WYMONDHAM

Wymondham is classified as a main town in the emerging local plan and is the largest settlement in South Norfolk. The town has a wide range of services and facilities, including primary and secondary schools, leisure centre, library, extensive outdoor recreation facilities, as well as commercial and employment opportunities. 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 the existing commitment.

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 Tuttles Lane West. During the 1990s and 21st century, development continued: north-east of Tuttles 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 Wymondham Area Action Plan (WAAP - October 2015) 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.

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. 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 considerable 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 new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document).

There are two sites identified as preferred options in Wymondham providing for 100 new homes. In addition, there is a contingency for 1000 new homes to be provided on currently unspecified sites, should they be required to support the delivery of housing in the plan. There are no carried forward allocations but a total of 2463 additional dwellings with planning permission. This gives a total deliverable housing commitment for Wymondham of 2,563 to 3,563 homes between 2018 – 2038.

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 allocations proposed

POLICY GNLP0354 Land at Johnson’s Farm, Wymondham (approx. 2.34 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes, 33% of which will be affordable.

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:

- Submission of a masterplan that does not prevent further development on the remaining field enclosure, beyond the plan period of 2038.
- Access either to be through Abbey Road or Preston Avenue (to be confirmed with the Local Highways Authority) considering amenity impacts on the existing dwellings.
- Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.
- 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.
- Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

Notes

GNLP0354 (part): This smaller area of the larger site proposal is considered to be suitable for allocation because development here would not adversely impact on views of Wymondham Abbey and it was previously considered as appropriate in early drafts of the Wymondham Area Action Plan. The majority of the site is considered to be unreasonable due to the impact on the setting of Wymondham Abbey and associated landscape. The allocation must be accessed via Abbey Road or Preston Avenue.
WYMONDHAM

Site Reference  GNLP0354
Location       Land at Johnsons Farm
Allocation     Residential Development (50 dwellings)
Area           2.34 ha

Greater Norwich Local Plan
Preferred Site

Date Created: 24/10/2019

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Preferred Housing Allocation
Existing Settlement Boundaries
Existing Site Commitments up to 2018 (residential and/or employment uses)
POLICY GNLP3013 Land North of Tuttles Lane, Wymondham (approx. 2.31 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes, 33% of which will be affordable.

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:
- Provision of an appropriate visibility splay and frontage footways that link with existing connections.
- Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
- Consideration and mitigation of surface water flood risk.
- The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

Notes
GNLP3013: This site is considered to be suitable for allocation because it relates well to the existing form and character of Wymondham and has minimal constraints. The allocation is subject to acceptable access and provision of a footway to link up with existing footways. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.
WYMONDHAM

Site Reference  GNLP3013
Location        North of Tuttles Lane
Allocation      Residential Development (50 dwellings)
Area            2.31 ha

Greater Norwich Local Plan
Preferred Site

Date Created: 24/10/2019

1:2,000

Preferred Housing Allocation
Existing Settlement Boundaries
Existing Site Commitments up to 2018 (residential and/or employment uses)
Existing allocations to be carried forward

Notes
Allocations identified in the Wymondham Area Action Plan will not be superseded by the new local plan.

Reasonable Alternatives

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Proposal</th>
<th>Reason for not allocating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wymondham</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land to the north of Tuttles Lane East</td>
<td>GNLP0006</td>
<td>53.68</td>
<td>Residential (unspecified number), public open space, community use and primary school</td>
<td>This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.</td>
</tr>
<tr>
<td>Land at south Wymondham – north and south of the A11 and west of Park Lane</td>
<td>GNLP0515</td>
<td>132.22</td>
<td>1500 dwellings, community uses, open space, landscaping and associated infrastructure</td>
<td>This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Development of this site may have landscape/townscape issues and highway concerns which would need to be addressed prior to allocation. (This site also forms part of the Silfield Garden Village proposal with sites GNLP0403 and GNLP2168. This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not</td>
</tr>
</tbody>
</table>

Page 7
<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Proposal</th>
<th>Reason for not allocating</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Wymondham</td>
<td>GNLP0525R</td>
<td>157.00</td>
<td>Mixed. Up to 1500 dwellings, school, employment, recreation etc</td>
<td>This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.</td>
</tr>
<tr>
<td>West of Hethel, Stanfield Hall Estate, Stanfield Road</td>
<td>GNLP1055</td>
<td>364.00</td>
<td>High Tech employment uses together with residential and community facilities in form of a new garden village</td>
<td>This site is promoted as a new garden village. It is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.</td>
</tr>
<tr>
<td>North east of Carpenter Barn</td>
<td>GNLP2150</td>
<td>6.50</td>
<td>150 dwellings</td>
<td>This site considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwellings contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. A planning application for 150 dwellings is currently under consideration (2019/0184).</td>
</tr>
<tr>
<td>West of Carpenter Close</td>
<td>GNLP2155</td>
<td>3.40</td>
<td>80 dwellings</td>
<td>This site is considered to be a reasonable alternative if additional</td>
</tr>
<tr>
<td>Address</td>
<td>Site Reference</td>
<td>Area (ha)</td>
<td>Proposal</td>
<td>Reason for not allocating</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>340.00</td>
<td>6500 dwellings, new settlement</td>
<td>This site is promoted as Silfield Garden Village (with sites GNLP0403 and GNLP0515). This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.</td>
</tr>
</tbody>
</table>
WYMONDHAM

Site Reference: GNLP0006
Location: Land to the north of Tuttles Land East
Allocation: Residential Development, open space and community use
Area: 53.68 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 24/10/2019

