within close proximity of a Major Aquifer of high vulnerability and therefore further investigation needs to be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.






CAWSTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP


SITE REFERENCE: CAW1
 LOCATION: Land west of the existing cemetery
 ALLOCATION: Extension to existing burial ground
 SITE AREA: 0.08 ha



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	Housing Allocation		Settlement Boundary		Parish Boundary
	Burial Ground Allocation		Commitment*		

Scale at A4:
1:2,000

N


Date: 04/11/2020

*new and extant permission at 1st April 2020

Policy CAW2: Land east of Gayford Road, Cawston

- 6.24 This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.
- 6.25 Adjacent site GNLP0293 is proposed to be allocated for a further 40 new homes and both sites should be masterplanned together to bring forward a cohesive development. This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy Policy CS16 would apply if the site size is increased above 1 hectare.

Policy CAW2

Land east of Gayford Road, Cawston (approx. 0.8ha) is allocated for residential development. The site will accommodate approximately 20 homes.

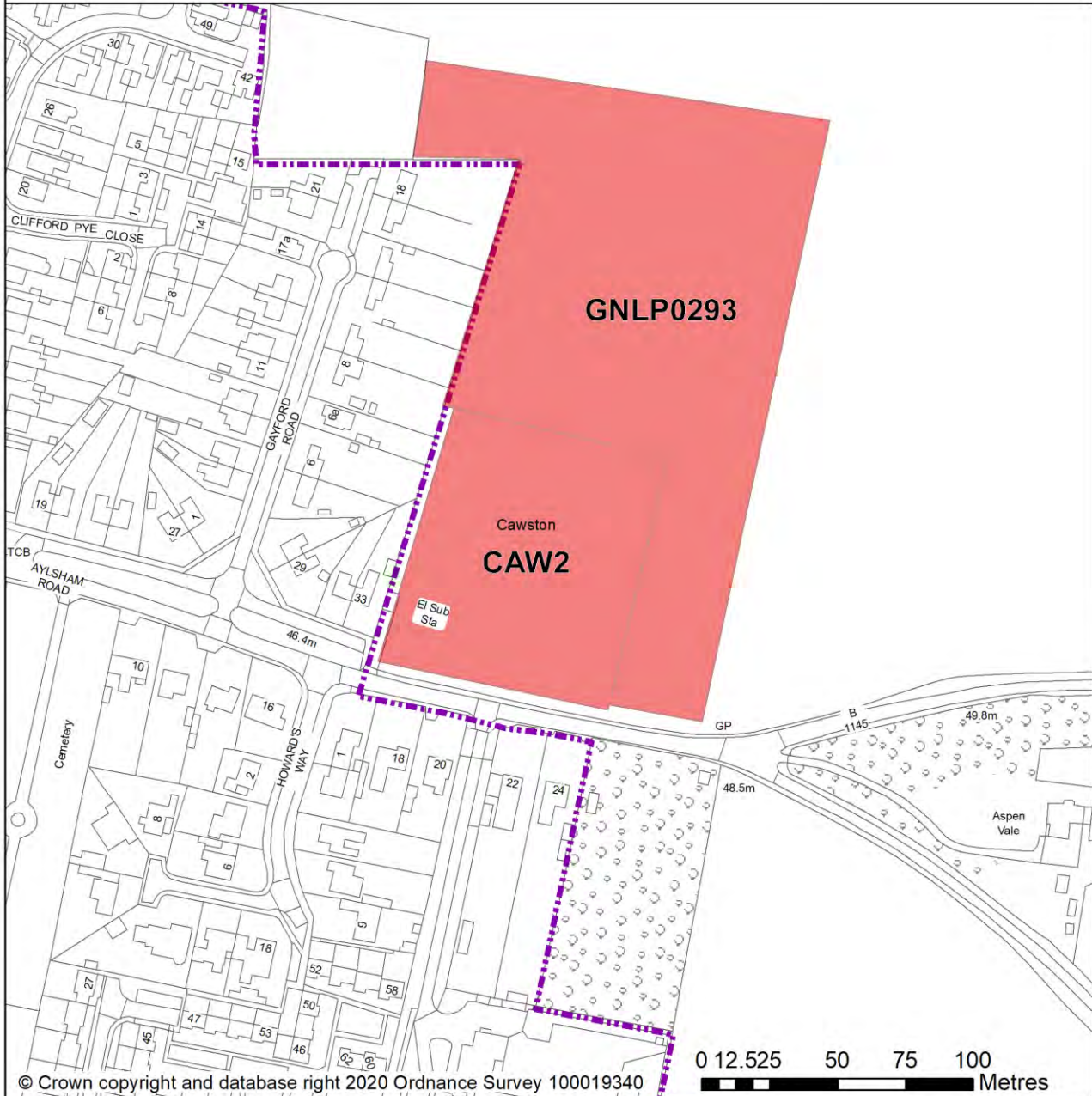
The development will be expected to address the following specific matters:

1. To be masterplanned with GNLP0293 to bring forward a cohesive development.
2. Access via Aylsham Road.
3. Improvements to footways, particularly across the site frontage.
4. Improvements to sewage network may be necessary.

CAWSTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: CAW2
 LOCATION: Land east of Gayford Road
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.8 ha



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0 12.5 25 50 75 100 Metres



Housing Allocation



Parish Boundary

Settlement Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 04/11/2020

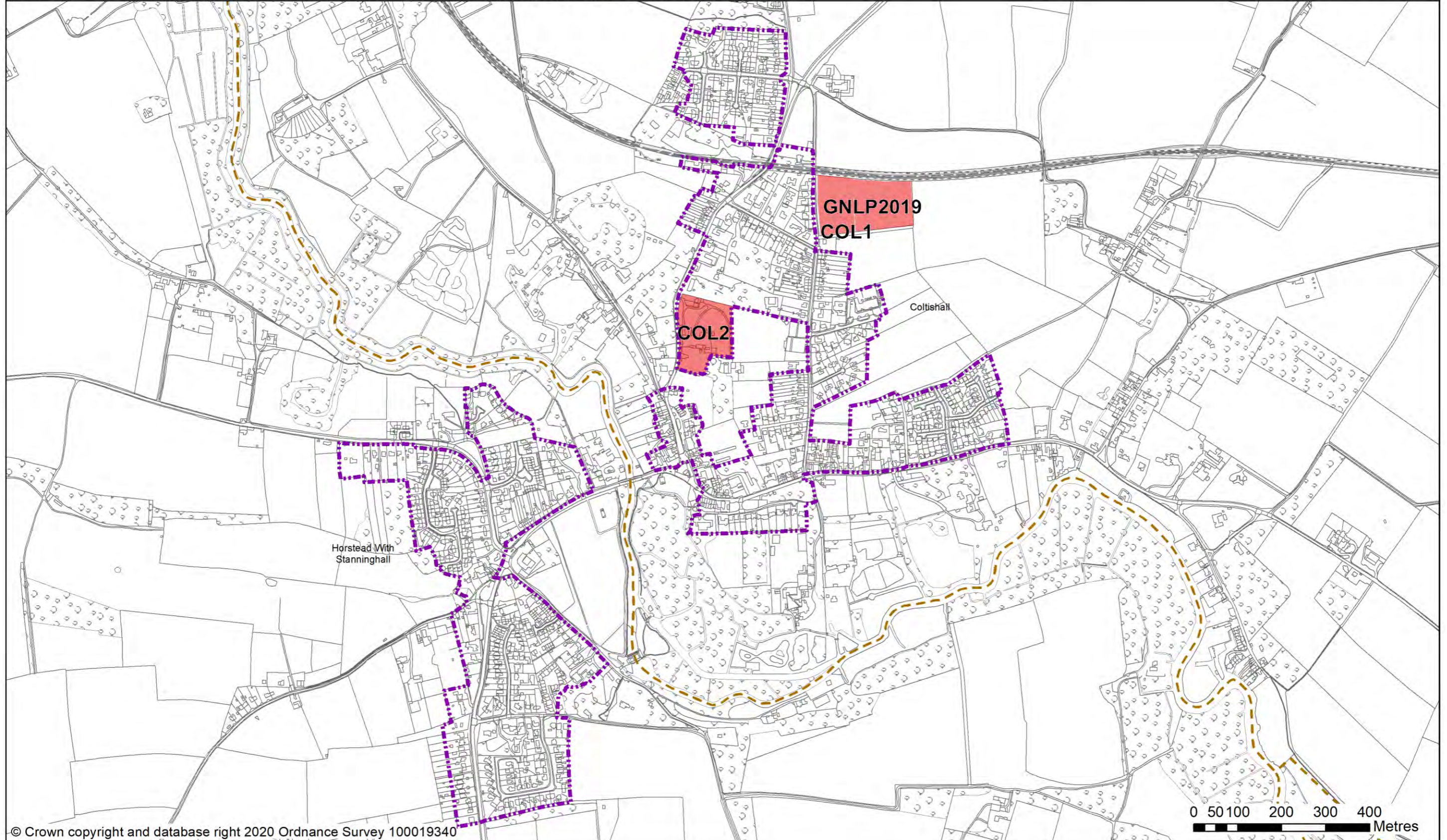
Coltishall, Horstead With Stanninghall and Belaugh

- 6.26 The catchment of Coltishall Primary School brings Coltishall, Horstead with Stanninghall and Belaugh into a village cluster under Policy 7.4. There is currently limited capacity at the school, although the site is not landlocked and could be expanded. The villages have a wide range of core and secondary services, including good public transport links. The majority are in Coltishall and Horstead. Belaugh has very few services.
- 6.27 It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the Coltishall cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.
- 6.28 One site is identified as a new housing allocation, providing for 20 new homes in the cluster. There are two carried forward residential allocations for 55 homes and a total of 9 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 84 homes between 2018 – 2038.
- 6.29 Horstead has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging Neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework’).
- 6.30 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

COLTISHALL & HORSTEAD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:8,000
Date: 27/10/2020

New allocation

Policy GNLP2019: Land at Rectory Road and south of the Bure Valley Railway, Coltishall

6.31 This site at Rectory Road, south of the Bure Valley Railway is allocated for residential development. Vehicular access will need to be taken through the adjacent COL1 allocation and a Transport Assessment will be needed. The site should be masterplanned with COL1 to bring forward a cohesive development. The site is adjacent to the Bure Valley Railway and the Bure Valley path, which are important tourism and GI assets that should be protected.

Policy GNLP2019

Land at Rectory Road and south of the Bure Valley Railway, Coltishall (approx. 1.44 ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

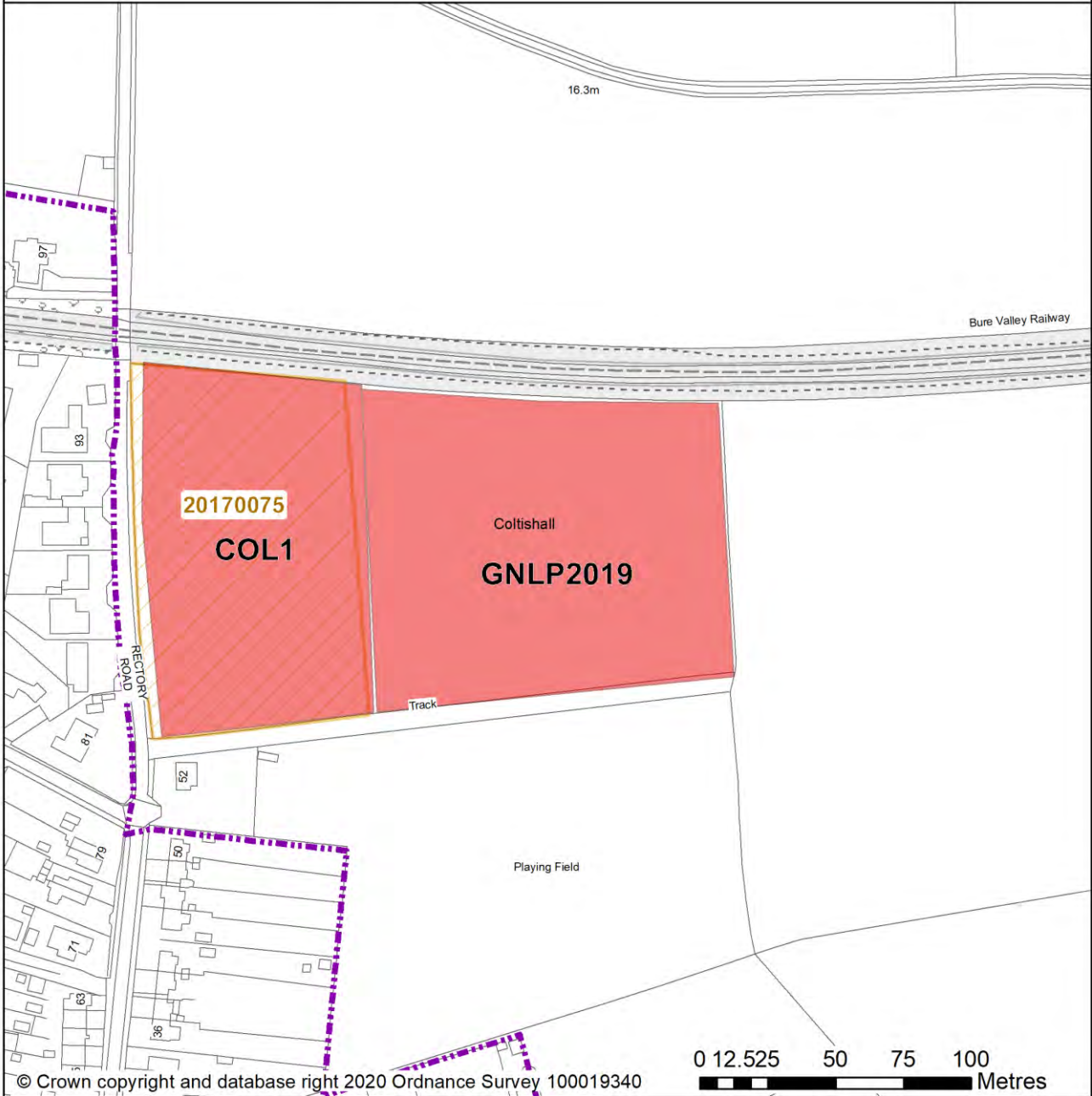
The development will be expected to address the following specific matters:

1. Site should be masterplanned with existing COL1 allocation to bring forward a cohesive development.
2. Vehicular access will be from Rectory Road via the existing COL1 allocation, with off-site highway improvements to connect to the existing footpath on Rectory Road near the junction with Westbourne Road.
3. Due to highway constraints in the vicinity of Rectory Road, submission of a transport assessment to assess the traffic implications of the proposed development on the surrounding road network demonstrating that the proposed scale of development can be accommodated will be required.
4. Adequate landscaping and green infrastructure will be needed to protect the rural setting of the village, especially to the eastern boundary and to mitigate the potential for noise pollution and vibrations resulting from proximity of the Bure Valley Railway to the north.

COLTISHALL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2019
LOCATION: Land at Rectory Road
ALLOCATION: Residential development (20 dwellings)
SITE AREA: 1.44 ha



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0 12.525 50 75 100 Metres



Housing Allocation



Commitment*



Settlement Boundary



Parish Boundary

Scale at A4:
1:2,000

N



Date: 04/11/2020

*new and extant permission at 1st April 2020

Existing allocations to be carried forward

Policy COL1: Land at Rectory Road, Coltishall

- 6.32 This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 30 homes, but more may be accommodated, subject to an acceptable design and layout being achieved. Outline planning permission (20170075) was granted in November 2017 but there has been no reserved matters application.
- 6.33 The site should be masterplanned with GNLP2019 to bring forward a cohesive development. The site is adjacent to the Bure Valley Railway and the Bure Valley path, which are important tourism and GI assets that should be protected.

Policy COL1

Land at Rectory Road, Coltishall (approx. 1.0ha) is allocated for residential development. This will accommodate approximately 30 homes.

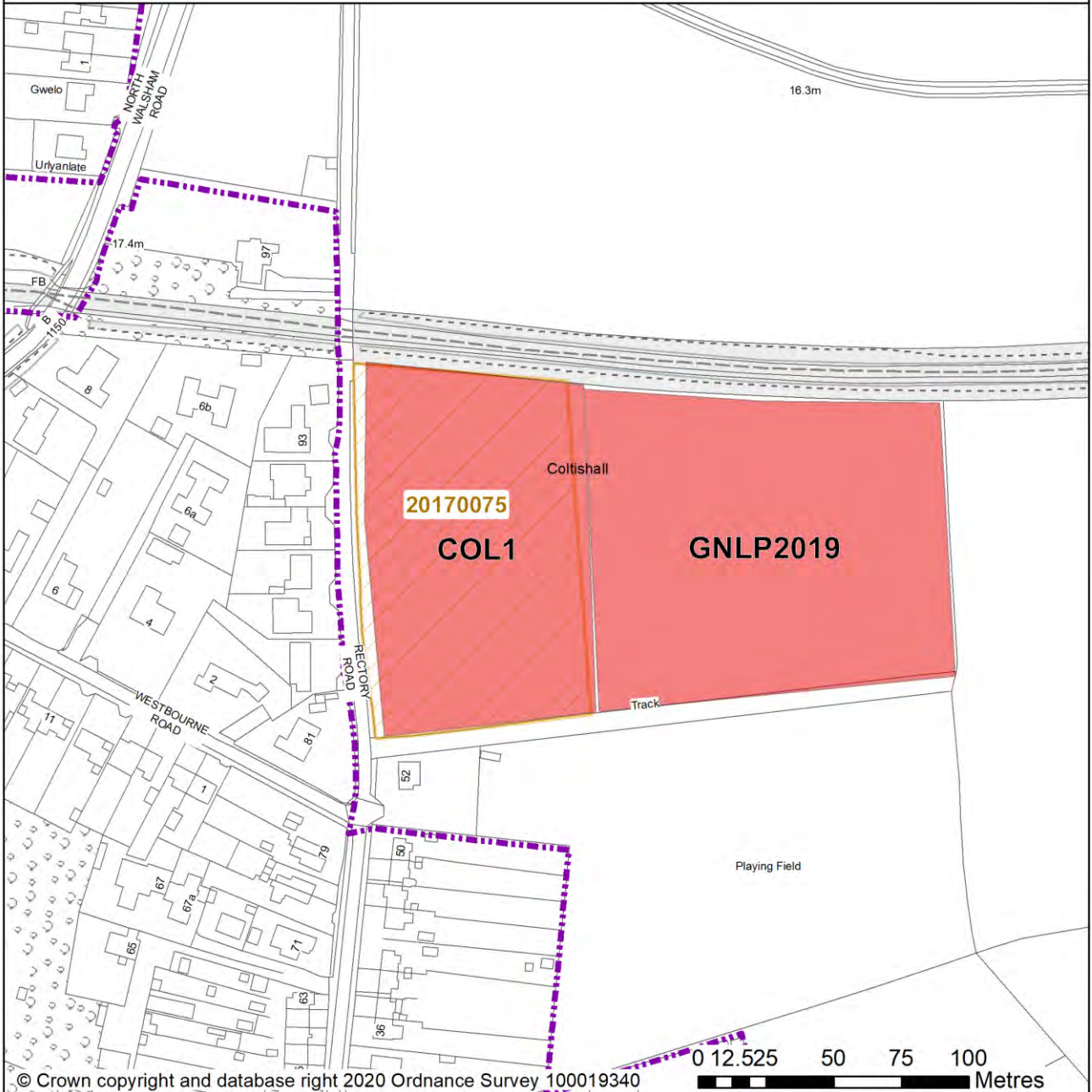
The development will be expected to address the following specific matters:

1. Site should be masterplanned with GNLP2019 allocation to bring forward cohesive development.
2. Access (vehicular and pedestrian) to be from Rectory Road, with possible additional pedestrian accesses to the school via the playing field and to the Bure Valley Walk.
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, speed restriction on Rectory Road, and public transport services.
4. Pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability.
5. Significant information will be required at a planning stage to mitigate heavy flood constraints. Access and egress to the site during a flood event may need to be considered.
6. Provision for informal and formal recreational open space
7. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway

COLTISHALL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL1
 LOCATION: Land at Rectory Road
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 1.0 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 04/11/2020

Policy COL2: Land at Jordans Scrapyard, Coltishall

6.34 This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 25 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

Policy COL2

Land at Jordan's Scrapyard, Coltishall (approx. 1.8ha) is allocated for residential development. This will accommodate approximately 25 homes.

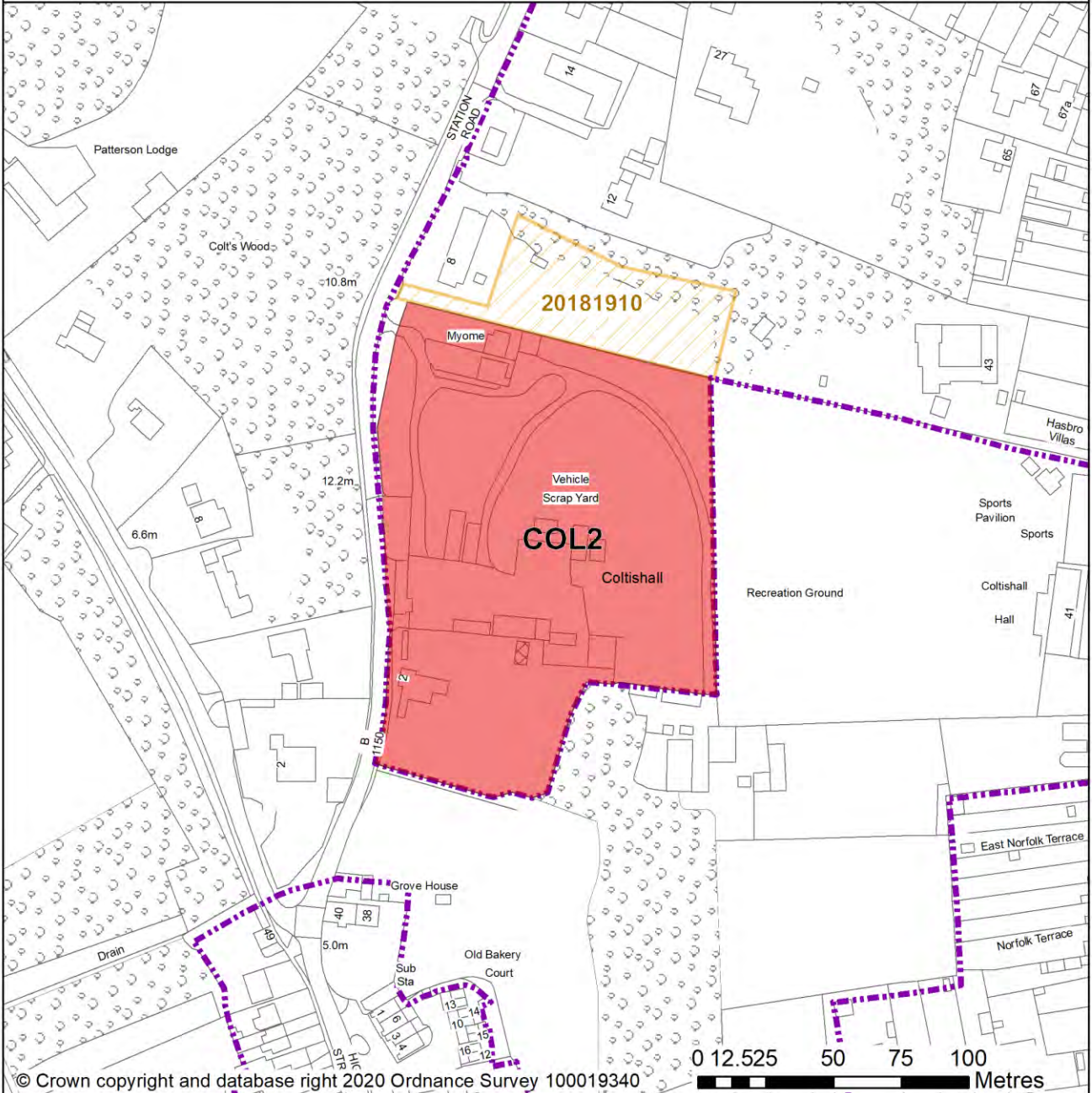
The development will be expected to address the following specific matters:

1. The waste licence will need to be surrendered, with full decontamination following appropriate investigation, and mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability.
2. Access (vehicular and pedestrian) to be from B1150, with possible additional pedestrian accesses to the school via the playing field
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, including a pedestrian link to Rectory Road
4. Any development must conserve and enhance the significance of the grade II listed limekiln to the north east of the site and the Coltishall and Horstead conservation area and its associated listed buildings to the south of the site, including any contribution made to that significant by setting.

COLTISHALL

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL2
 LOCATION: Land at Jordan's Scrapyard
 ALLOCATION: Residential development (25 dwellings)
 SITE AREA: 1.8 ha



- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 04/11/2020

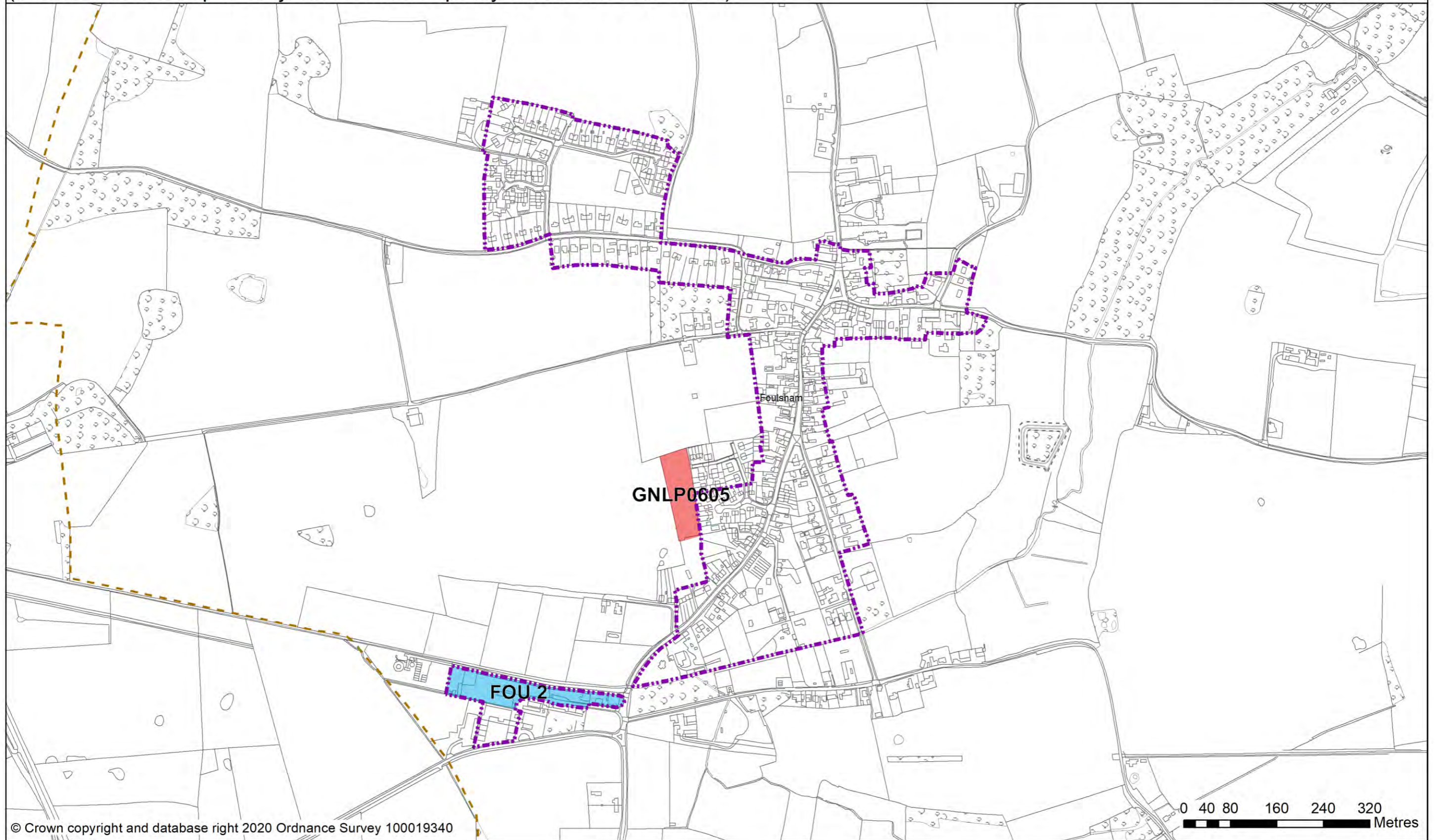
Foulsham and Themelthorpe

- 6.35 The catchment of Foulsham Primary School brings Foulsham and Themelthorpe into a village cluster under Policy 7.4. The school lacks capacity but the site is not landlocked so there is the potential for expansion. Apart from the primary school, Foulsham has a number of services and facilities including a village hall, pub, shop and some local employment opportunities. Themelthorpe lacks services.
- 6.36 It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes is appropriate for the Foulsham cluster. One site is identified as a new housing allocation, providing for 15 homes in the cluster. There are no carried forward residential allocations but there is a total of 13 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 28 homes between 2018-2038.
- 6.37 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





FOULSHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:6,000
Date: 27/10/2020

New allocation

Policy GNLP0605: Land west of Foundry Close, Foulsham

6.38 This site west of Foundry Close is allocated for residential development. The site is located next to the Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school.

Policy GNLP0605

Land west of Foundry Close, Foulsham (0.67ha) is allocated for residential development. The site is likely to accommodate approximately 15 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

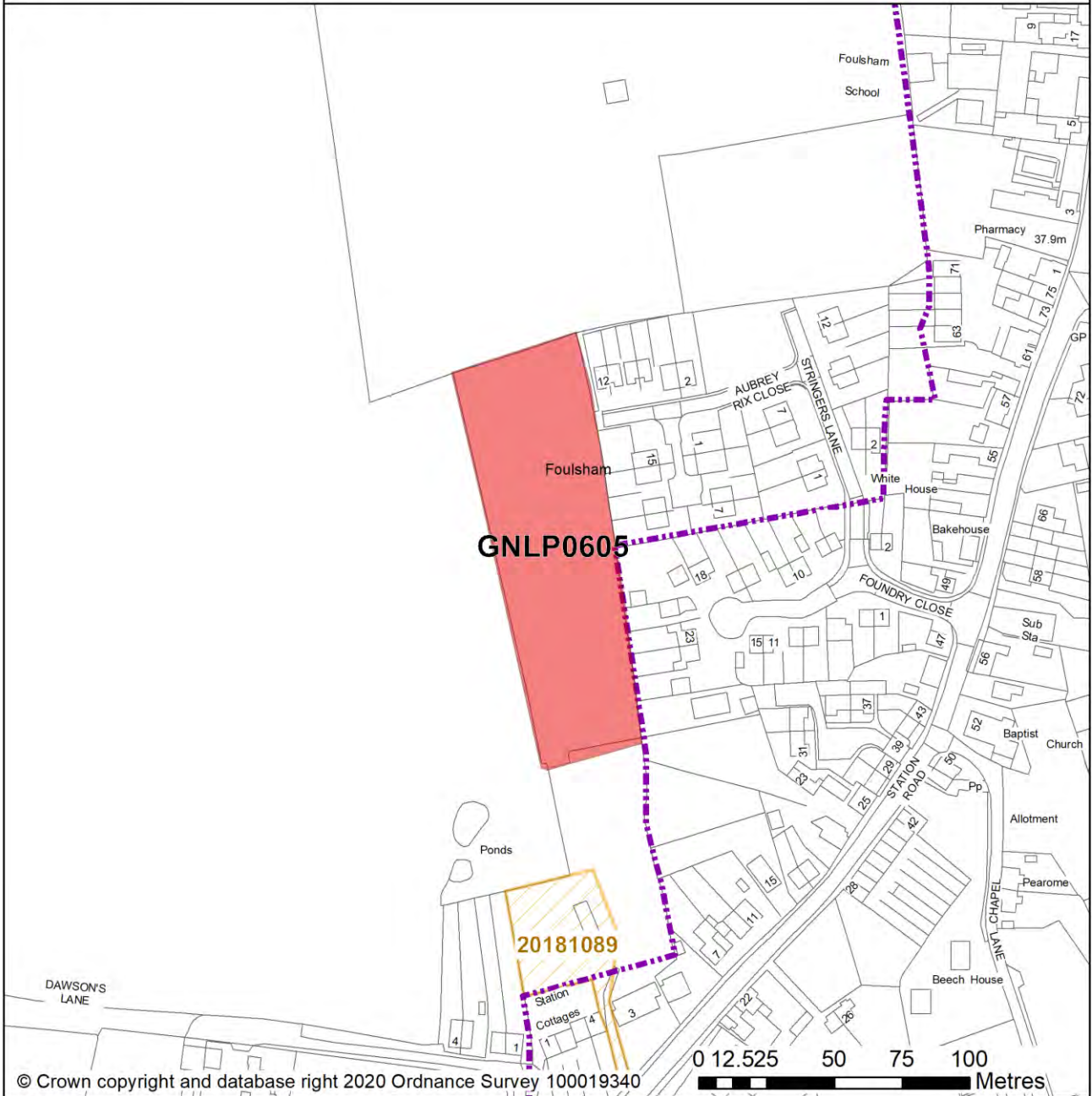
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be via Stringer's Lane and Aubrey Rix Close.
2. Any development must conserve and enhance the significance of grade II listed buildings to the south of the site, particularly Station Farmhouse and Bracken Brae, 5 Station Road and the Foulsham conservation area to the south and east, including any contribution made to that significance by setting.





FOULSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0605
 LOCATION: Land west of Foundry Close
 ALLOCATION: Residential development (15 dwellings)
 SITE AREA: 0.67 ha



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	Housing Allocation		Commitment*
	Settlement Boundary		Parish Boundary

Scale at A4:
1:2,000

N

Date: 04/11/2020

Existing allocation to be carried forward

Policy FOU2: Land at Old Railway Yard, Station Road, Foulsham

6.39 This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is re-allocated for employment/commercial development.

Policy FOU2

Land at Old Railway Yard, Station Road, Foulsham (approx. 1.1ha) is allocated for employment use (Use Class E(g), B2, B8).

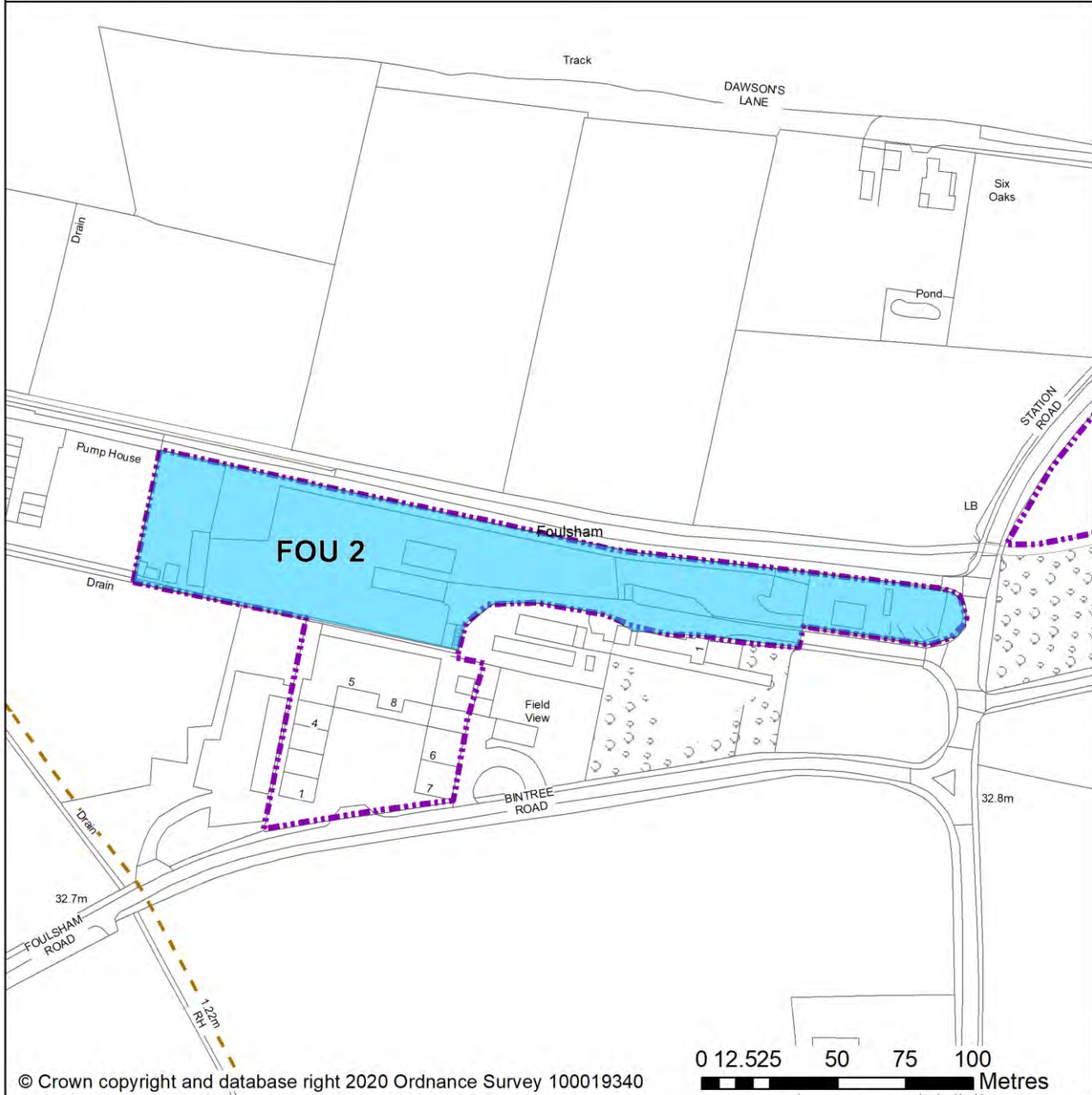
The development will be expected to address the following specific matters:

1. Part of the site is in flood zone 3 and therefore further investigation will be required in this regard. Significant information will be required at a planning stage to mitigate heavy flood constraints.
2. The existing vehicular access off Station Road may prove suitable.
3. Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.
4. The site is in close proximity of a major aquifer and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
5. An odour assessment will be required to assess the impact of the nearby Sewage Treatment Works.
6. Any development must conserve and enhance the significance of the Foulsham conservation area to the north east of the site, including any contribution made to that significance by setting.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible will be taken into consideration.

FOULSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: FOU2
 LOCATION: Land at Old Railway Yard
 ALLOCATION: Employment
 SITE AREA: 1.1 ha



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0 12.5 25 50 75 100 Metres

- Employment Allocation
- Parish Boundary
- Settlement Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 04/11/2020

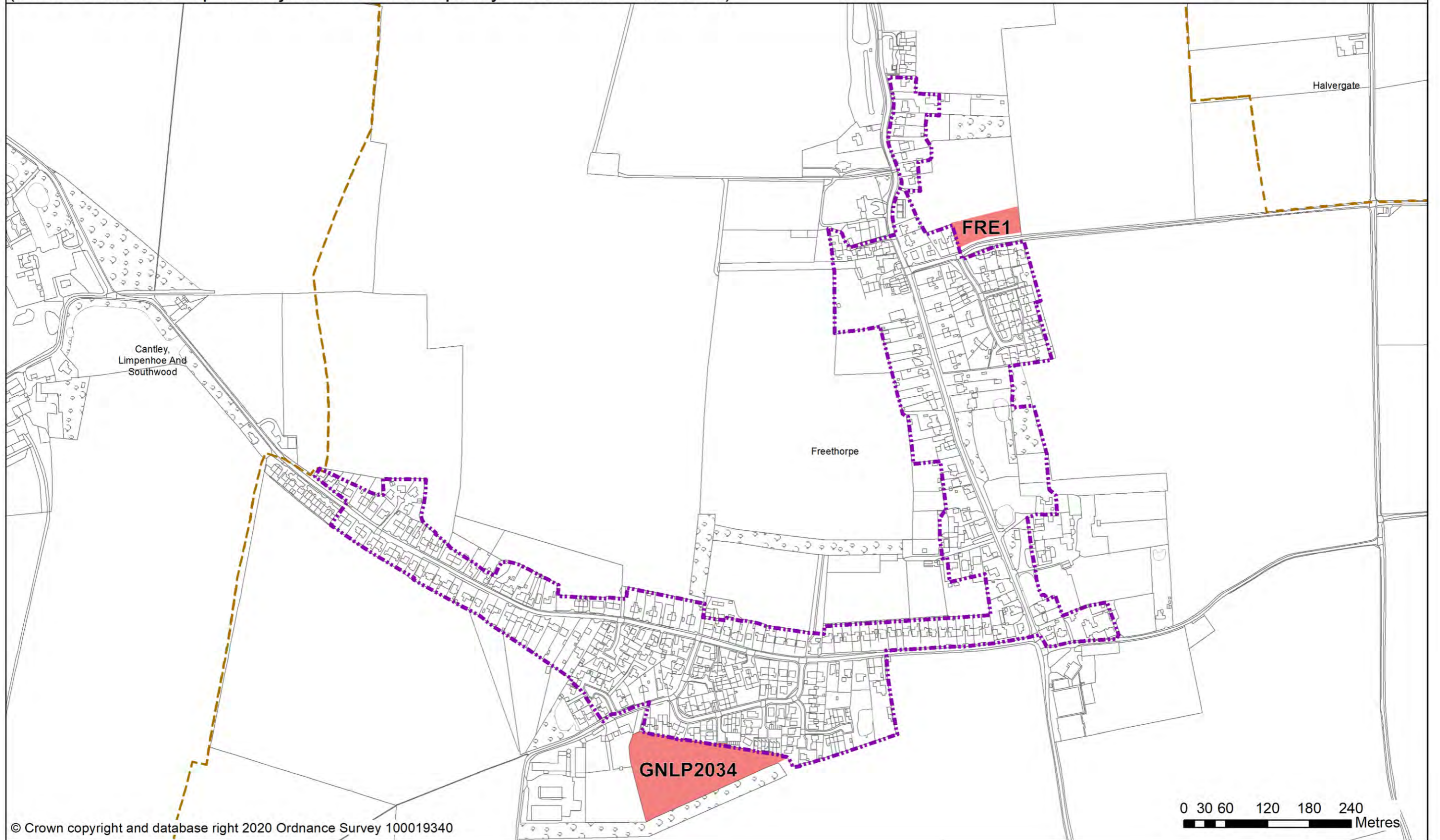
Freethorpe, Halvergate and Wickhampton

- 6.40 The catchment of Freethorpe Community Primary School brings Freethorpe, Halvergate and Wickhampton into a village cluster under Policy 7.4. The school currently has capacity and is not landlocked so there is the potential for expansion.
- 6.41 It is considered that as well as existing allocations and windfall development, approximately 40 homes are considered appropriate for the Freethorpe, Halvergate and Wickhampton cluster. The cluster has a range of facilities that includes a village hall, pub, church, and public transport services which are concentrated mostly in Freethorpe.
- 6.42 Consequently, one site is identified as a new housing allocation, providing for 40 homes in the cluster. There is one carried forward residential allocation for 10 homes and a total of 11 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 61 homes between 2018-2038.
- 6.43 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

FREETHORPE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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0 30 60 120 180 240
Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:5,000
Date: 27/10/2020

New allocation

Policy GNLP2034: South of Bowlers Close, Freethorpe

- 6.44 This site south of Bowlers Close is allocated for residential development as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. The site is allocated subject to access via Bowlers Close, although the promoter will need to demonstrate that they can provide a footway and carriageway of adequate width to enable safe access.
- 6.45 Freethorpe Water Recycling Centre is currently flow non-compliant. There is an application to increase the dry Weather Flow of the sewage works, which should bring it compliant with the permit. There should be no development until the capacity has been upgraded.

Policy GNLP2034

South of Bowlers Close, Freethorpe (approx. 1.51ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

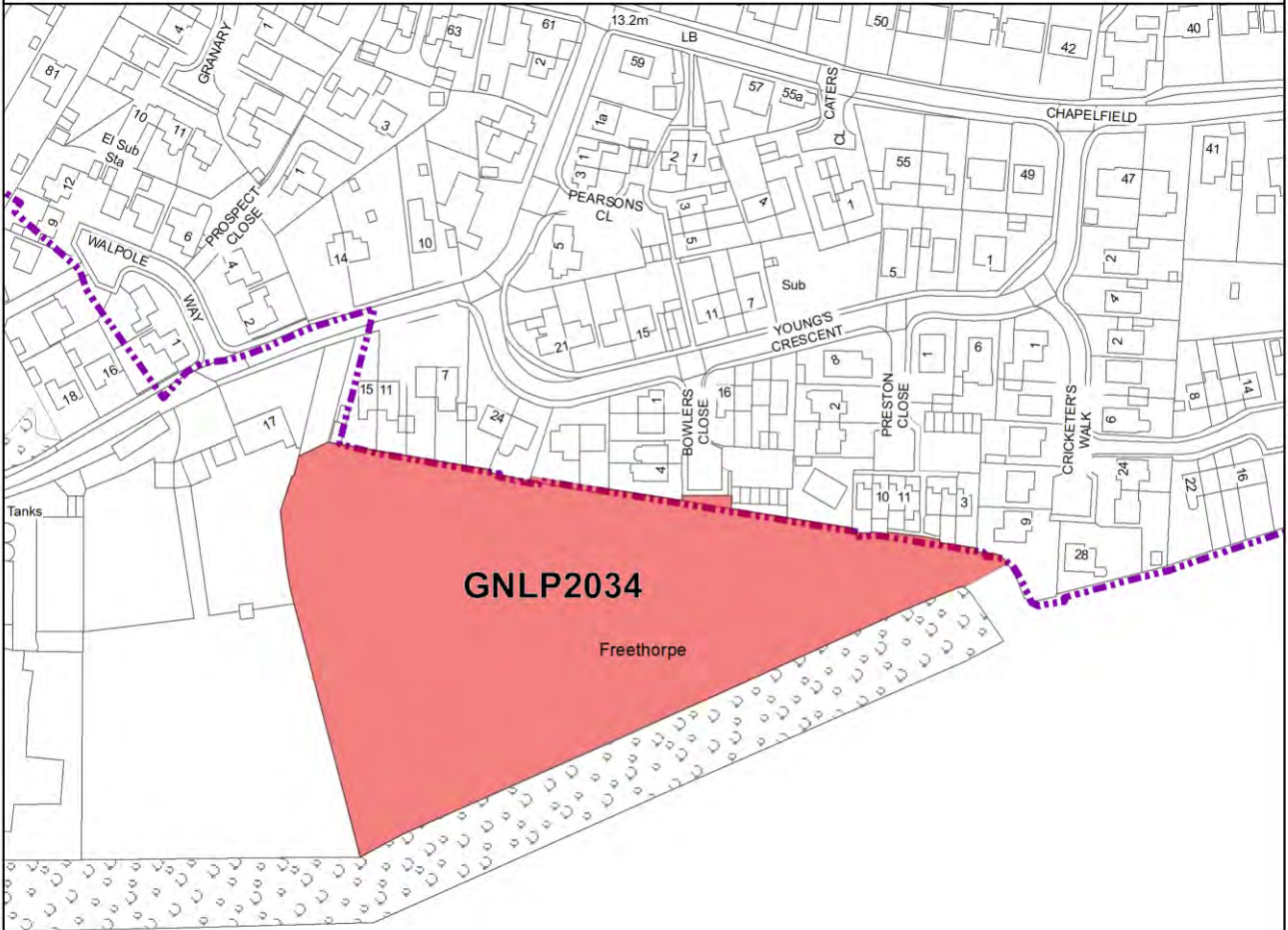
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Bowler Close.
2. Avoidance of harm to trees on the southern boundary evidenced through the submission of an Arboricultural Impact Assessment.
3. Development should not take place until the capacity of Freethorpe Water Recycling Centre has been upgraded.

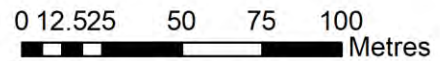
FREETHORPE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2034
LOCATION: South of Bowlers Close,
ALLOCATION: Residential development (40 dwellings)
SITE AREA: 1.51 ha



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Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 04/11/2020

Existing allocation to be carried forward

Policy FRE1: Land north of Palmer's Lane, Freethorpe

- 6.46 This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan, although planning consent has been granted for 5 dwellings (20181845). The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 10 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.
- 6.47 This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy Policy CS16 would apply if the site size is increased above 1 hectare.

Policy FRE1

Land north of Palmer's Lane, Freethorpe (approx. 0.34ha) is allocated for residential development. This will accommodate approximately 10 homes.

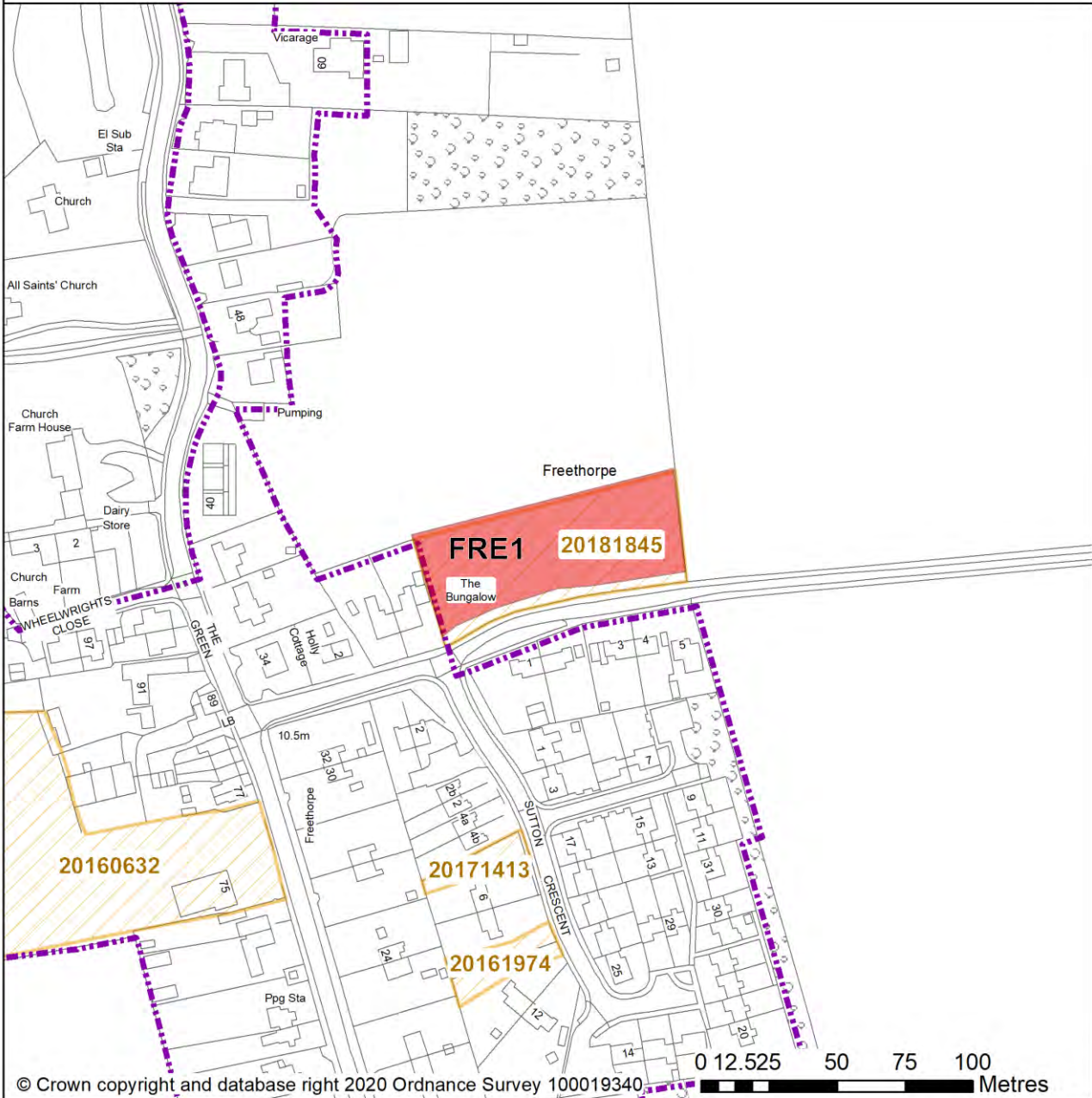
The development will be expected to address the following specific matters:

1. Vehicular access must be demonstrated off Palmer's Lane.
2. Other off-site improvements to the highway network will also be necessary, in particular to the junction of Palmer's Lane and The Green.
3. Pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability.
4. Any development must conserve and enhance the significance of the grade II listed Walpole Almshouses to the north west of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the northern boundary of the site.

FREETHORPE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: FRE1
 LOCATION: Land north of Palmer's Lane
 ALLOCATION: Residential development (10 dwellings)
 SITE AREA: 0.34 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 04/11/2020

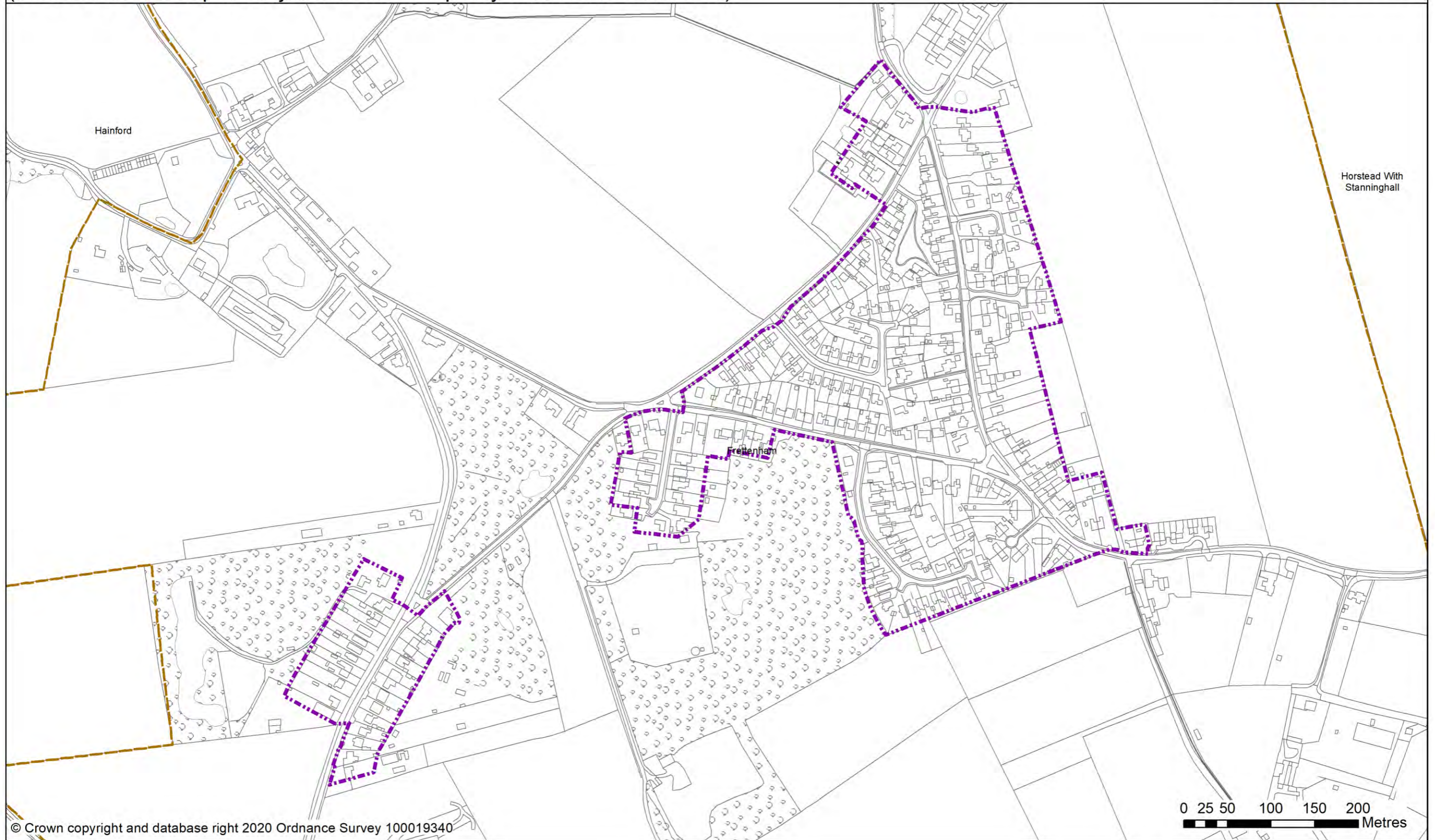
Frettenham

- 6.48 Frettenham is not clustered with other settlements under Policy 7.4, as the school catchment does not extend to adjoining villages. The school currently has capacity, but the site is landlocked making further expansion difficult. As well as the primary school, services include a peak hour bus service to and from higher order settlements.
- 6.49 Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 3 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



FRETtenham

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Settlement Boundary
 Parish Boundary

0 25 50 100 150 200
Metres

Scale at A3:
1:4,000
Date: 27/10/2020



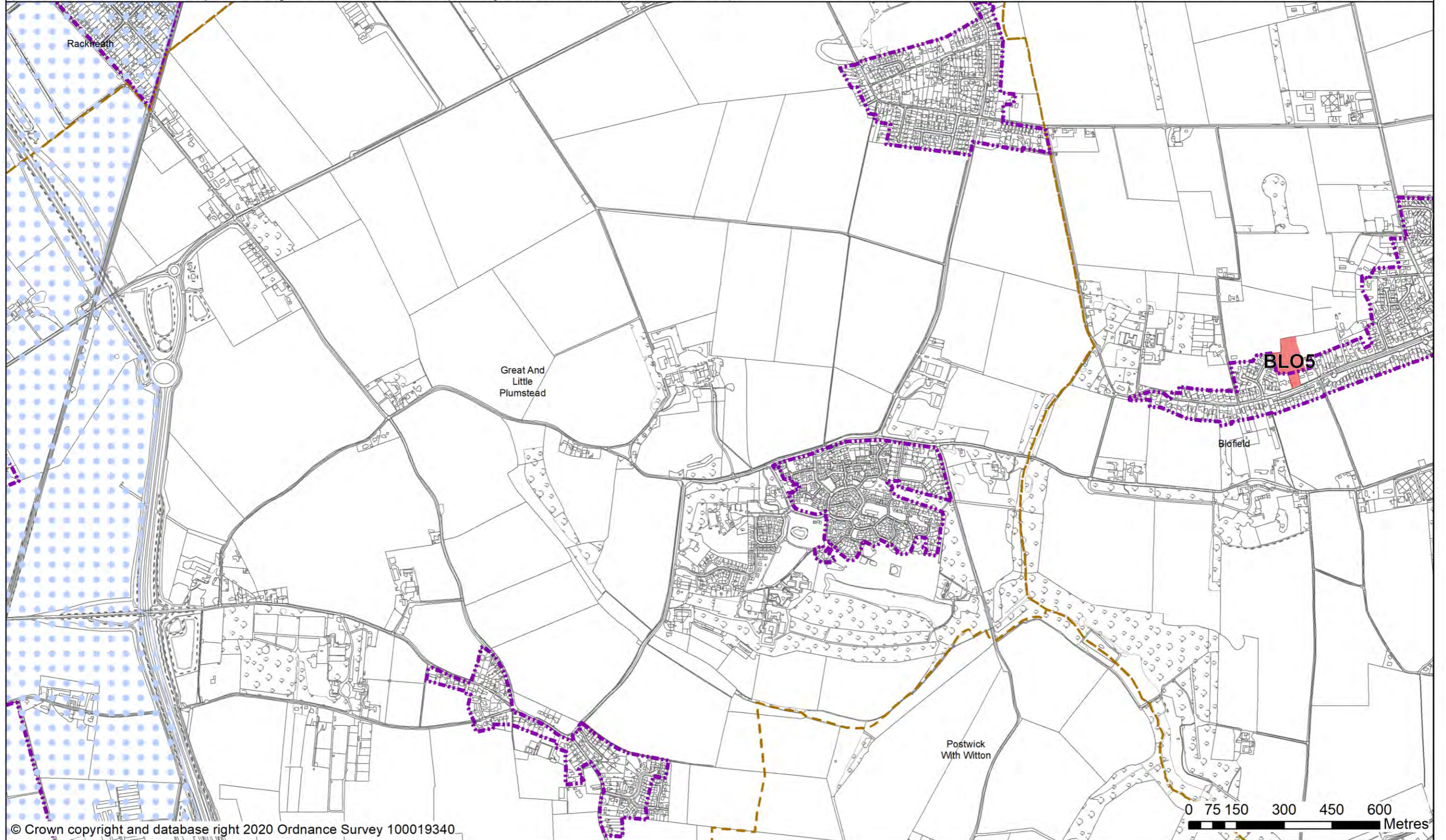
Great & Little Plumstead

- 6.50 Great and Little Plumstead is not clustered with other settlements under Policy 7.4 as the school catchment does not extend to adjoining villages. There is currently capacity at the school. Services include a village hall and public transport service.
- 6.51 Great and Little Plumstead has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2015 and covers the period to 2034. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 6.52 Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 171 dwellings with planning permission on a number of sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.





GREAT AND LITTLE PLUMSTEAD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary

N
Scale at A3:
1:11,000
Date: 27/10/2020

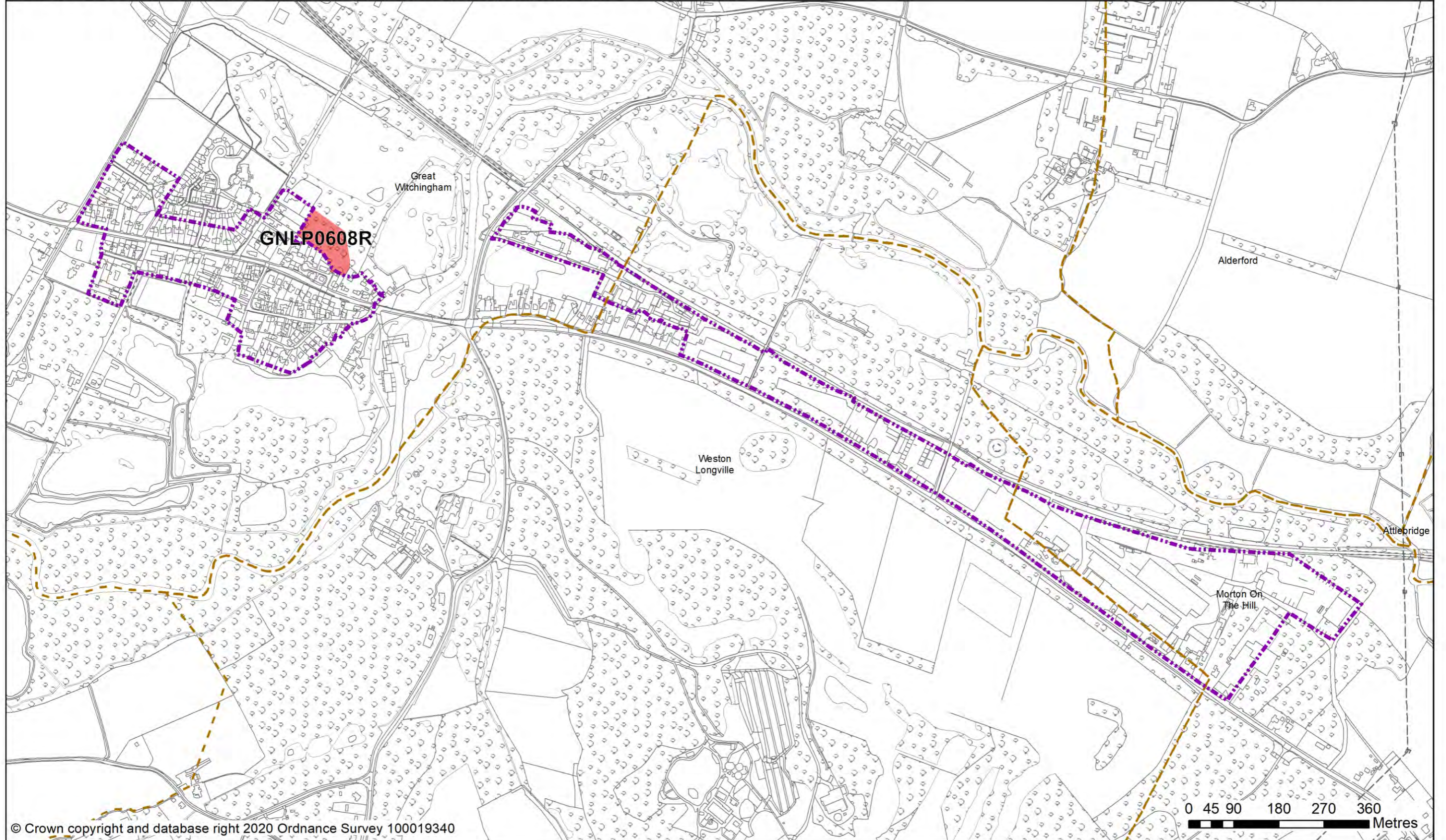
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton-on-the-Hill

- 6.53 The catchment of Great Witchingham Primary Academy brings Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill into a village cluster under Policy 7.4. The school has significant capacity issues and it is very small and landlocked.
- 6.54 It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the Great Witchingham cluster. The cluster has a range of facilities including a primary school, food shop, pub, petrol station, doctor's surgery and industrial estate.
- 6.55 One site is identified as a housing allocation, providing for approximately 20 new homes in the cluster. There are no carried forward residential allocations but there is a total of 30 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 50 homes between 2018-2038.
- 6.56 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.



LENWADE (GT. WITCHINGHAM)

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:7,000

N



Date: 27/10/2020

New allocation

Policy GNLP0608R: Land at Bridge Farm Field, St Faiths Close, Great Witchingham

- 6.57 The site at Bridge Field Farm, St Faiths Close is allocated for residential development subject to the promoter being able to demonstrate that vehicular access is achievable as there appears to be a ransom strip between the offered land and the highway.
- 6.58 This site is underlain by sand and gravel so Norfolk Minerals and Waste Core Strategy Policy CS16 would apply if the site size is increased above 1 hectare.

Policy GNLP0608R

Land at Bridge Farm Field, St Faiths Close, Great Witchingham, 0.72ha is allocated for residential development. The site is likely to accommodate approximately 20 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

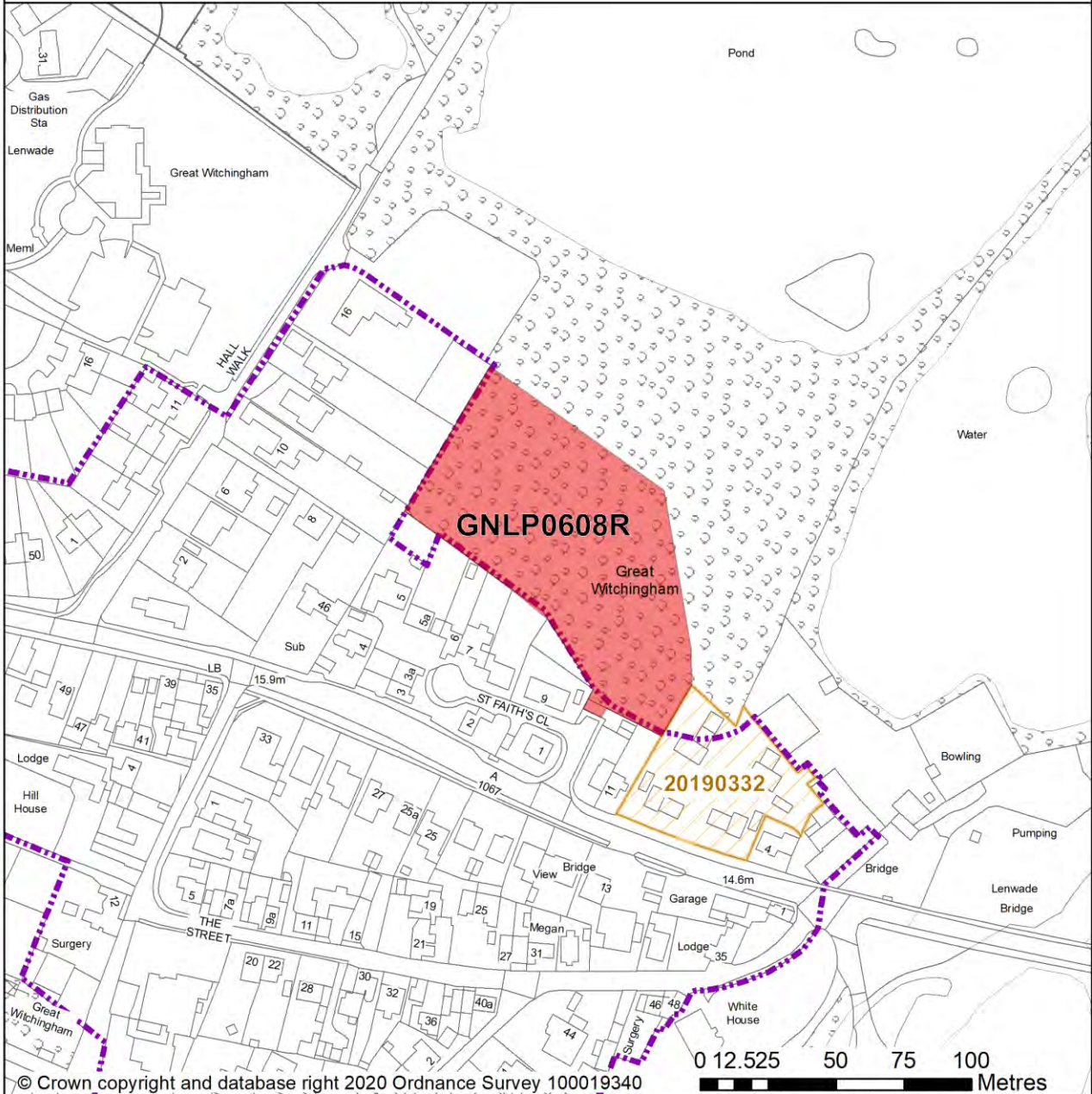
The development will be expected to address the following specific matters:

1. Access will be from St Faiths Close onto the A1067.
2. Trees to the north of the site should be retained where possible.
3. Any development must conserve and enhance the significance of the grade II listed Bridge House to the east of the site, including any contribution made to that significance by setting.
4. There are small areas of surface water flood risk in southern section which may need to be addressed.

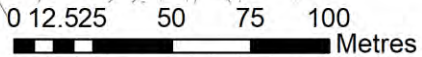
GREAT WITCHINGHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0608R
 LOCATION: Land at Bridge Farm Field
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.72 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 04/11/2020

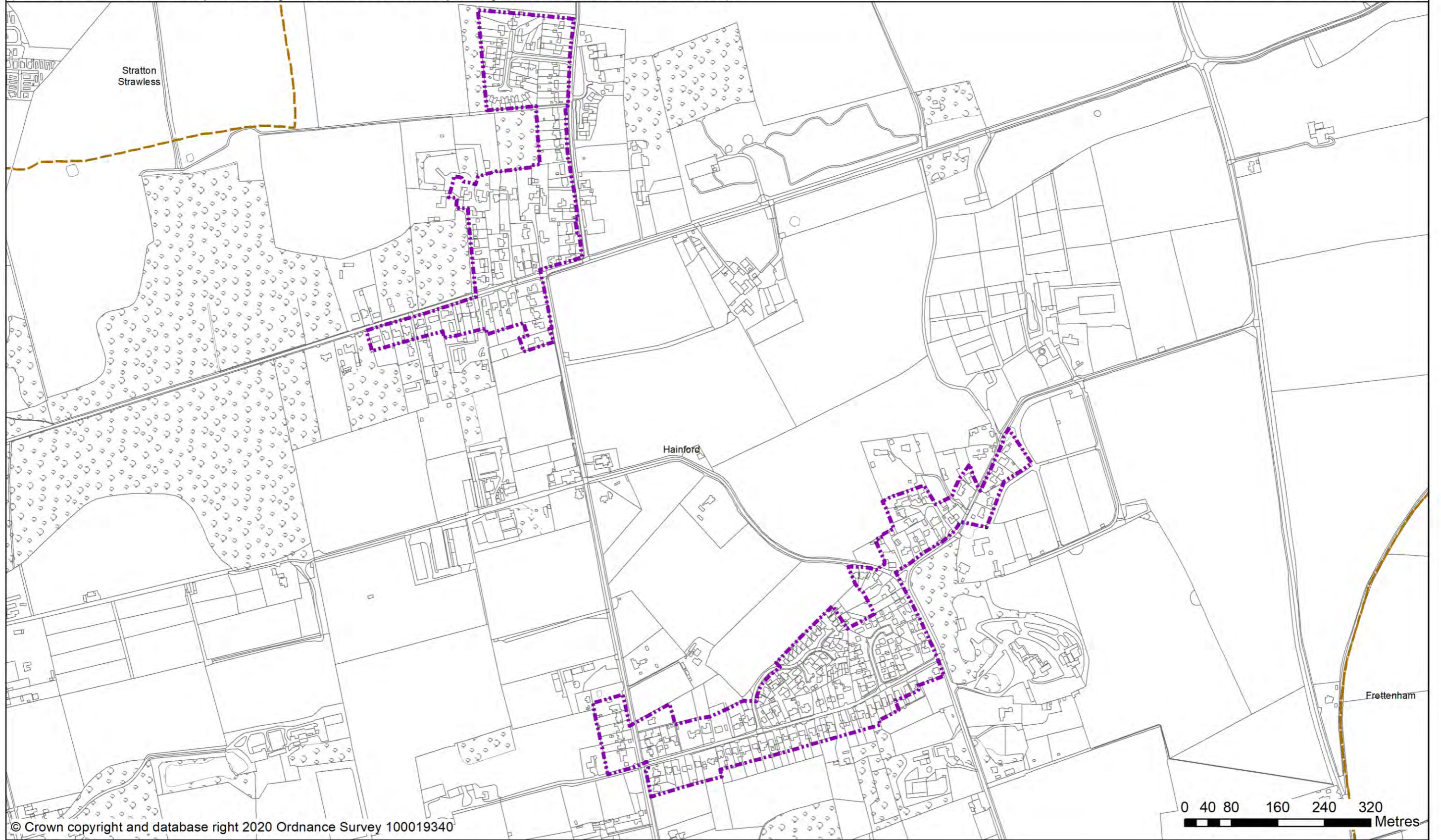
Hainford And Stratton Strawless

- 6.59 The catchment of Hainford Primary School brings Hainford together with Stratton Strawless into a village cluster under Policy 7.4. The school currently has capacity, but is landlocked which would prevent further expansion. In addition to the primary school, services in the cluster include a village hall and public transport service.
- 6.60 Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 9 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.

HAINFORD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:6,000

N



Date: 27/10/2020

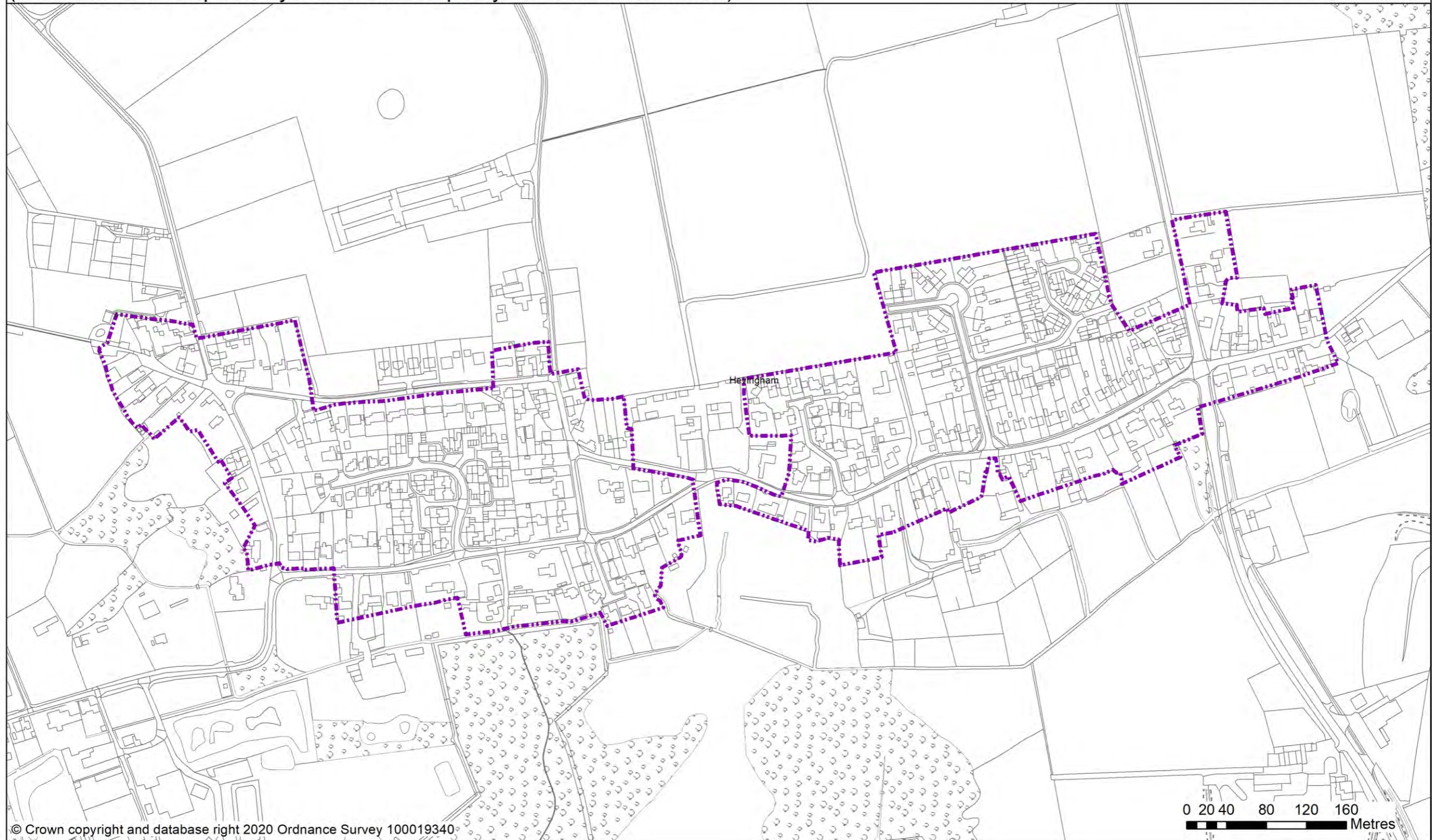
Hevingham

- 6.61 Hevingham is not clustered with other settlements under Policy 7.4 as the school catchment does not extend to adjoining villages. The school is currently close to capacity, but is not landlocked so there is potential for expansion. In addition to the primary school, services include a village hall, pub and public transport.
- 6.62 Whilst it is considered the cluster could accommodate development of 20-50 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 4 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.



HEVINGHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:3,500
Date: 27/10/2020

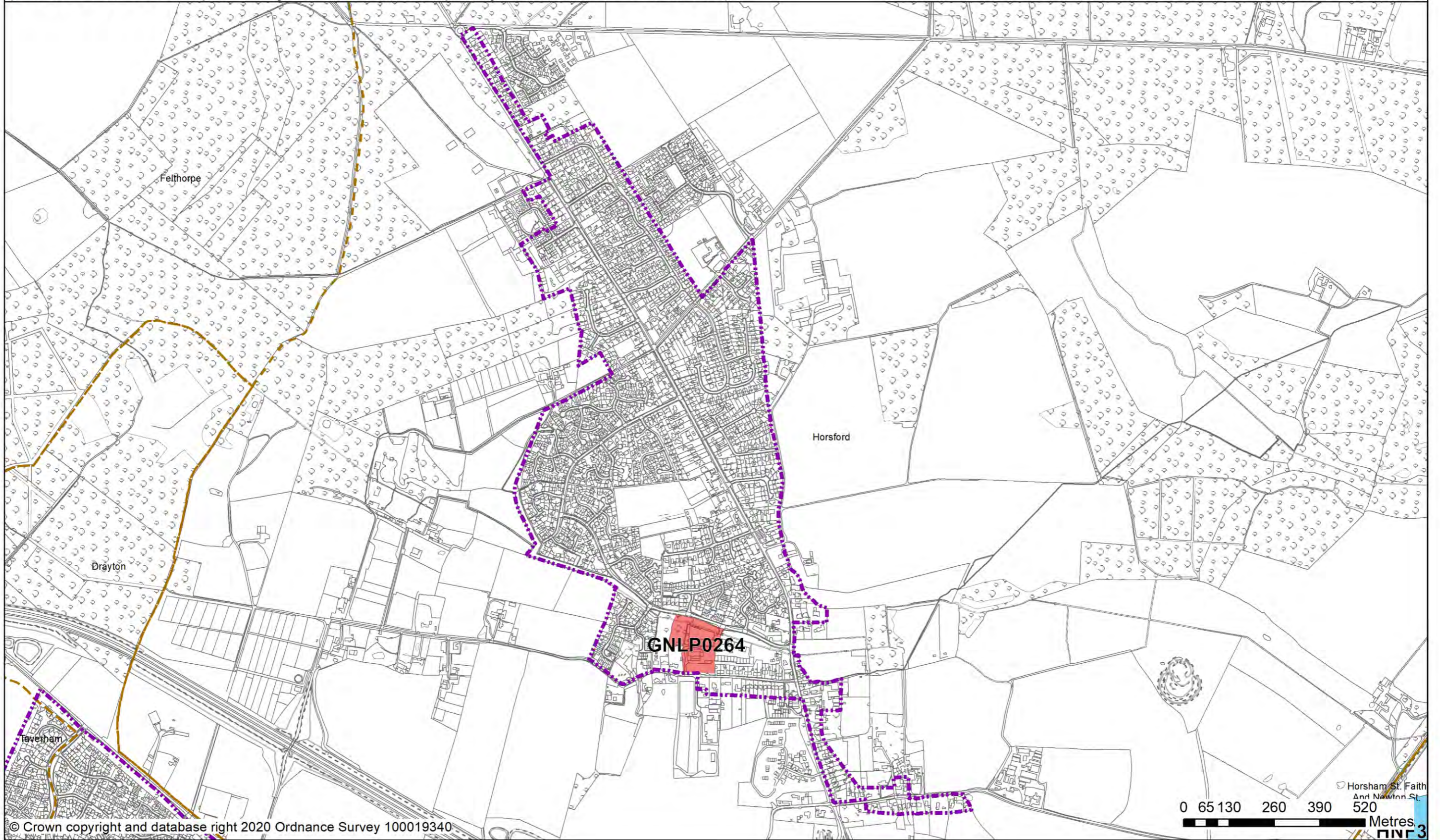
Horsford, Felthorpe and Haveringland

- 6.63 The catchment of Horsford Primary School brings Horsford, Felthorpe and Haveringland into a village cluster under Policy 7.4. The school currently has limited capacity.
- 6.64 It is considered that as well as existing commitments and windfall development, approximately 20-50 new homes are appropriate for the Horsford cluster. In addition to the primary school, services include a shop, doctor's surgery, village hall, library and public house.
- 6.65 One site is identified as a housing allocation, providing for 45 new homes in the cluster. There are no carried forward residential allocations but there is a total of 398 additional dwellings with planning permission on a variety of sites. This gives a total deliverable housing commitment for the cluster of between 443 homes between 2018-2038.
- 6.66 Horsford has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2018 and covers the period to 2038. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 6.67 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.





HORSFORD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:10,000

Date: 27/10/2020

New allocation

Policy GNLP0264: Dog Lane, Horsford

6.68 This proposal at Dog Lane is for the redevelopment of a soft play centre and other commercial premises. It has been allocated for residential development as it is a brownfield sites which is well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered. The site is only acceptable for development if access is taken from Horsbeck Way as Dog Lane and it's junction with the Holt Road are not suitable for additional traffic.

Policy GNLP0264

Dog Lane, Horsford, (approx. 1.78ha) is allocated for residential development. The site is likely to accommodate approximately 45 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

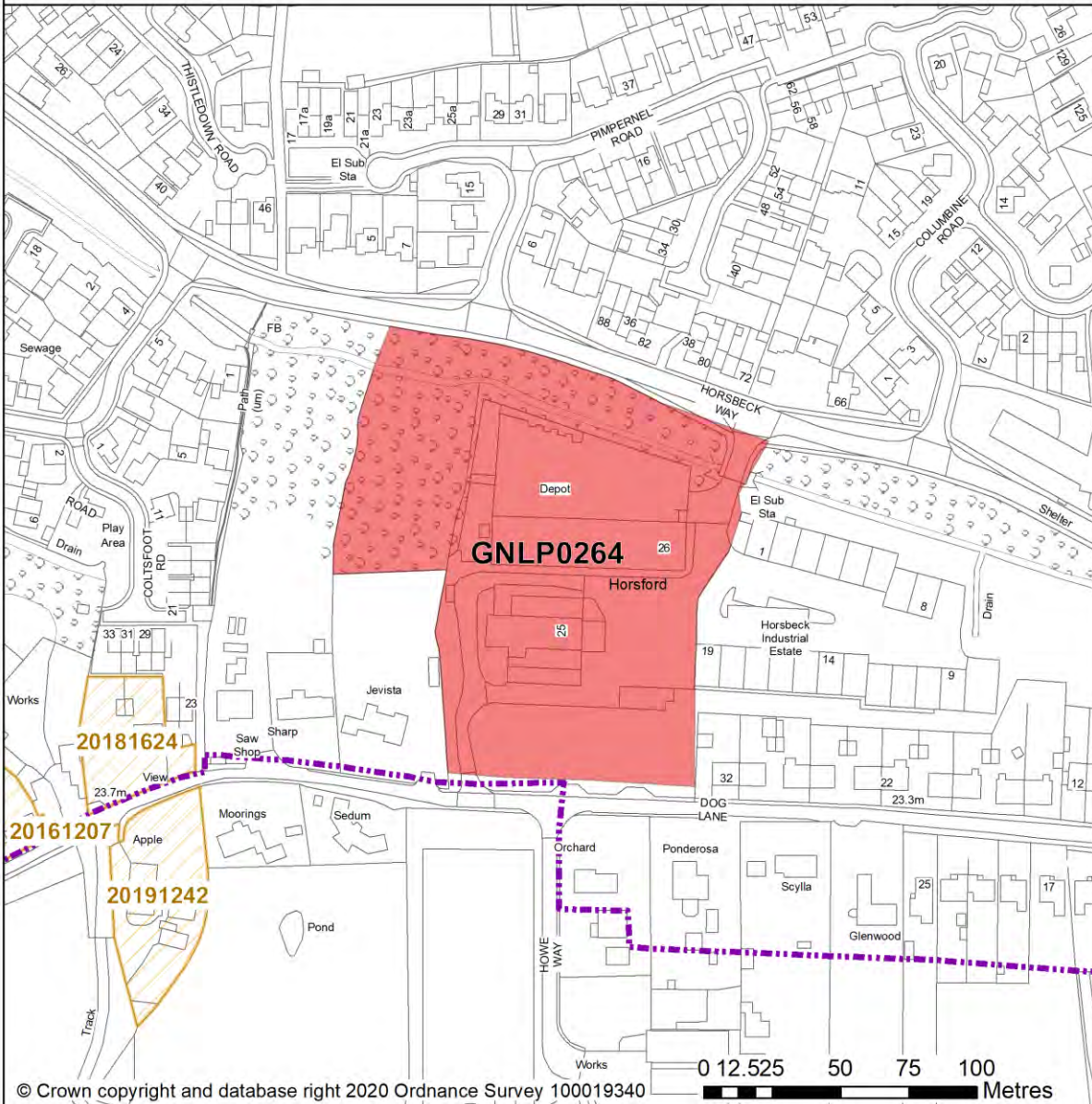
1. Vehicular access will be from Horsbeck Way.
2. Provision of enhanced pedestrian crossing facility and the access would need to be modified to enhance pedestrian facilities and walk to school routes.

The site intersects with a water course. A WFD compliance assessment for the watercourse receiving the runoff will be needed. A buffer of 20m between the watercourse and gardens will need to be maintained and opportunities for riparian habitat restoration will need to be secured.

HORSFORD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0264
 LOCATION: Dog Lane
 ALLOCATION: Residential development (45 dwellings)
 SITE AREA: 1.78 ha



- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000

N



*new and extant permission at 1st April 2020

Date: 04/11/2020

Horsham St Faith and Newton St Faith

- 6.69 The catchment of St. Faiths Primary School brings Horsham St Faith and Newton St Faith into a village cluster under Policy 7.4. St Faiths Primary School has some capacity. The site is not entirely 'landlocked' but the available land for expansion is limited.
- 6.70 It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Horsham and Newton St Faith cluster. Horsham St Faith and Newton St Faith contains a range of services including a primary school, village hall, food shop and public transport.
- 6.71 One site is identified as a preferred option, providing for 50 new homes in the cluster. There is one carried forward residential allocation for 60 homes and a total of 6 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 124 homes between 2018 – 2038.
- 6.72 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

New allocation

Policy GNLP0125R: Land to the west of West Lane, Horsham St Faith

6.73 This site to the west of West Lane is proposed for residential allocation recognising that a sensitive design will be required due to its proximity to heritage assets including the Grade I listed church of St Mary and St Andrew and St Faith Priory which is a scheduled monument.

Policy GNLP0125R

Land to the west of West Lane, Horsham St Faith (approx. 2.31ha) is allocated for residential development. The site is likely to accommodate approximately 50 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

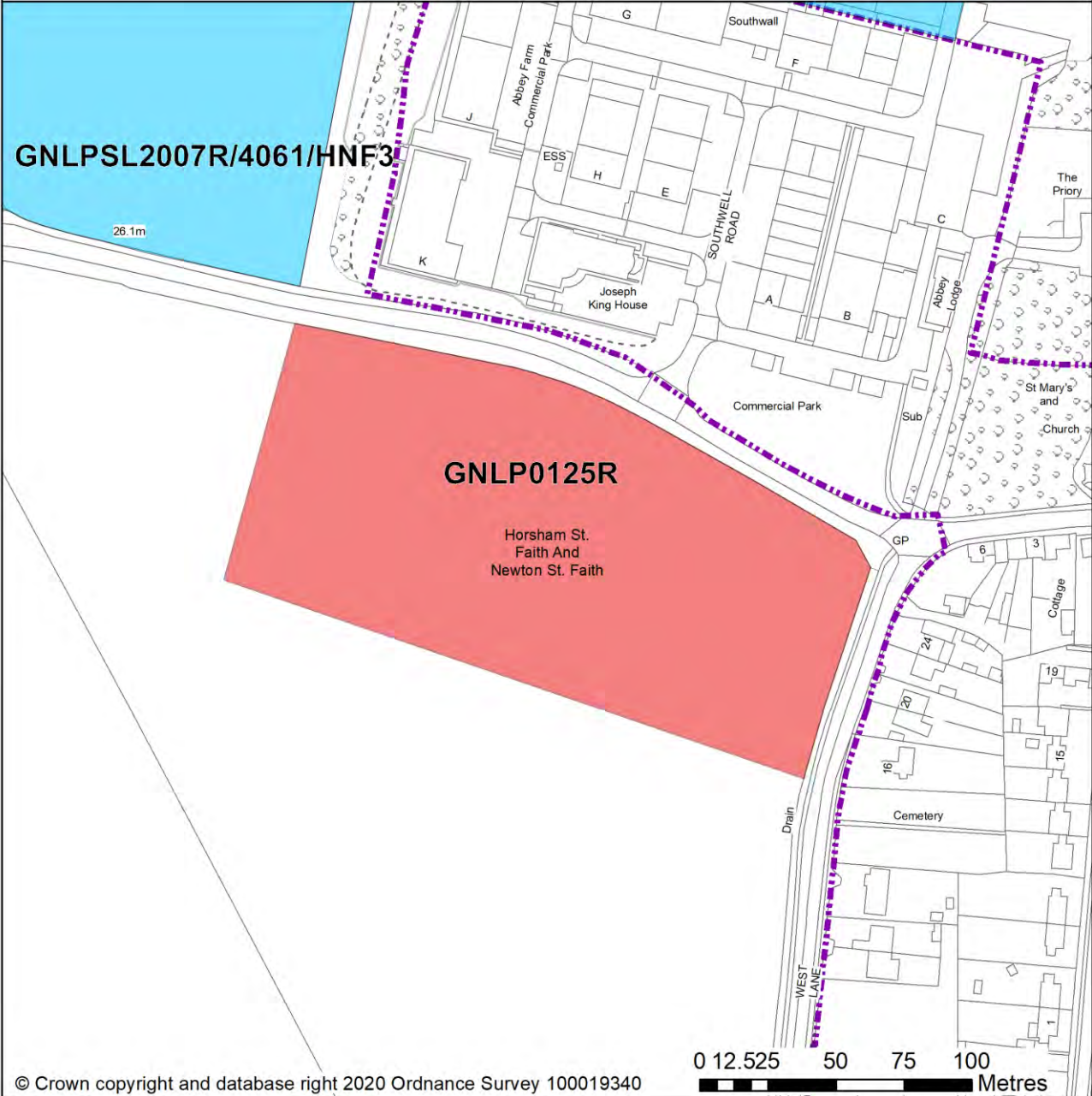
The development will be expected to address the following specific matters:

1. Provision of frontage footways and carriageway widening.
2. Implementation of any improvements required to the walking route to school, particularly at junctions en-route.
3. Provision of two vehicular accesses
4. Any development must conserve and enhance the significance of the grade I listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting. This includes but is not limited to a sensitive design and layout. Due to the sensitivities of this site a Heritage Impact Assessment will be required.

HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNL0125R
 LOCATION: Land to the west of West Lane
 ALLOCATION: Residential development (50 dwellings)
 SITE AREA: 2.31 ha

GREATER NORWICH LOCAL PLAN
 SITE ALLOCATION FOCUS MAP



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- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A4:
 1:2,000



*new and extant permission at 1st April 2020

Date: 06/11/2020

Existing allocations to be carried forward

Policy HNF1: Land east of Manor Road, Newton St Faith

6.74 This site to the east of Manor Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan, although planning permission has been granted (20182043). The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 60 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

Policy HNF1

Land east of Manor Road, Newton St Faith (approx. 2.53 ha), is allocated for residential development. This will accommodate approximately 60 homes.

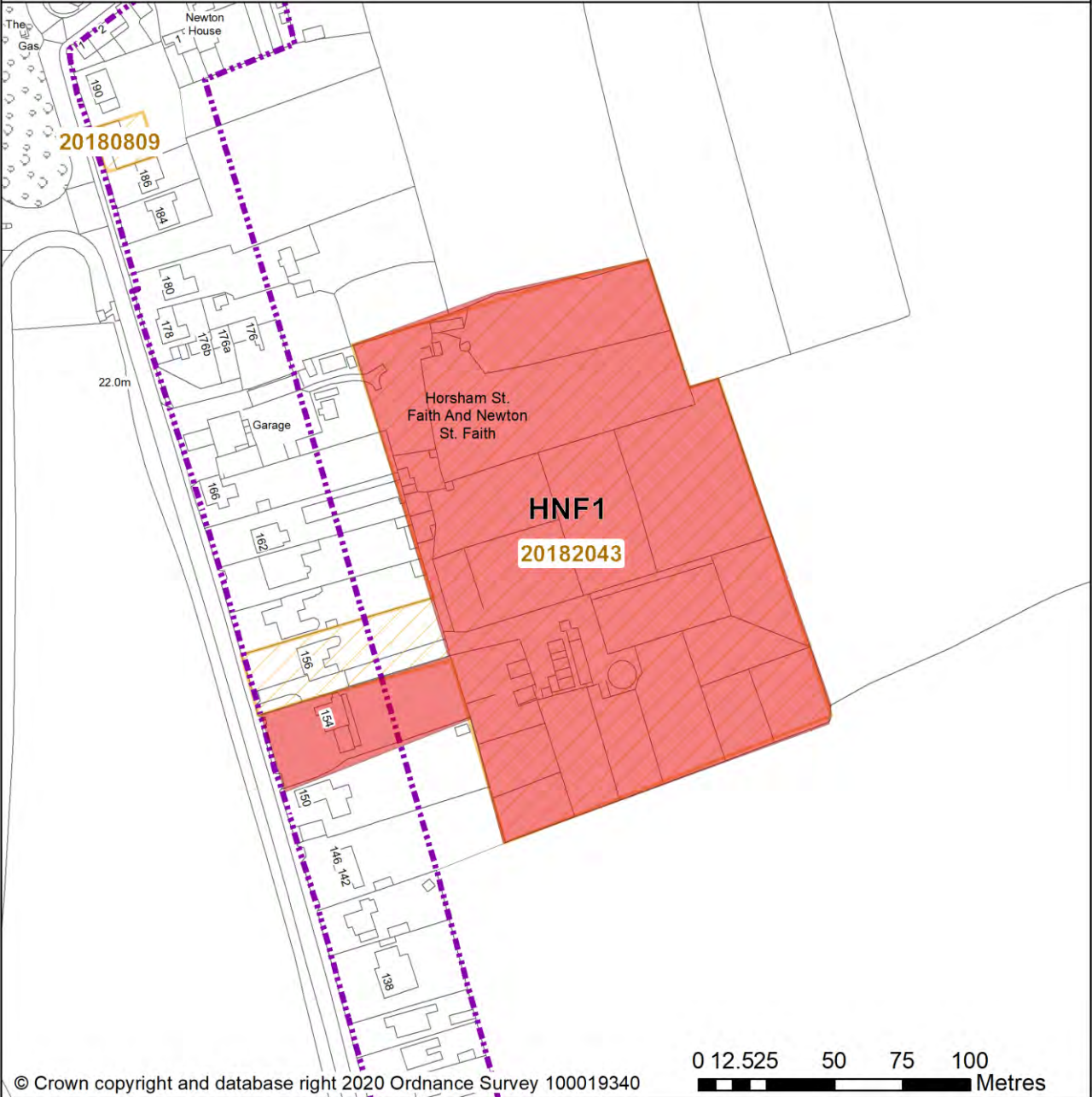
The development will be expected to address the following specific matters:

1. Further investigation in respect of contamination will be required.
2. Access (vehicular and pedestrian) should be via Manor Road.
3. Off-site improvements to the highway network may also be necessary which might include a footway link to the school, provision of a crossing point and upgrading/widening the existing path.
4. Potential to include play space on-site.
5. The site is in close proximity of a Major Aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
6. Any development must conserve and enhance the significance of the grade II listed Middle Farmhouse and Granary to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the eastern site boundary.

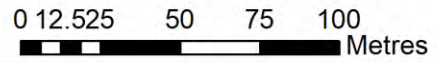
HORSHAM & NEWTON ST FAITH

SITE REFERENCE: HNF1
 LOCATION: Land east of Manor Road
 ALLOCATION: Residential development (60 dwellings)
 SITE AREA: 2.53 ha

GREATER NORWICH LOCAL PLAN
 SITE ALLOCATION FOCUS MAP



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
 1:2,000



*new and extant permission at 1st April 2020

Date: 06/11/2020

Policy HNF2/GNLP0466R: Land east of the A140 and north of Norwich International Airport, Horsham St Faith

6.75 This site to the east of the A140 and north of Norwich Airport was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is allocated for a full range of employment/commercial development, including those benefitting from a location close to the airport.

Strategic Allocation

Policy HNF2/ GNLP0466R

Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35ha) is allocated for employment uses. This will be to provide a full range of employment uses including for those benefitting from a location close to the airport.

It is expected:

1. Uses to be within use classes E(g), B2 and B8, with a maximum of 50% of total floorspace to be within any one use class.
2. Substantial tree belts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties. Civil Aviation Authority guidance should be followed to ensure aviation hazards posed by wildlife are minimised
3. Access to be provided directly from the A140 Northern Distributor Road interchange, with a possible second point of access from the northern part of the site to the A140.
4. A masterplan is to be produced for the site showing a coordinated approach to bringing forward the development, particularly in relation to access provision including coordination with the NDR any necessary off-site highway improvements, and the early provision of landscaping to mitigate visual impacts. Accordingly, development is to be in two phases: Phase 1 the south-western, north-western and north-eastern parts of the site; Phase 2 the south-eastern portion.

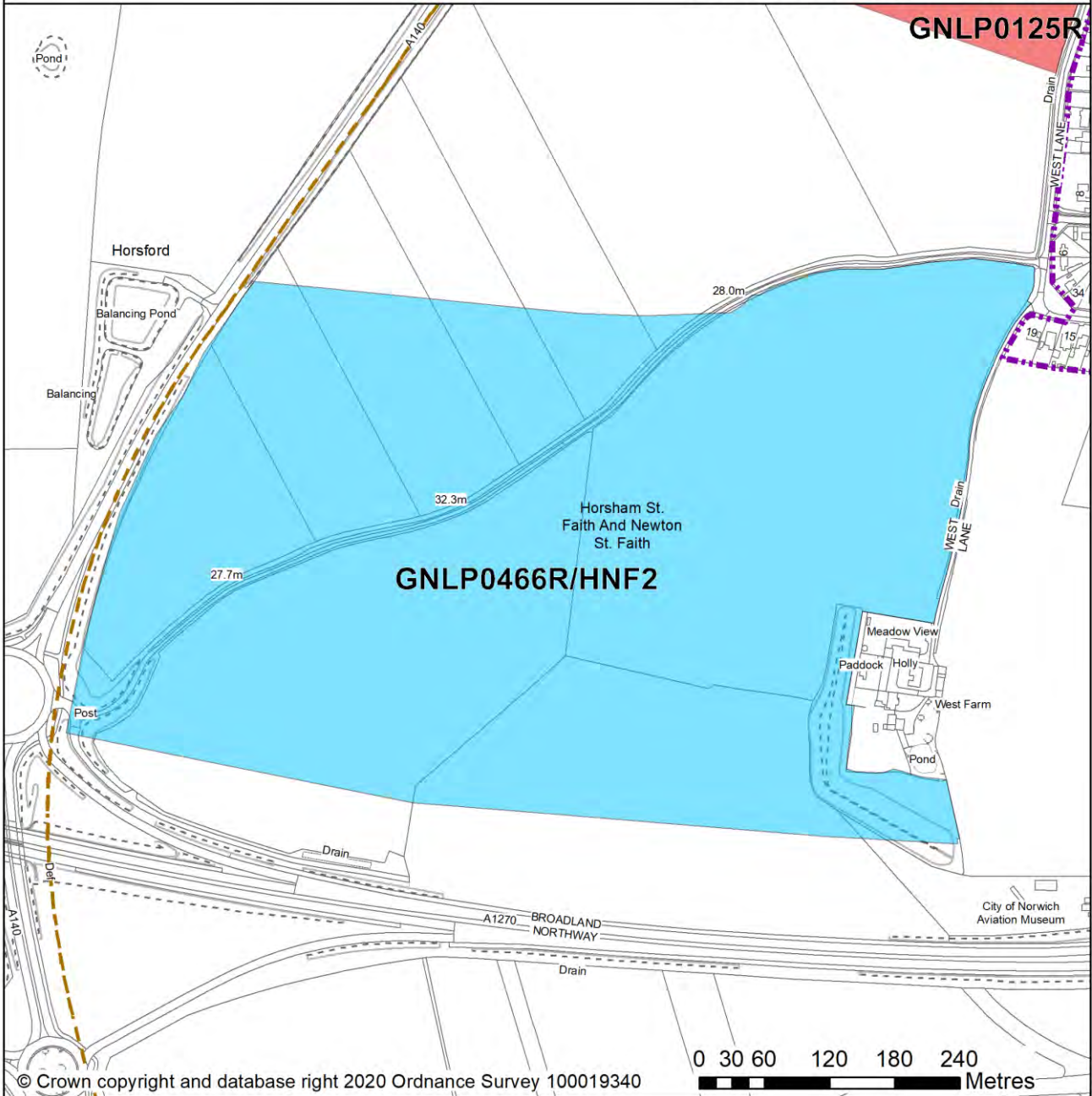
The development will be expected to address the following specific matters:

5. In order to achieve a range of employment uses (E(g) Business – offices, research and development, and light industry, B2 general industrial, B8 storage or distribution) and limit traffic generation it is envisaged that the amount of floorspace in one use class will not exceed 50% of the total floorspace within the overall development.
6. Phase 1, the major part (approx. 29.6ha), will reflect the provision of access being from the west, and the need to provide treebelts and landscaping to the north and eastern boundaries in the early stages.
7. Phase 2 (approx. 5.2ha) is expected to progress in the later stages of development as needed and related to the provision of infrastructure.
8. Further public transport, pedestrian, cycling and highway infrastructure improvements will need to be agreed with the Highway Authority.
9. Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.
10. The appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment.
11. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.
12. Archaeological investigation must be undertaken prior to any development.

HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNLP0466R/HNF2
 LOCATION: East of the A140/ north of Norwich Airport
 ALLOCATION: Employment
 SITE AREA: 35.34 ha

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP



- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A4:
 1:5,000



*new and extant permission at 1st April 2020

Date: 06/11/2020

Policy SL2007/GNLP4061/HNF3: Land at Abbey Farm Commercial, Horsham St Faith

6.76 Site HNF3 at Abbey Farm Commercial was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development with a small extension to include site GNLP4061, which is already partly built out.

Policy SL2007/ GNLP4061/ HNF3

Land at Abbey Farm Commercial, Horsham St Faith (approx. 4.39 ha) is allocated for employment uses (Use Classes E(g) B2, B8).

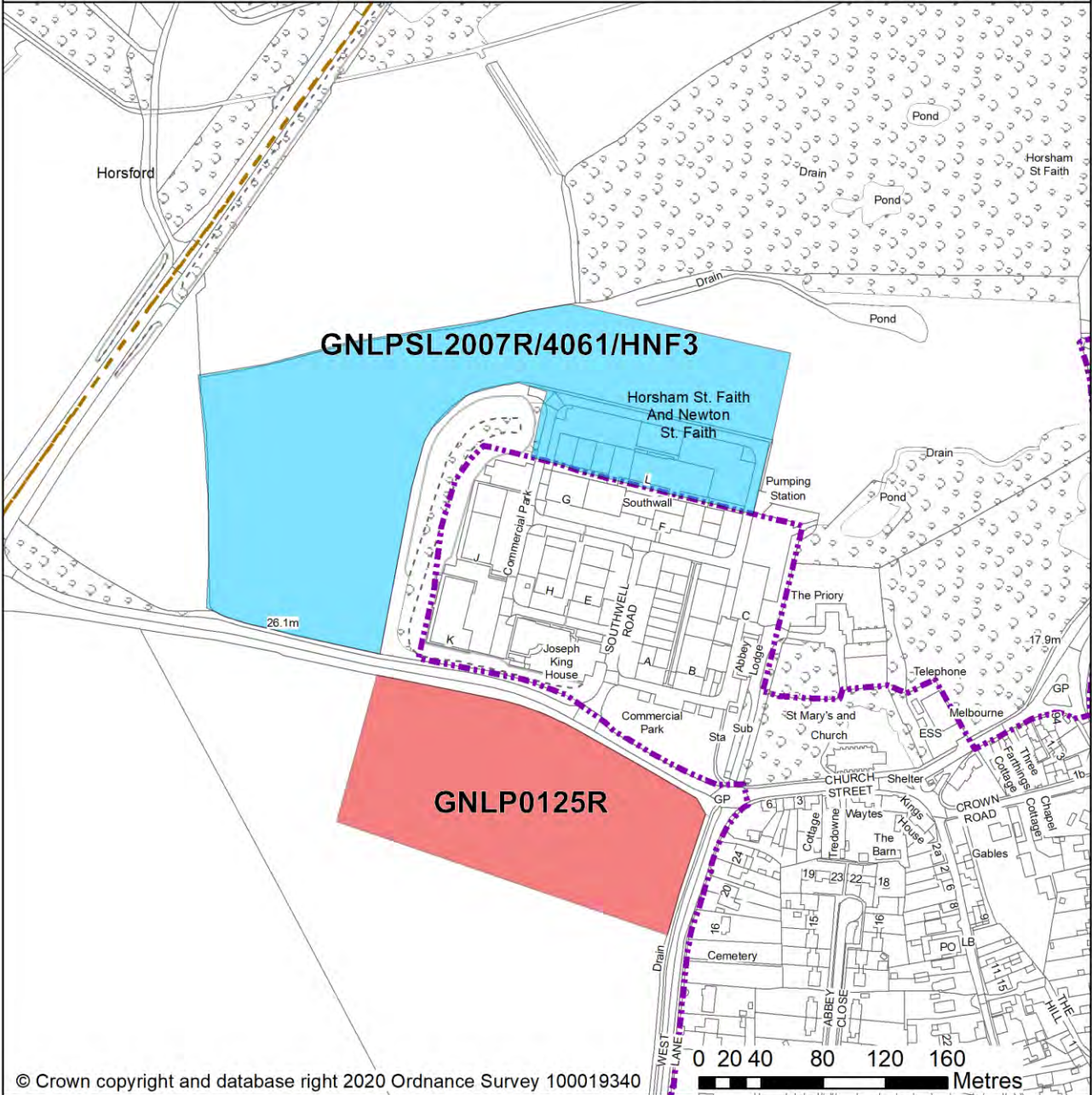
The development will be expected to address the following specific matters:

1. Vehicular access off Church Street either via the existing access or a new access.
2. Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.
3. The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology. Any development must also consider the archaeological sensitivity of proximity to the scheduled St Faith Priory, including any contribution made to that sensitivity by setting.
4. The site is adjacent to Horsham Meadows County Wildlife Site. Potential impacts of development on the local hydrology and changes in drainage must be addressed through any planning application

HORSHAM & NEWTON ST FAITH

SITE REFERENCE: GNLPSL2007/GNLP4016/HNF3
 LOCATION: Land at Abbey Farm
 ALLOCATION: Employment
 SITE AREA: 4.39 ha

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP



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- Housing Allocation
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A4:
 1:3,500



Date: 06/11/2020

*new and extant permission at 1st April 2020

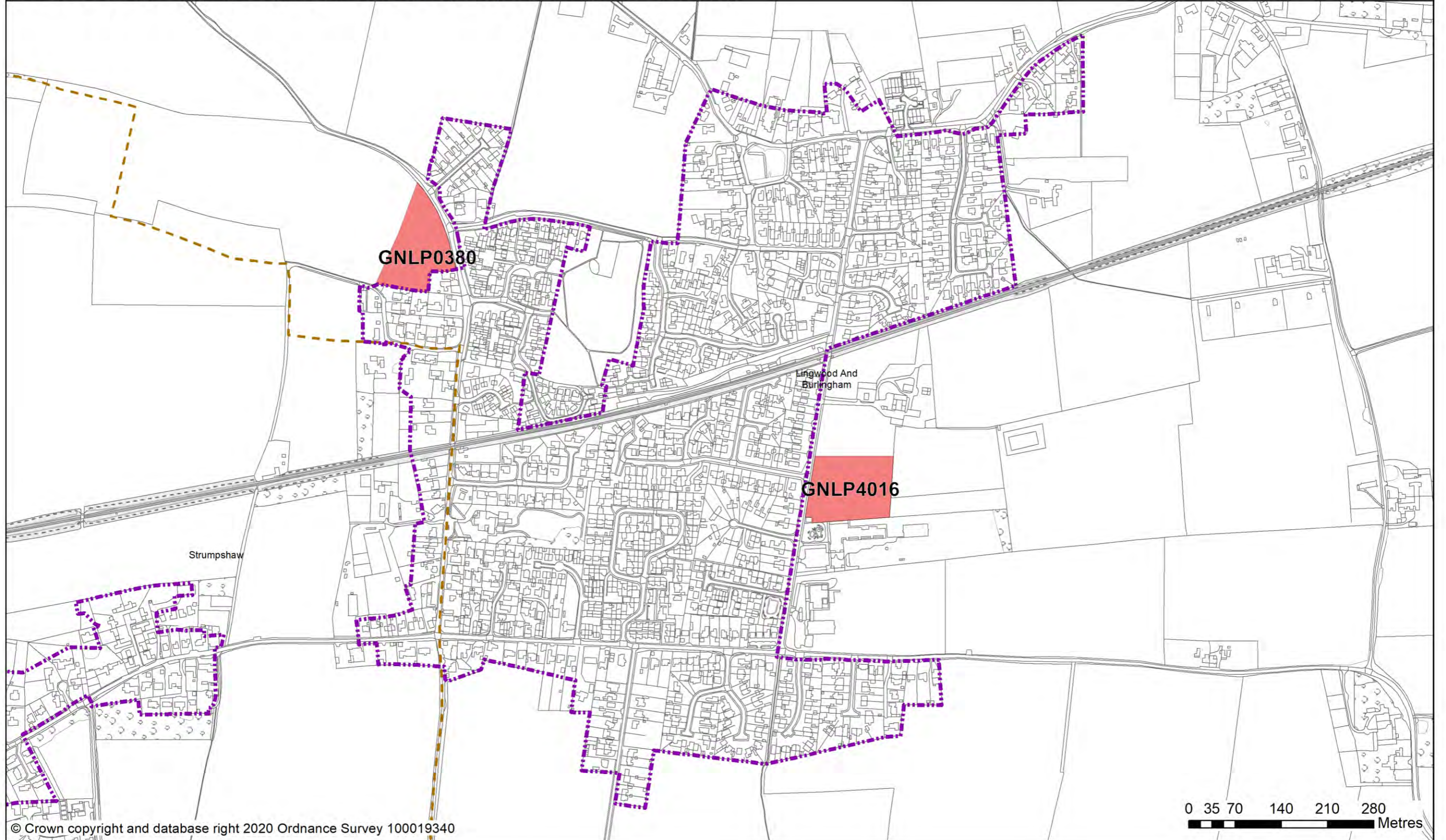
Lingwood And Burlingham, Strumpshaw and Beighton

- 6.77 The catchment area of Lingwood Primary School brings Lingwood and Burlingham, together with Beighton and Strumpshaw into a village cluster under Policy 7.4. Space at Lingwood Primary School is forecast to be taken up in future years but as well as windfall development, Norfolk County Council (as education authority) would accept development in the order of 50-60 new homes. The cluster has a range of facilities including a primary school, village hall, recreation land, food shop and access to public transport (including a train station).
- 6.78 Consequently, two sites are allocated, providing for a total of 60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 77 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 137 homes between 2018 – 2038.
- 6.79 Strumpshaw has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2014 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 6.80 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.




LINGWOOD AND BURLINGHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:5,300

N

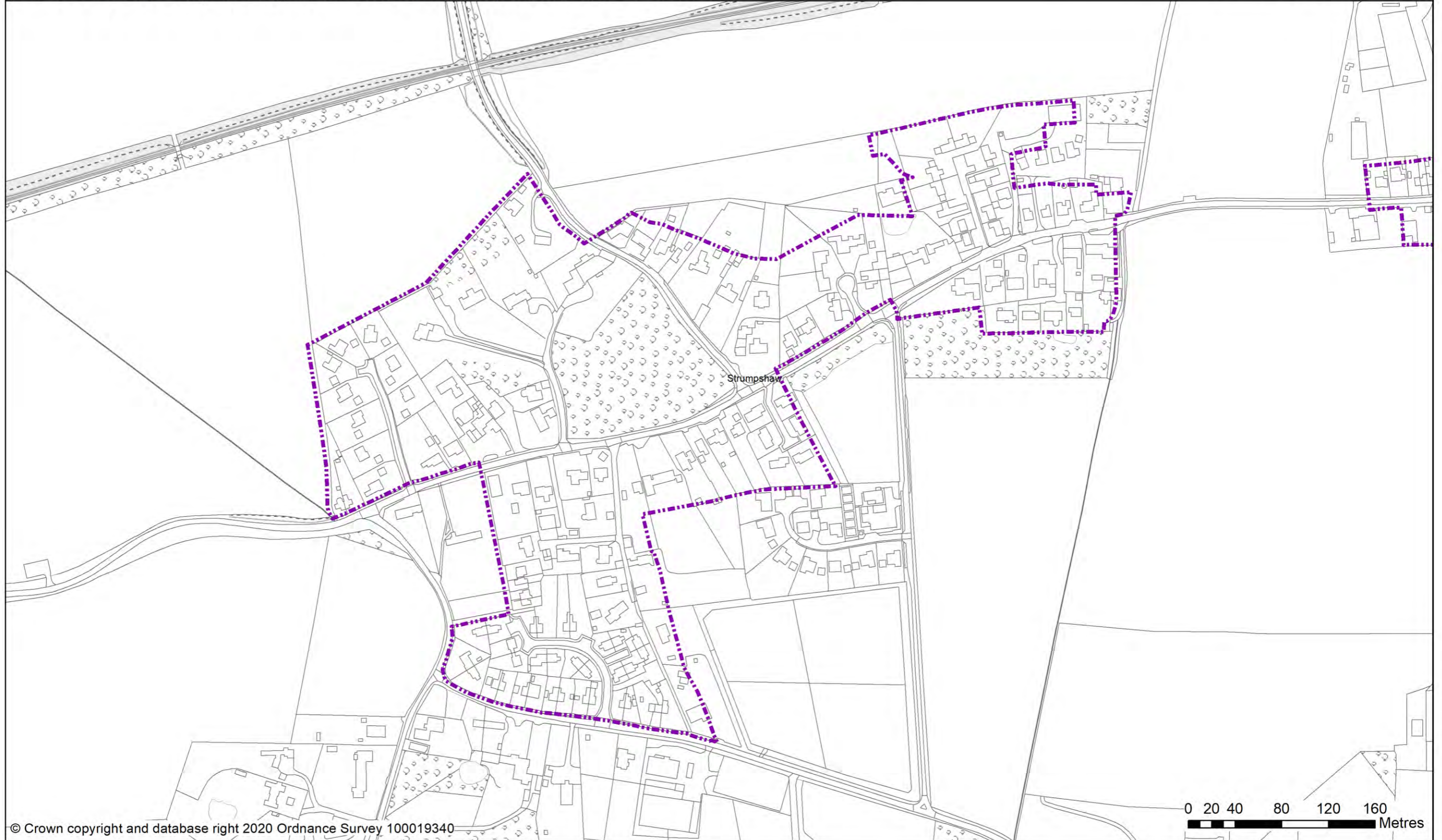


Date: 05/11/2020

STRUMPSHAW

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Settlement Boundary

 Parish Boundary

Scale at A3:
1:3,000
Date: 05/11/2020

New allocations

Policy GNLP0380: West of Blofield Road, Lingwood

6.81 This site to the west of Blofield Road is allocated for residential development as with a sensitive design it would act as a gateway site into the village when approached from the west.

Policy GNLP0380

West of Blofield Road, Lingwood (approx. 1.05ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

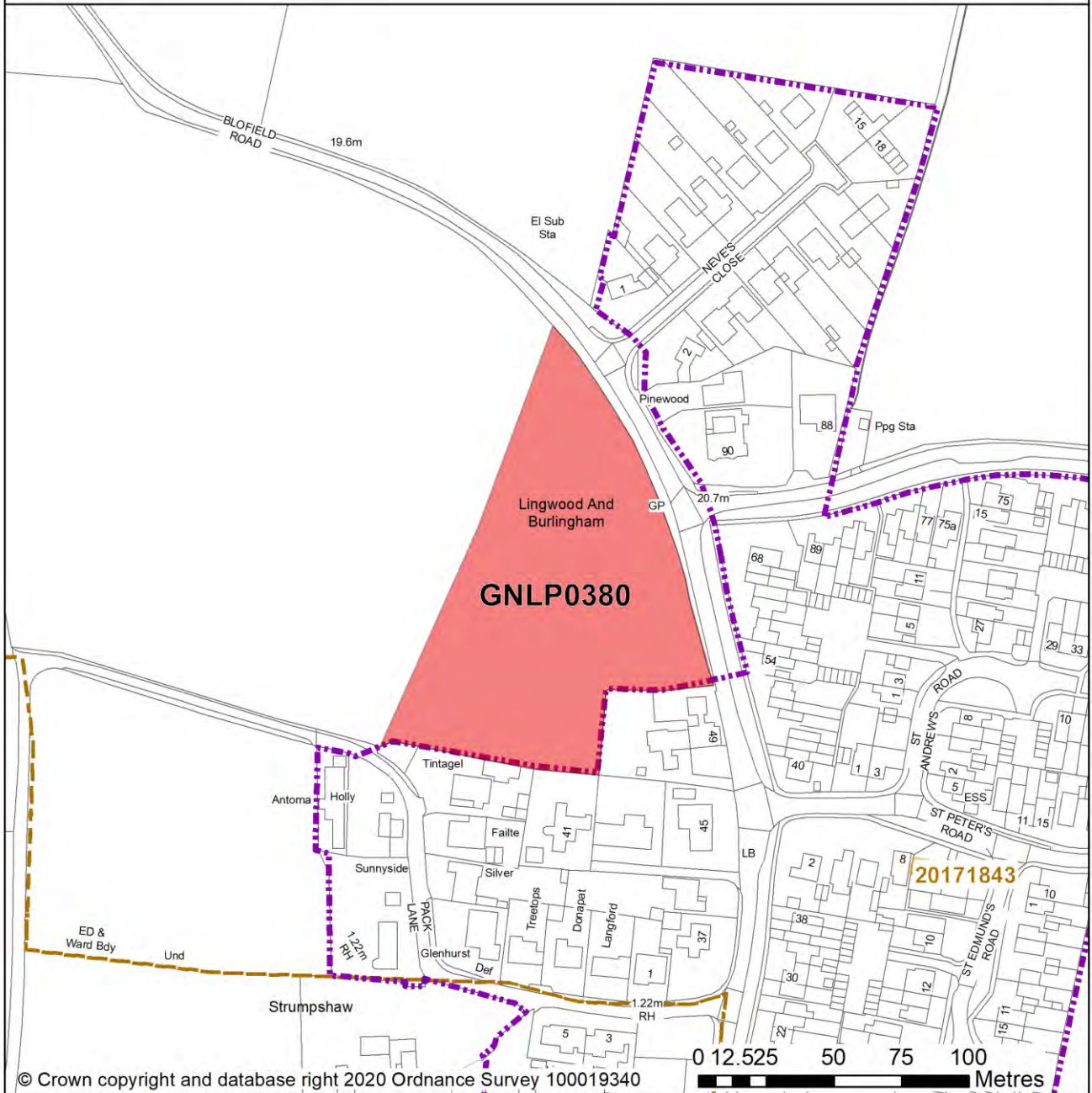
The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Blofield Road. Removal of significant tree may be required to facilitate visibility.
2. Frontage footway to be provided to join up with existing.
3. Speed limit enhancement to manage vehicle speeds along the frontage of the site
4. Landscaping to the western boundary to screen views of the development as viewed from the west
5. As a gateway site to the village it should be developed with a visible frontage and sensitive design to create a sense of place

LINGWOOD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0380
 LOCATION: West of Blofield Road
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 1.05 ha



- Housing Allocation
- Settlement Boundary
- Commitment*
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Policy GNLP4016: East of Station Road, Lingwood

6.82 This site to the east of Station Road is allocated for residential development as it is well located adjacent to the Primary school, village hall and recreation ground and not too far from the railway station.

Policy GNLP4016

East of Station Road, Lingwood (approx. 1.19ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

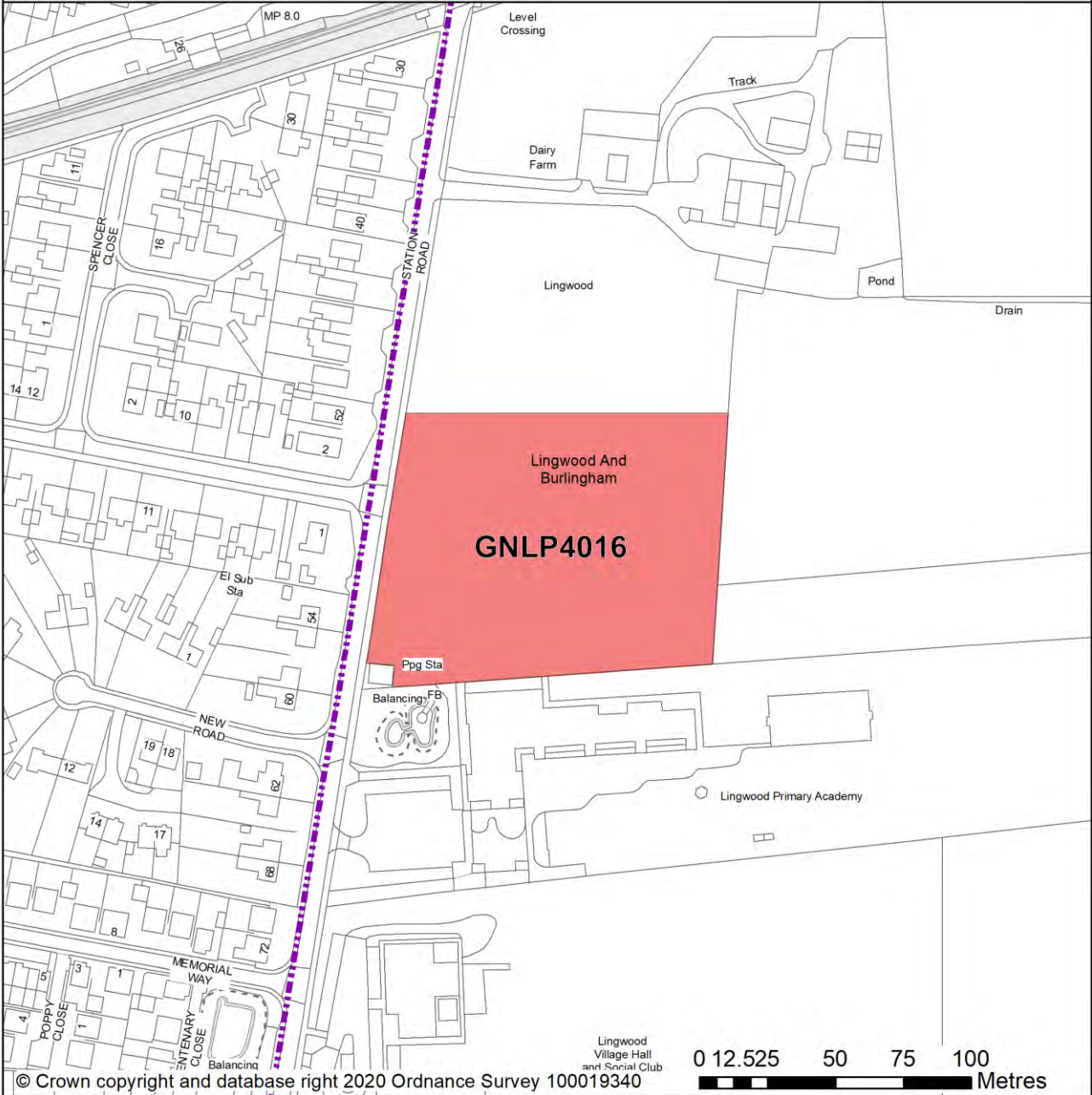
The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Station Road. The requirement to provide adequate visibility will likely result in the removal of frontage hedge and possibly trees.
2. A Transport Statement will be required with the implementation of any agreed measures.
3. A part time 20mph speed limit will be required in the vicinity of the school
4. The footway at the site frontage to the school will need to be widened to a minimum of 2.0m.

LINGWOOD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP4016
 LOCATION: East of Station Road
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 1.19 ha



- Housing Allocation
- Parish Boundary
- Settlement Boundary

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

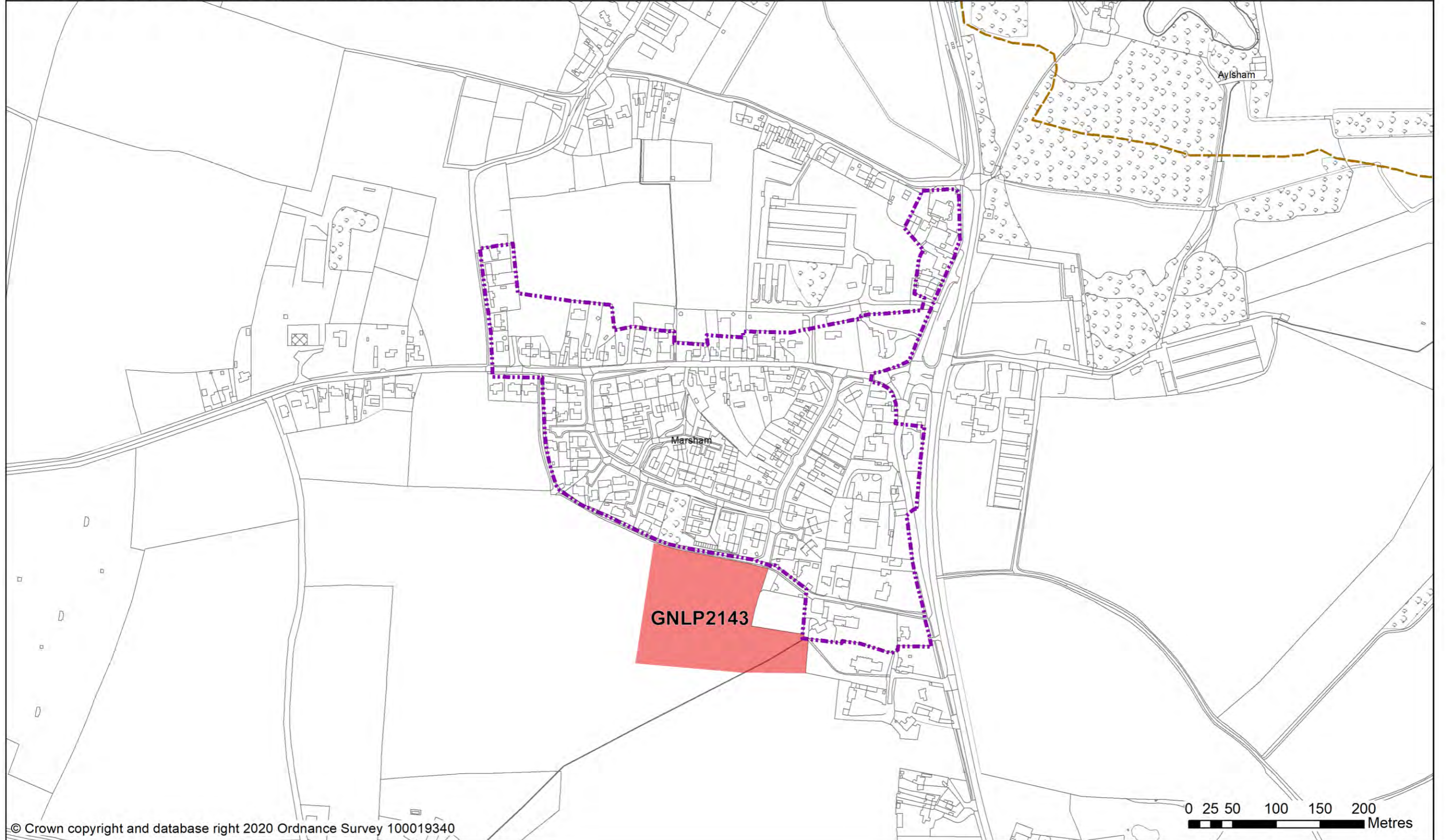
Marsham

- 6.83 Marsham is not clustered with other settlements under Policy 7.4 as the school catchment does not extend to adjoining villages. The school currently has spare capacity. Alongside the primary school, Marsham has a village hall and pub.
- 6.84 It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the settlement. The new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.
- 6.85 One site is identified as a housing allocation, providing 35 new homes in the cluster. There are no carried forward residential allocations but there is a total of 14 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 49 homes between 2018 – 2038.
- 6.86 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

MARSHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:4,000
Date: 27/10/2020

New allocation

Policy GNLP2143: Land south of Le Neve Road, Marsham

- 6.87 This site to the south of Le Neve Road is allocated for residential development. The historic nature of the setting is recognised and development will need to respect the setting of the adjacent Grade I listed church and nearby listed buildings as well as providing an extension to the cemetery.
- 6.88 There is currently not enough capacity in Aylsham Water Recycling Centre permit to accommodate development and no plans to upgrade in terms of flow in PR19, only plans to increase storage at intermittent CSOs. Development will therefore require phasing in line with upgrades to the Water Recycling Centre and evidence of liaison with Anglian Water on this matter will need to be provided.

Policy GNLP2143

Land south of Le Neve Road, Marsham (approx. 1.98 ha) is allocated for residential development and extension to the cemetery at All Saint Church. The site is likely to accommodate approximately 35 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

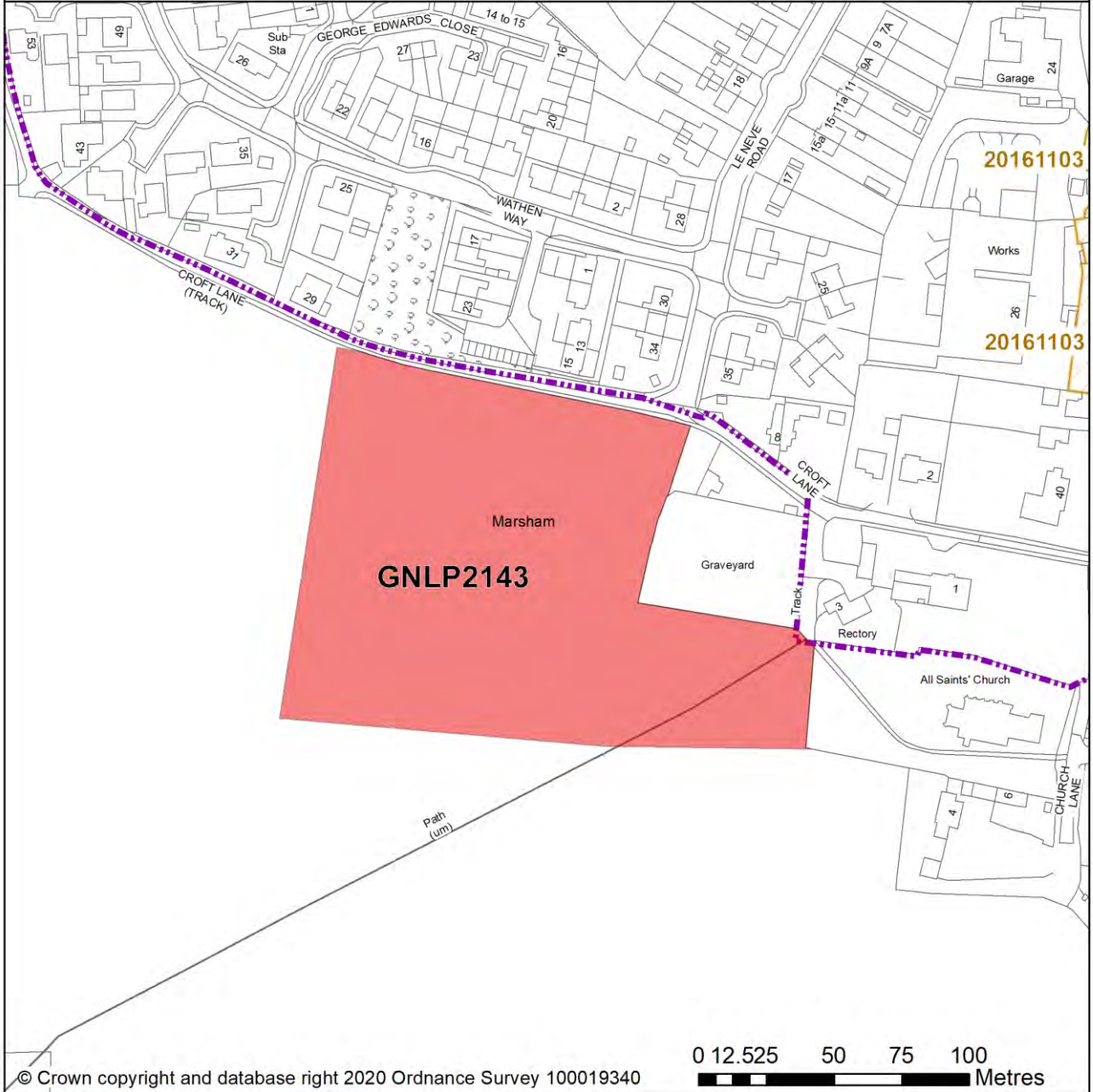
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be from Le Neve Road.
2. Land to be made available for 0.27ha extension to existing cemetery.
3. Any development must conserve and enhance the significance of the grade I listed Church of All Saints, the grade II listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the east of the site and a concept diagram showing where open space and landscaping would be located. Due to the sensitivities of this site a Heritage Impact Assessment will be required.
4. Safeguard existing public right of way in the south east corner.
5. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

MARSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2143
 LOCATION: Land south of Le Neve Road
 ALLOCATION: Residential development (35 dwellings)
 SITE AREA: 1.98 ha



- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

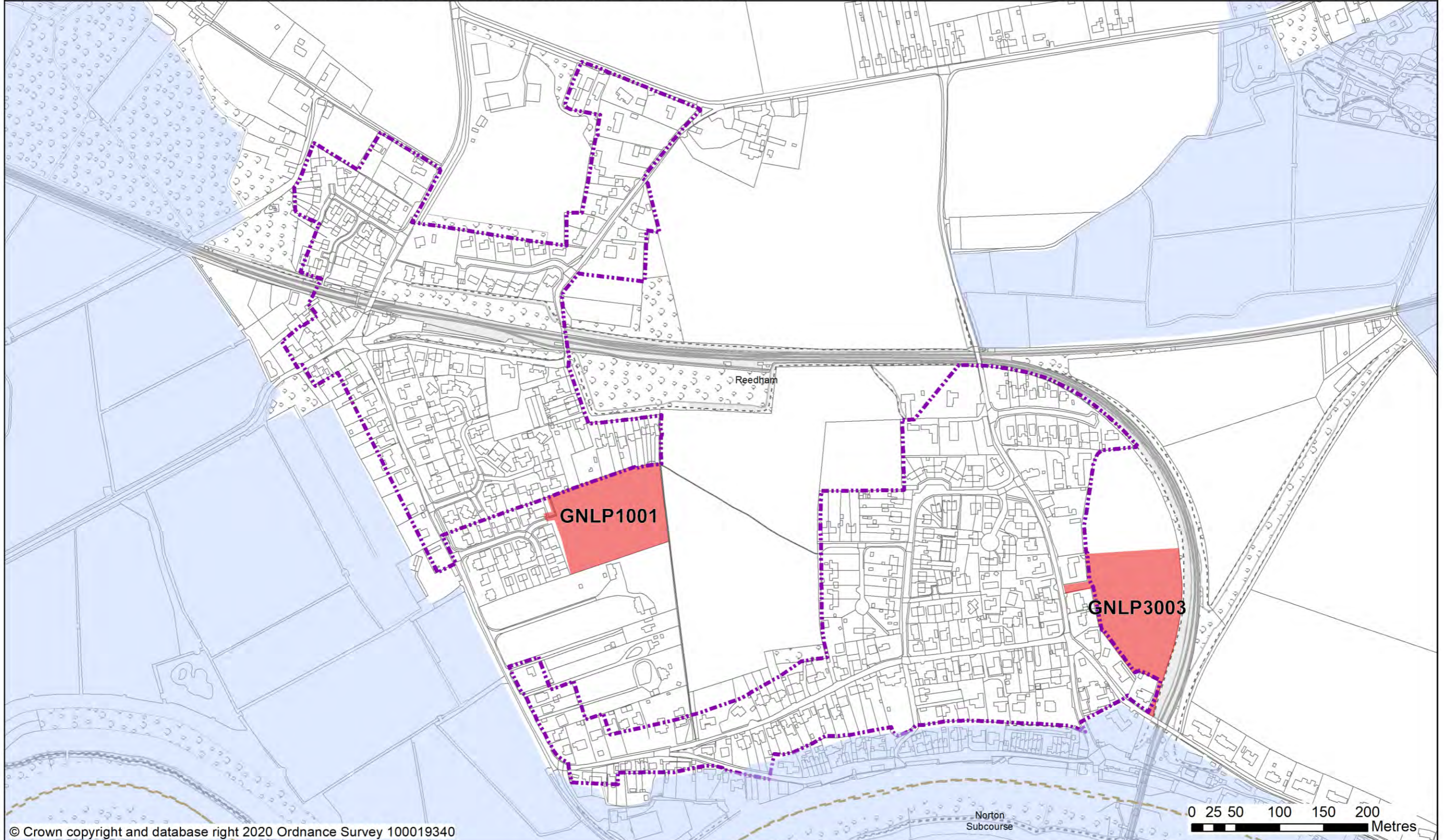
Reedham

- 6.89 Reedham is not clustered with other settlements under Policy 7.4 as the school catchment does not extend to adjoining villages. The school currently has spare capacity.
- 6.90 It is considered that as well as existing allocations and windfall development, approximately 50-60 new homes are appropriate for Reedham. As well as the primary school, Reedham has a range of facilities that includes a food shop, pub, village hall, church, and public transport.
- 6.91 Two sites are identified as housing allocations, providing for 60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 27 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 87 homes between 2018 – 2038.
- 6.92 Reedham has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework).
- 6.93 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

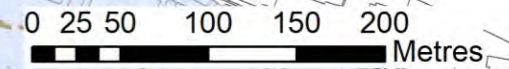
REEDHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:
1:4,000

N



Date: 27/10/2020

New allocations

Policy GNLP1001: Land to the east of Station Road, Reedham

6.94 This site to the east of Station Road is allocated for residential development as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site is allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site to facilitate a traffic free route to school.

Policy GNLP1001

Land to east of Station Road, Reedham (approx. 1.17Ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

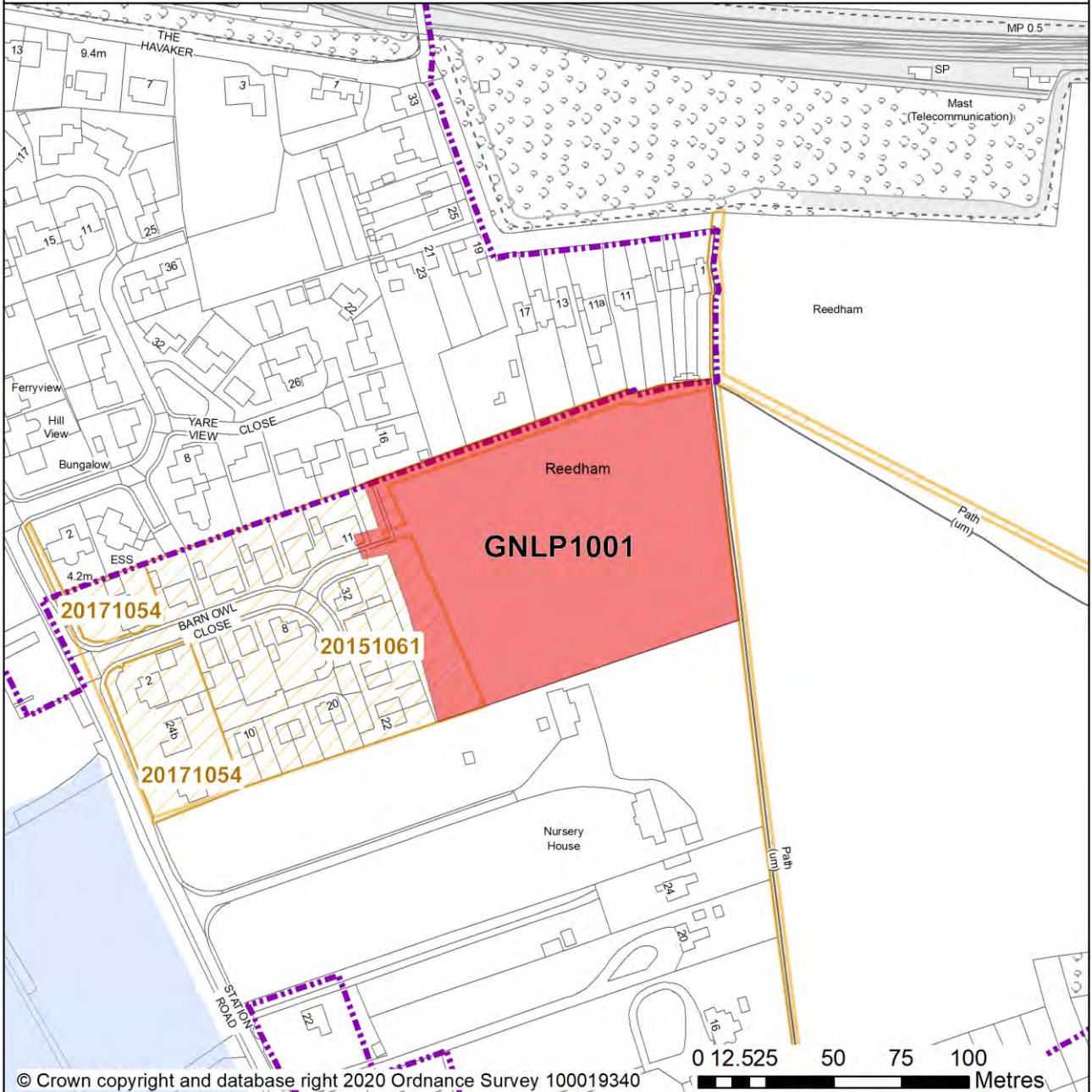
The development will be expected to address the following specific matters:

1. Pedestrian and vehicular access to be via Barn Owl Close.
2. Respect, protect and if appropriate enhance the area of Tree Preservation Order protected trees on the northern side of development.
3. Appropriate enhancement and links to the PROW that is to the east of the site noting that this could provide a traffic free route for part of the journey to the school.
4. Potential impact of the scheme on the Broads Authority Executive Area to be considered and addressed as appropriate through sensitive design such as low ridge heights, reduced scale/massing and screen planting
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

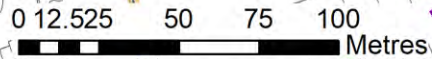
REEDHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL1001
 LOCATION: Land to the east of Station Road
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 1.17 ha



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- Housing Allocation
- Settlement Boundary
- Parish Boundary
- Broads Authority Area
- Commitment*

Scale at A4:
1:2,000



Date: 05/11/2020

*new and extant permission at 1st April 2020

Policy GNLP3003: Mill Road, Reedham

6.95 This site off Mill Road is allocated for residential development due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site is allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3rd party land.

Policy GNLP3003

Mill Road, Reedham (approx. 1.29Ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

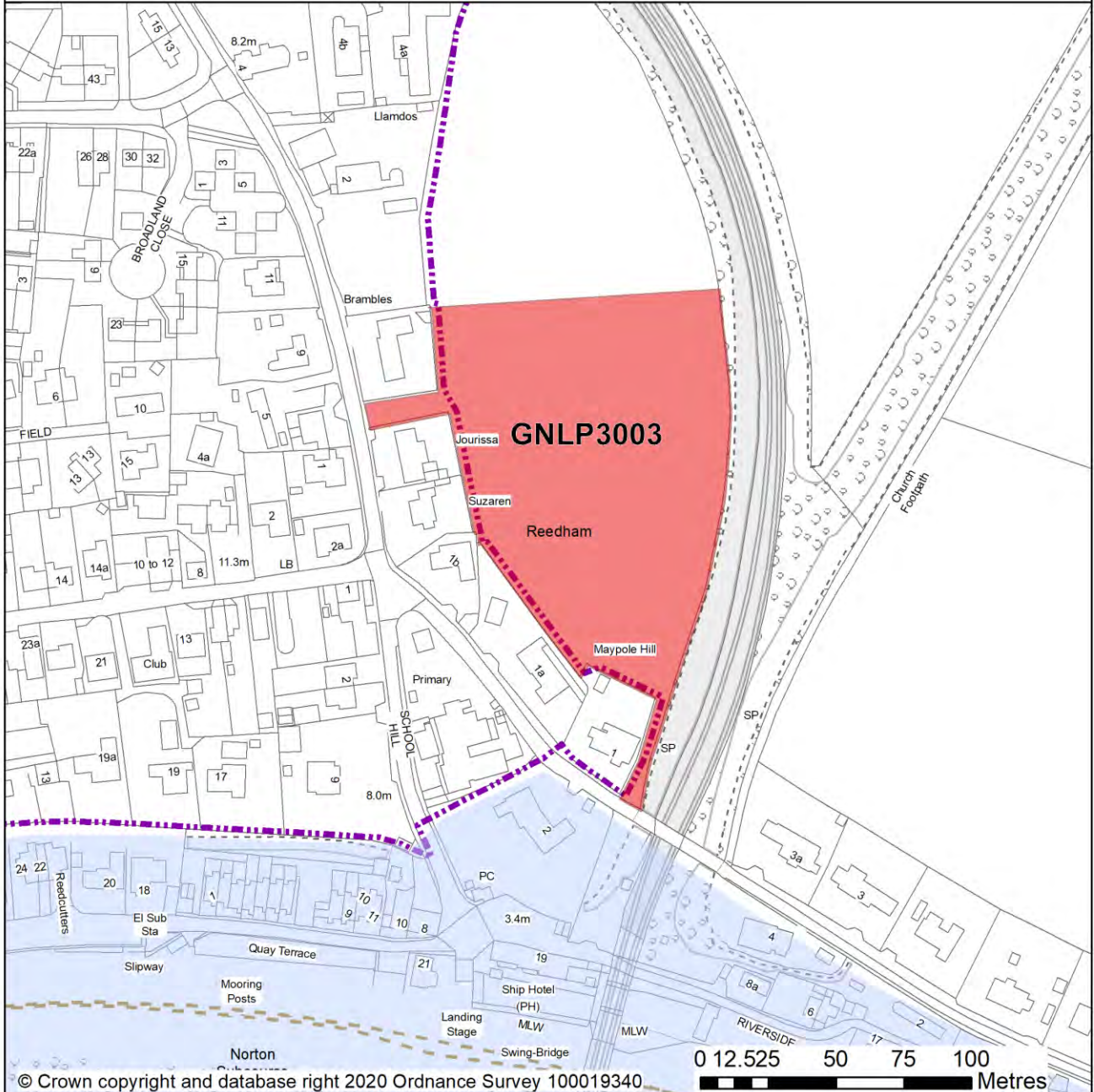
The development will be expected to address the following specific matters:

1. Vehicle access via Mill Road with pedestrian only access at Holly Farm Road;
2. Visibility for access is restricted and will need further investigation as this may require use of third-party land in order to be achieved;
3. Consideration of setting of non-designated heritage asset
4. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the railway line
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

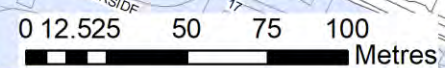
REEDHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL3003
 LOCATION: Mill Road
 ALLOCATION: Residential development (30 dwellings)
 SITE AREA: 1.29 ha



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Scale at A4:
1:2,000

- Housing Allocation
- Settlement Boundary
- Broads Authority Area
- Parish Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

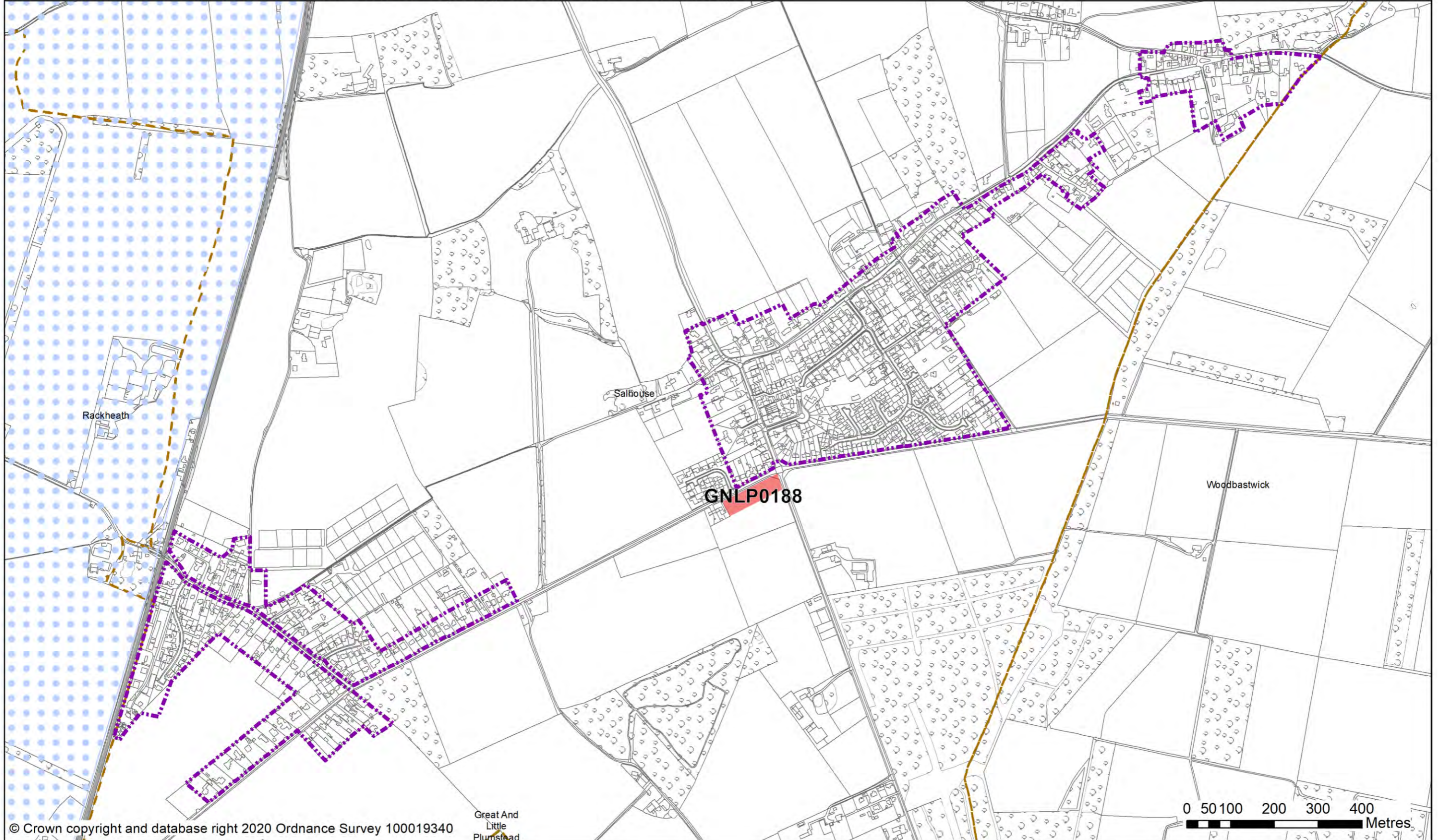
Salhouse, Woodbastwick And Ranworth

- 6.96 The catchment of Salhouse Primary School brings Salhouse, Woodbastwick and Ranworth into a village cluster under Policy 7.4. The school is at capacity though expansion opportunities are likely. Salhouse has a range of facilities including a primary school, pub and village hall.
- 6.97 It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Salhouse cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.
- 6.98 One site is identified as a housing allocation, providing for 12 new homes in the cluster. There are no carried forward residential allocations but there is a total of 14 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 26 homes between 2018 – 2038.
- 6.99 Salhouse has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2017 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 6.100 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

SALHOUSE





(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Great And
Little
Plumstead

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary

Scale at A3:
1:8,000

N



Date: 27/10/2020

New allocation

Policy GNLP0188: Land adjoining Norwich Road, Salhouse

6.101 This site at Norwich Road is allocated for residential development. This site will need a sensitive design and layout and as a consequence will only be able to accommodate approximately 12 dwellings.

Policy GNLP0188

Land adjoining Norwich Road, Salhouse (approx. 0.52ha) is allocated for residential development. The site is likely to accommodate approximately 12 homes.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

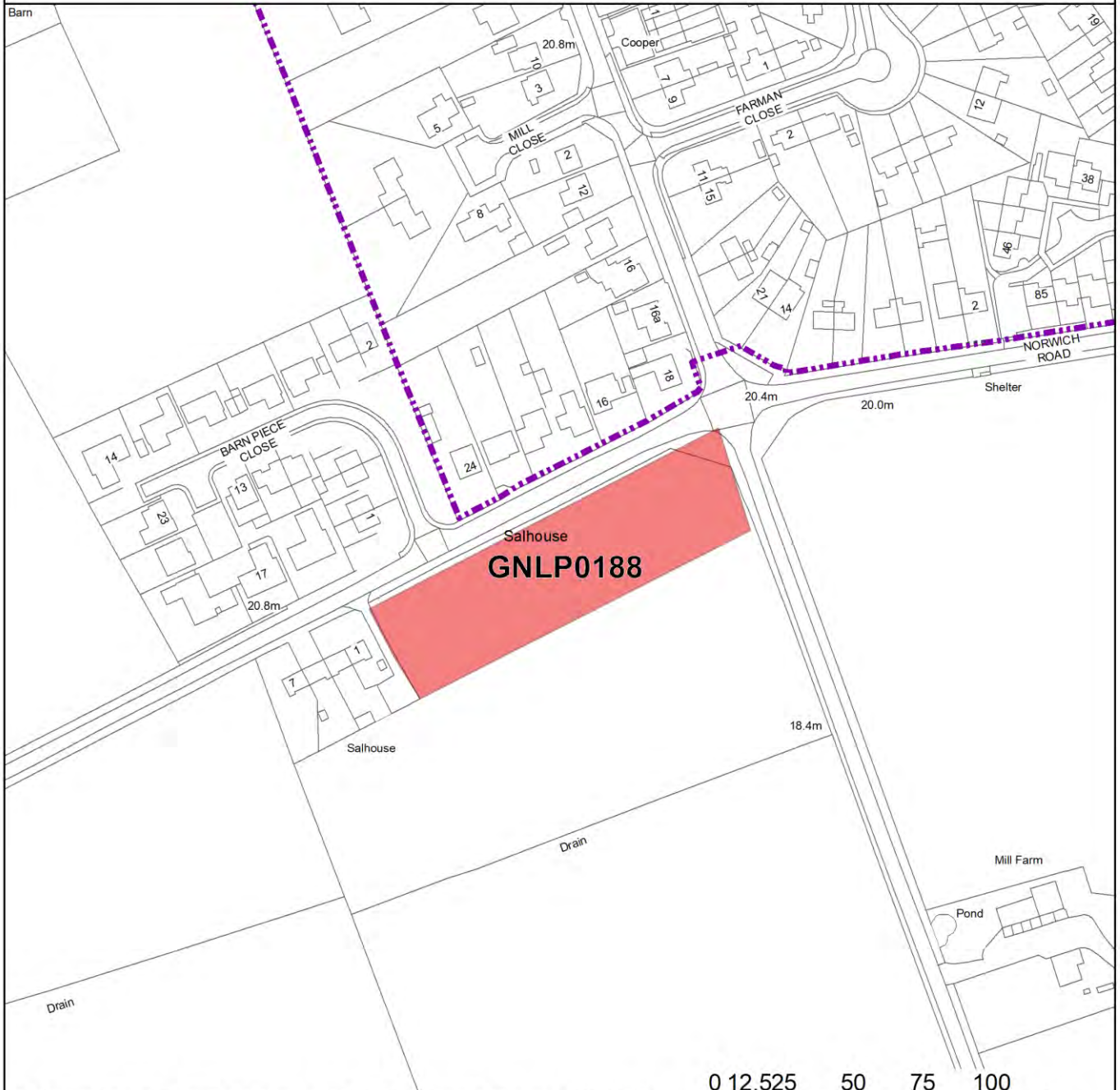
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Norwich Road.
2. Frontage development is required along with the provision of a footway between existing properties and Honeycombe Road alongside roundabout improvements to facilitate crossing.
3. Development would need to be sensitively designed to reflect the location. Properties would need to be of a modest scale (possibly semi-detached), set back from the road with limited access points.

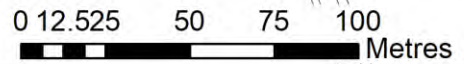
SALHOUSE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0188
LOCATION: Land adjoining Norwich Road
ALLOCATION: Residential development (12 dwellings)
SITE AREA: 0.52 ha



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Scale at A4:
1:2,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



*new and extant permission at 1st April 2020

Date: 05/11/2020

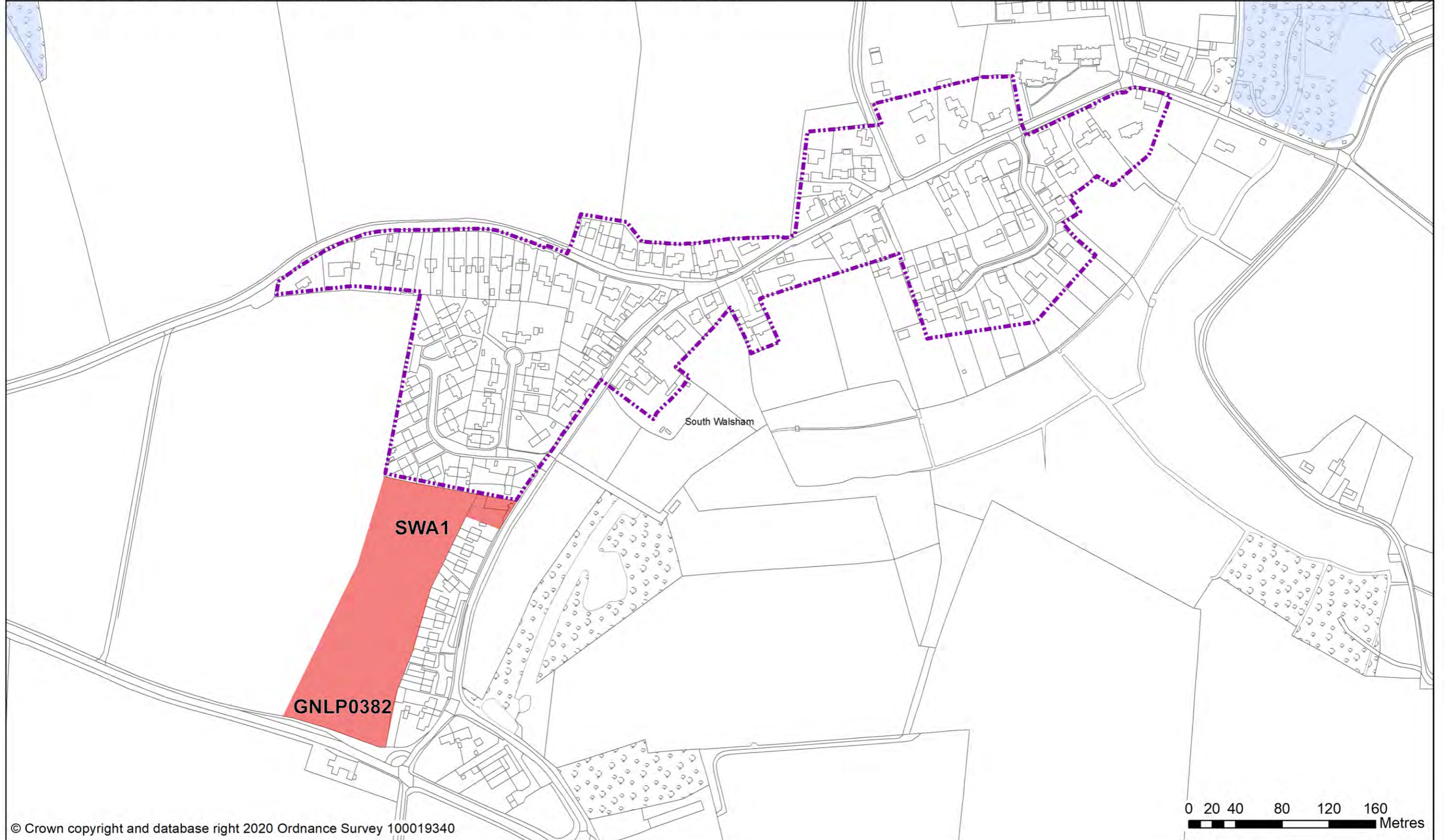
South Walsham and Upton-With-Fishley

- 6.102 South Walsham's Fairhaven Primary School brings together South Walsham and Upton with Fishley into a village cluster under Policy 7.4. The school currently has limited capacity.
- 6.103 It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes are appropriate for the South Walsham cluster. The cluster has a range of facilities including a primary school, village hall, recreation land, public house, and access to public transport, but no food store.
- 6.104 One site is identified as a preferred option, providing for 25 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 5 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 50 homes between 2018 – 2038.
- 6.105 All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

SOUTH WALSHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- Housing Allocation
- Settlement Boundary
- Parish Boundary
- Broads Authority Area

Scale at A3:
1:3,000
Date: 27/10/2020

New allocation

Policy GNLP0382: Land north of Chamery Lane, South Walsham

6.106 This site north of Chamery Hall Lane is allocated for residential development and should be masterplanned together with adjacent carried forward allocation SWA1 to ensure a cohesive development.

Policy GNLP0382

Land north of Chamery Hall Lane, South Walsham (approx. 1.12ha) is allocated for residential development. The site is likely to accommodate approximately 25 homes.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

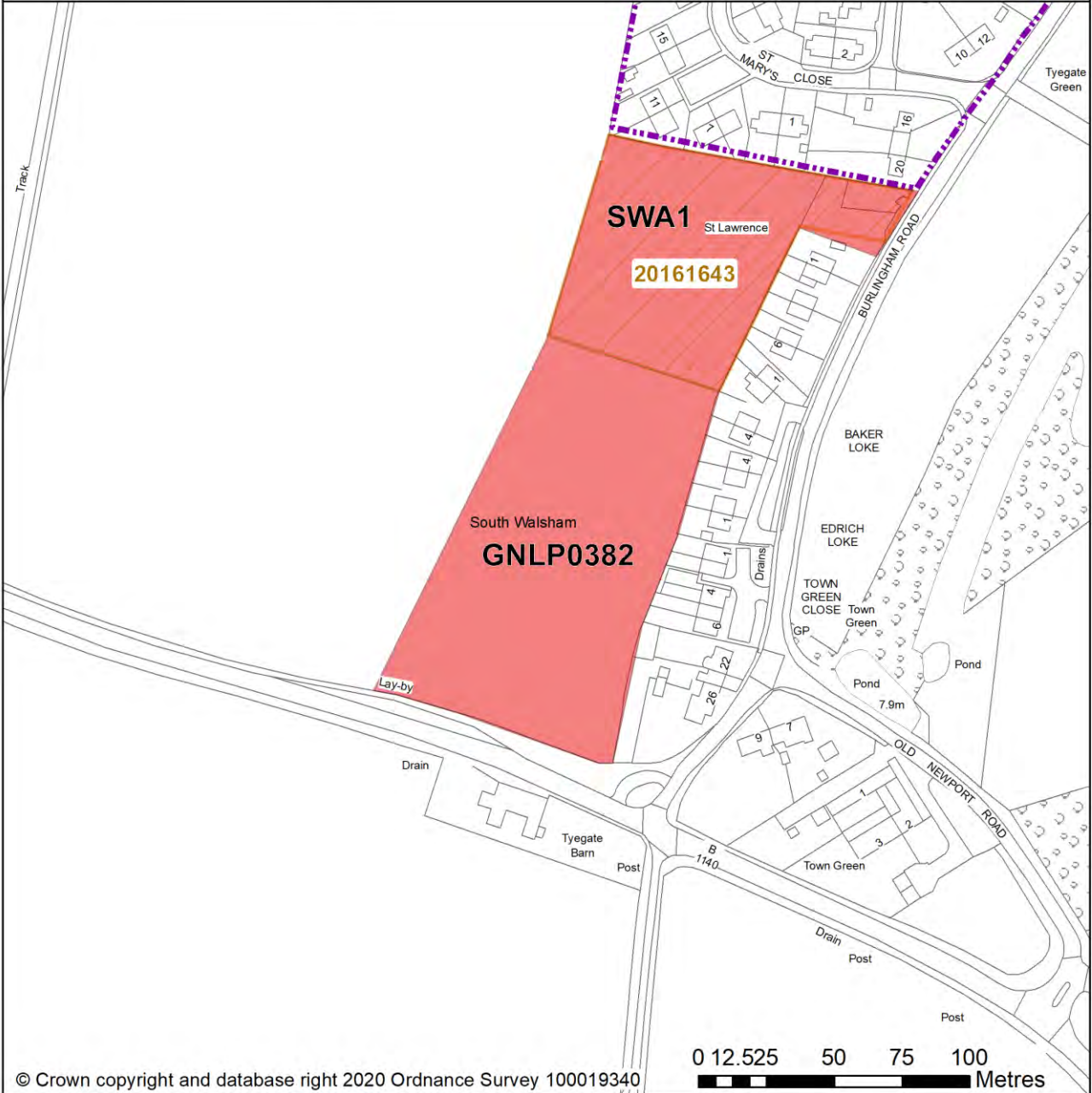
The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be onto Burlingham Road, through the existing SWA1 allocation, with a masterplan provided to ensure a cohesive development with that site.
2. Provision of adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school, which may involve improvements to junctions throughout the village

SOUTH WALSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0382
 LOCATION: Land north of Chamery Hall Lane
 ALLOCATION: Residential development (25 dwellings)
 SITE AREA: 1.12 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

Existing allocation to be carried forward

Policy SWA1: Land to the rear of Burlingham Road/St Marys Close, South Walsham

6.107 This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038, reflecting planning permission given on site (20161643). The site is considered in the calculation of the housing requirement, providing for 20 homes. The site should be masterplanned together with adjacent GNL0382 to bring forward a cohesive development.

Policy SWA1

Land to the rear of Burlingham Road/St Marys Close, South Walsham (of approx. 0.68ha) is allocated for residential development. This will accommodate at least 20 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

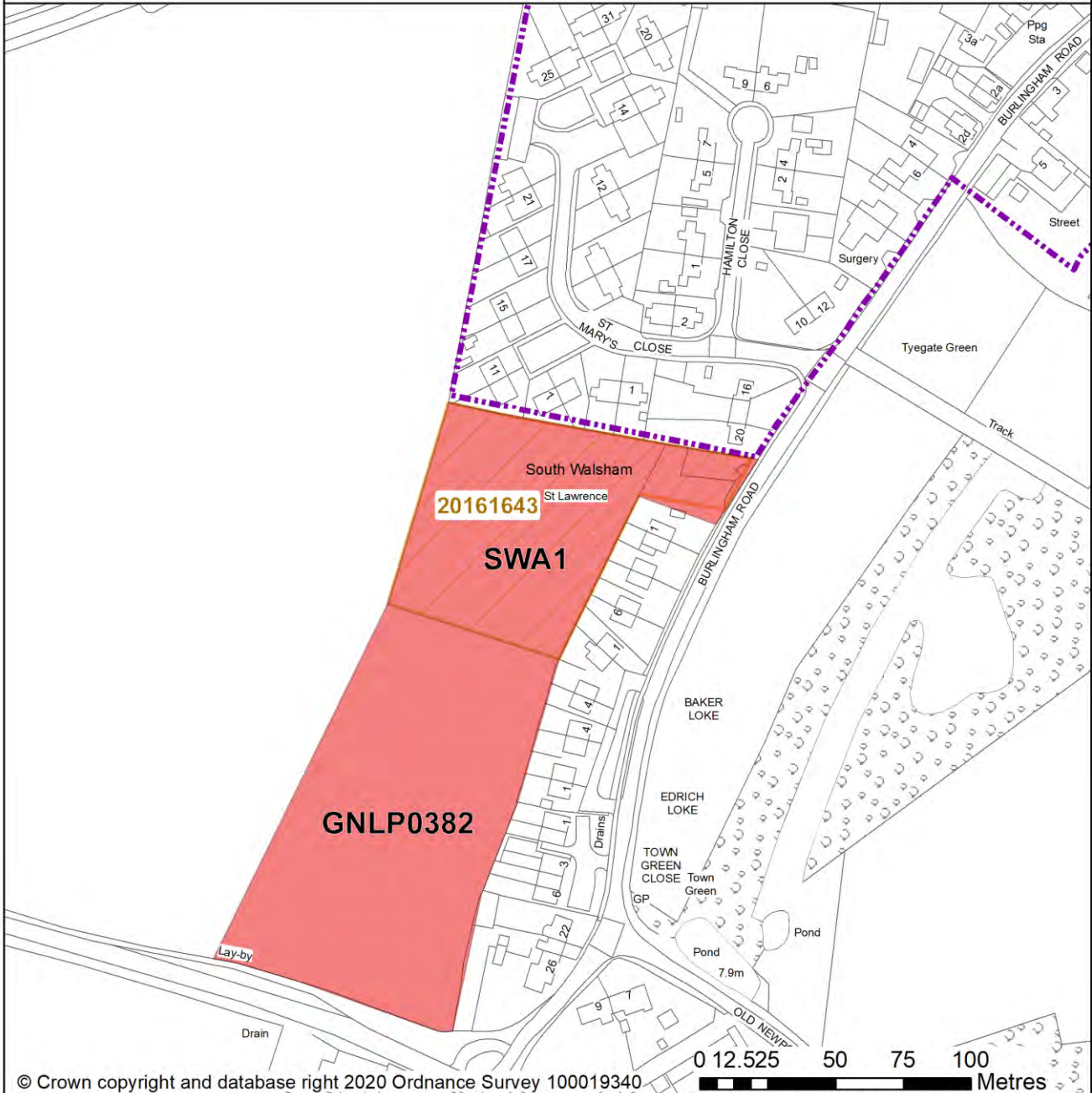
The development will be expected to address the following specific matters:

1. Vehicular access from Burlingham Road.
2. A sustainable drainage system (SUDS) should be provided. If this is not possible then restricted discharge to watercourse or surface water sewer may be required.
3. Compensatory provision for the loss of recreational space may be required.
4. Access to be made available to GNL0382.

SOUTH WALSHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: SWA1
 LOCATION: Land to the rear of Burlingham Road
 ALLOCATION: Residential development (20 dwellings)
 SITE AREA: 0.68 ha



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- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:2,000



*new and extant permission at 1st April 2020

Date: 05/11/2020

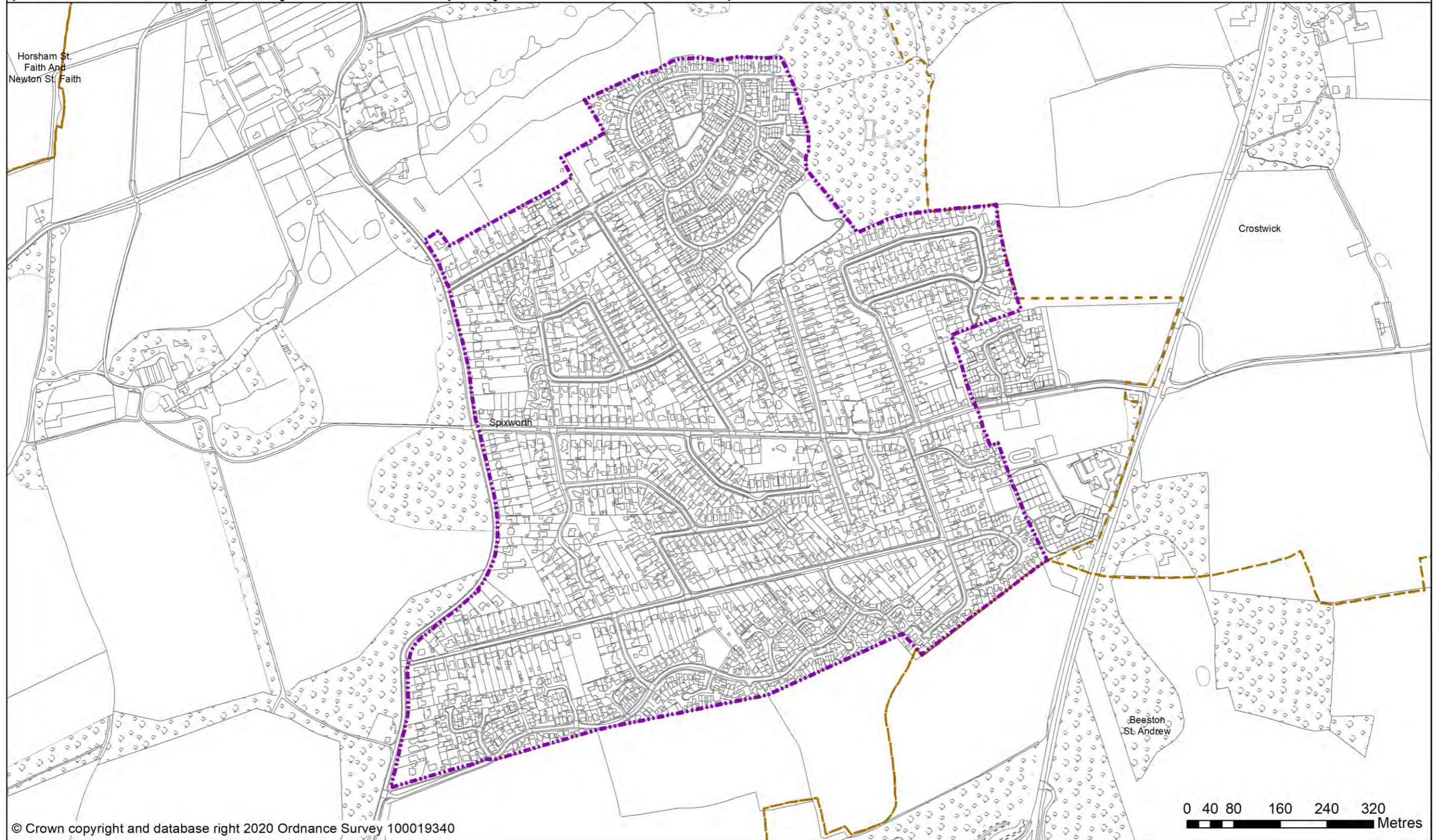
Spixworth & Crostwick

- 6.108 The catchment of Spixworth Infant School brings Spixworth and Crostwick into a village cluster under Policy 7.4. The school has limited capacity. The site is landlocked, but there may potentially be expansion opportunities. In addition to the school, services include a shop, doctor's surgery, village hall and public house.
- 6.109 Whilst it is considered the cluster could accommodate development of 20-50 additional homes, there are no allocations proposed and no allocations to be carried forward in this cluster. There are however 30 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. The Village Clusters Policy 7.4 and Small Scale Windfall Housing Development Policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.
- 6.110 Spixworth has a neighbourhood area designated and the Neighbourhood Plan is ready for referendum (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework').

SPIXWORTH

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP

(Please use this map in conjunction with the policy text for this settlement)



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 Settlement Boundary  Parish Boundary

N
Scale at A3:
1:6,000
Date: 27/10/2020

7. South Norfolk Villages Non-Residential Sites

(For background information about the selection of sites for allocation please see assessment booklets for non-residential sites under the evidence base link at <https://www.gnlp.org.uk/>)

Existing allocations to carry forward

Policy BKE3: Brooke Industrial Estate, Brooke

7.1 The site was allocated in 2015 as part of the South Norfolk Local Plan. Brooke Industrial Park has experienced incremental growth over time and has now become an established employment site. There remains some opportunity for growth, which this Policy seeks to promote. It is important that the site remains as an employment site and that other uses, such as residential development, are resisted given its location removed from established settlements such as the villages of Brooke and Poringland.

Policy BKE 3 Brooke Industrial Estate, Brooke (approx. 4.8ha) is allocated for employment use.

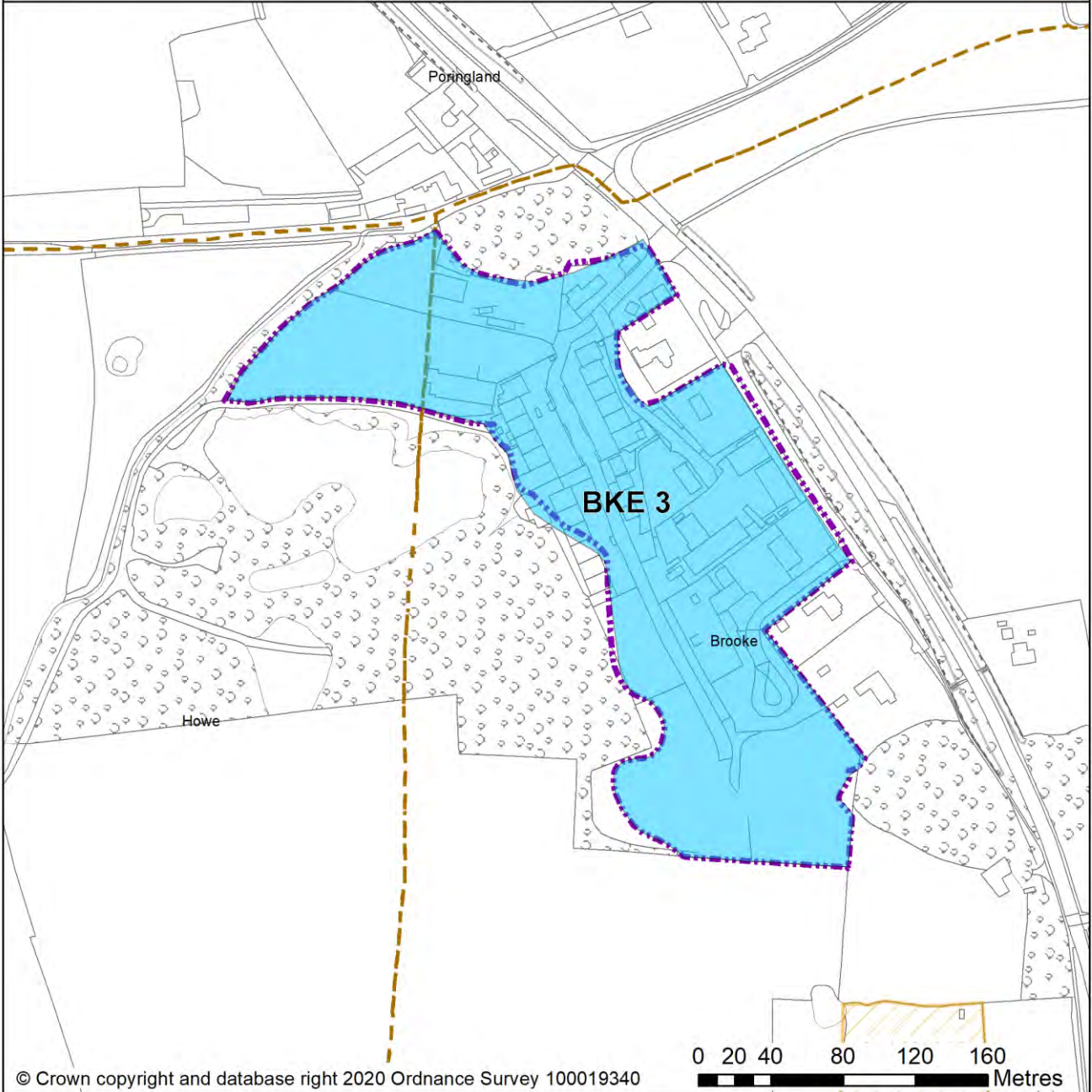
The development will be expected to address the following specific matters:

- New development on the site shall be limited to E(g), B2 and B8 uses;
- Adequate landscaping and boundary treatments are to be provided on the southern and north eastern boundaries to ensure development does not have an adverse impact.
- Any development must conserve and enhance the significance of the grade II listed Arlington Hall to the east of the site, including any contribution made to that significance by setting.
- Significant information will be required at a planning stage to mitigate heavy flood constraints
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible will be taken into consideration.

BROOKE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BKE3
LOCATION: Brooke Industrial Park
ALLOCATION: Employment
SITE AREA: 4.8 ha



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0 20 40 80 120 160 Metres

Employment Allocation
Settlement Boundary

Commitment*
Parish Boundary

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 03/11/2020

8. Costessey Contingency Site

Policy GNLP0581/2043: Land off Bawburgh Lane, north of New Road and east of the A47, Costessey

- 8.1 This is a contingency site which is well-related to the existing edge of the Norwich urban area neighbouring the built-up areas of Bowthorpe and Costessey with no major constraints. If the trigger point set out in the second paragraph of the Policy applies, the site will need to be masterplanned to provide community and recreation facilities including a local centre, a primary school and a sixth form centre. Highway improvements will be needed including improvements to the Longwater junction and New Road to ensure adequate access from the A47 and the remainder of the urban area.

Contingency Site

Policy GNLP0581/2043

Land off Bawburgh Lane, north of New Road, east of the A47 (approx. 62.42ha) is identified as a contingency site for an urban extension including housing, open and play space, a local centre and education facilities. This could accommodate in the region of 800 homes.

The site will become an allocation if there are three consecutive years in which Annual Monitoring Reports show that housing completions in Greater Norwich are more than 15% below annual targets in each year and where under-delivery is the result of site specific constraints (for example there are infrastructure or ownership constraints or significant abnormal costs have been identified) preventing the delivery of committed and allocated housing sites.

More homes may be accommodated on the site, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will address the following specific matters:

1. Approximately 4 hectares of the site should be safeguarded for education to provide a new primary school and a sixth form college in agreement with the education authority;
2. Provision of a new local centre on site (approx. 0.3ha) to include a convenience foodstore and three smaller units with parking provision.
3. Provision of adequate landscaping and green infrastructure.
4. Provision of a sustainable drainage system (SUDs);
5. Mitigation to address utilities infrastructure crossing the site;

Continued...

6. Provision for off-site improvements to the highway network to address the impact of the development on the Longwater Junction and on New Road to ensure that the site can be adequately accessed from the A47 and A1074 and the A47 and B1108;
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources;
8. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.

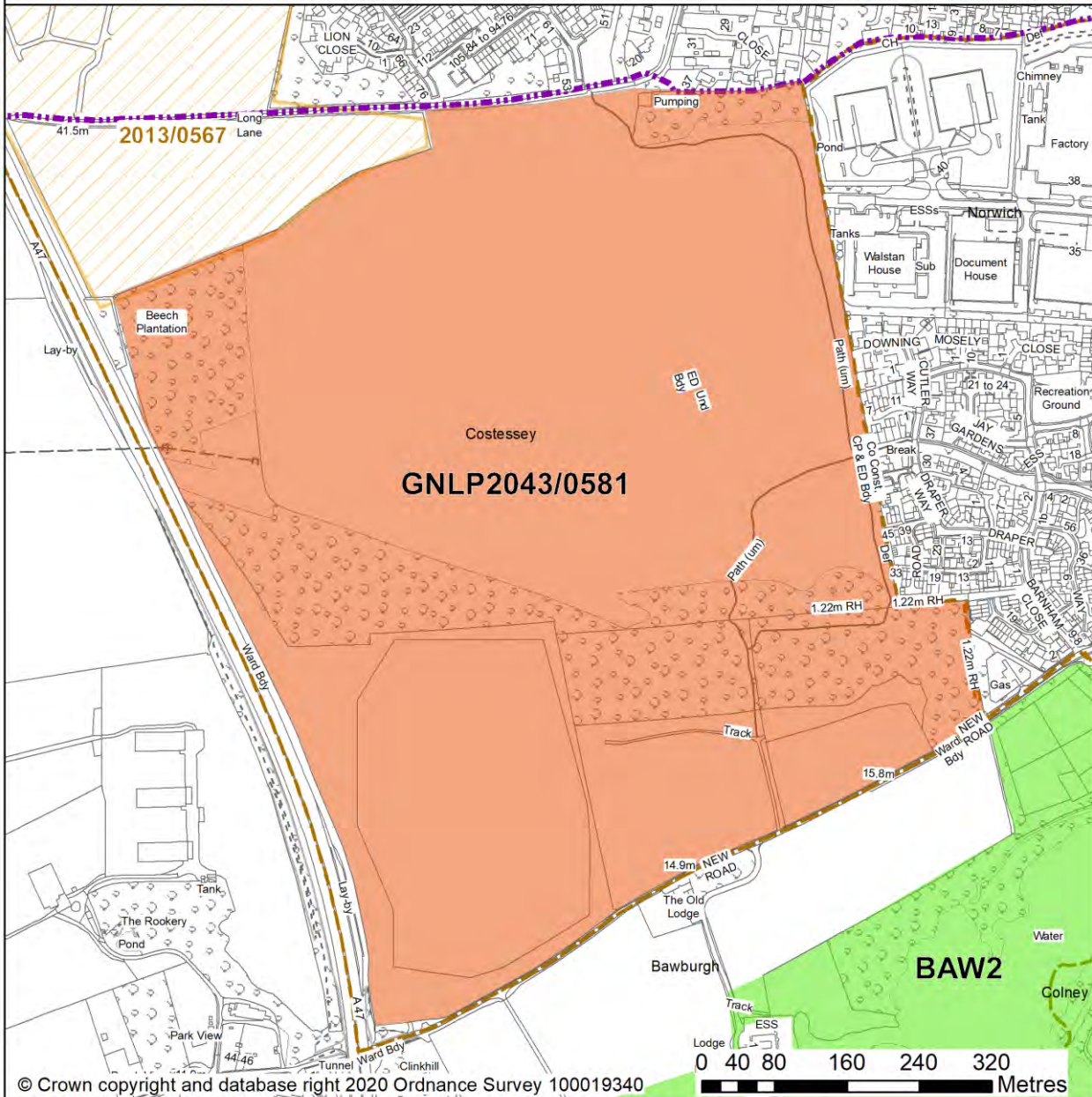
The masterplan and other documentation required through this plan should:

9. Provide for vehicular access from Barnard Road and New Road and public transport to and through the site;
10. Include pedestrian and cycle access across the site and to neighbouring residential and retail areas and other services and facilities in Bowthorpe and Costessey (Longwater) and to the open countryside to promote active travel. This should include safeguarding of land for a pedestrian footbridge over the A47;
11. Provide a significant landscape buffer adjacent to the A47 and adequate noise mitigation measures to protect amenity and detail the location of other green infrastructure to provide links across the site and to the wider green infrastructure network;
12. Set out the distribution of land-uses across the site. The education facilities and local centre should be centrally located on the site;
13. Detail the phasing of development of the site;
14. Include pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
15. Include an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site;
16. Include an ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
17. Mitigate surface water flooding, particularly in the east of the site;
18. Comply with 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 as the site is partially underlain by a defined mineral safeguarding area for sand and gravel.
19. Clarify the approach to infrastructure delivery on and off site.






COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0581/2043
 LOCATION: Land off Bawburgh Lane and New Road
 ALLOCATION: Residential development (800 dwellings)
 SITE AREA: 62.42 ha



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- | | | |
|--|---|---|
|  Contingency Housing Allocation |  Open Space/Leisure Amenity Allocation |  Commitment* |
|  Settlement Boundary |  Parish Boundary | |

Scale at A4:
1:6,000



*new and extant permission at 1st April 2020

Date: 11/11/2020