Map showing the site location and its surroundings.
WYMONDHAM

Site Reference: GNLP0515
Location: Land at south Wymondham – north and south of the A11
Allocation: 1500 dwellings, community uses, open space, landscaping and associated infrastructure

Area: 132.22 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 03/12/2019

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WYMONDHAM

Site Reference: GNLP1055
Location: West of Hethel, Stanfield Hall Estate, Stanfield Road
Allocation: High Tech employment uses together with residential and community facilities in form of a new garden village
Area: 364.00 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 21/11/2019

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- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
WYMONDHAM

Site Reference: GNLP2150
Location: North east of Carpenter Barn
Allocation: Residential Development
Area: 6.50 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 24/10/2019

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Legend:
- Red: Reasonable Alternative
- Purple: Existing Settlement Boundaries
- Orange: Existing Site Commitments up to 2018 (residential and/or employment uses)
- Green: Green Infrastructure and Open Space Commitments
- Blue: Strategic Employment Sites

Metres
WYMONDHAM

Site Reference: GNLP2155
Location: West of Carpenters Close
Allocation: Residential Development
Area: 3.40 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 24/10/2019

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- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
**WYMONDHAM**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>GNLP2168</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Park Farm</td>
</tr>
<tr>
<td>Allocation</td>
<td>6500 dwellings, new settlement</td>
</tr>
<tr>
<td>Area</td>
<td>340.00</td>
</tr>
</tbody>
</table>

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![Map of Wymondham area]

- **Reasonable Alternative**
- **Existing Settlement Boundaries**
- **Existing Site Commitments up to 2018 (residential and/or employment uses)**

Date Created: 03/12/2019
# Unreasonable Sites - Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Promoted for</th>
<th>Reason considered to be unreasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wymondham</strong></td>
<td></td>
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</tr>
<tr>
<td>Land to the west of Silfield Road</td>
<td>GNLP0032</td>
<td>6.17</td>
<td>Residential (unspecified number)</td>
<td>This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and not suitable for the scale of development proposed.</td>
</tr>
<tr>
<td><strong>Silfield Pitch and Putt, The Street</strong></td>
<td>GNLP0200</td>
<td>5.97</td>
<td>Residential (unspecified number)</td>
<td>This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.</td>
</tr>
<tr>
<td>Address</td>
<td>Site Reference</td>
<td>Area (ha)</td>
<td>Promoted for</td>
<td>Reason considered to be unreasonable</td>
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<tr>
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<td>--------------------------------------</td>
</tr>
<tr>
<td>Land south of Gonville Hall Farm, West of Suton Lane, east of London Road and north of Sawyers Lane</td>
<td>GNLP0320</td>
<td>36.90</td>
<td>500 dwellings</td>
<td>This site is not considered to be suitable for allocation as it lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form contiguous development.</td>
</tr>
<tr>
<td>Land at Rightup Lane, Silfield</td>
<td>GNLP0355</td>
<td>1.34</td>
<td>Residential (unspecified number)</td>
<td>This site is not considered to be suitable for allocation. As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely.</td>
</tr>
<tr>
<td>Address</td>
<td>Site Reference</td>
<td>Area (ha)</td>
<td>Promoted for</td>
<td>Reason considered to be unreasonable</td>
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<tr>
<td>----------------------------------------------</td>
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<td>------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Land to the north east of Silfield Road and south of the A11</td>
<td>GNLP0402</td>
<td>26.87</td>
<td>800 dwellings, infrastructure, community uses and open space</td>
<td>This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.</td>
</tr>
<tr>
<td>Land to the south west of Silfield Road and south of the A11</td>
<td>GNLP0403</td>
<td>13.30</td>
<td>400 dwellings, infrastructure, community uses and open space</td>
<td>When considered on its own this site is not preferred for allocation as it is remote from Wymondham, separated from services and facilities by the A11. However, this site also forms part of the Silfield Garden Village proposal with site GNLP0515 and</td>
</tr>
<tr>
<td>Address</td>
<td>Site Reference</td>
<td>Area (ha)</td>
<td>Promoted for</td>
<td>Reason considered to be unreasonable</td>
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<td>-------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Land north and south of Browick Road</td>
<td>GNLP0507</td>
<td>21.85</td>
<td>Mixed commercial and residential</td>
<td>This site is considered to be unreasonable to allocate for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.</td>
</tr>
<tr>
<td>Burnthouse Lane, Silfield</td>
<td>GNLP2073</td>
<td>0.65</td>
<td>5 dwellings</td>
<td>This site is not considered to be suitable for allocation as it is currently allocated for employment use in the Wymondham Area Action Plan.</td>
</tr>
</tbody>
</table>

GNLP2168. It is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time, but this could be considered through a future review of the plan.
<table>
<thead>
<tr>
<th>Address</th>
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<th>Area (ha)</th>
<th>Promoted for</th>
<th>Reason considered to be unreasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within WYM3 and WYM13 allocation</td>
<td>GNLP2169</td>
<td>1.36</td>
<td>32 dwellings</td>
<td>This site is within the WYM 3 allocation from the Wymondham Area Action Plan where the principle of housing has already been accepted. Development should come forward as part of a comprehensive scheme in accordance with the existing recommendations.</td>
</tr>
<tr>
<td>East of Field House</td>
<td>GNLP2090</td>
<td>1.70</td>
<td>50 dwelling</td>
<td>This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.</td>
</tr>
</tbody>
</table>

![Map of Wymondham](image1.png)

The site is remote from Wymondham, poorly related to services and facilities.
<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
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<th>Reason considered to be unreasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>allocation rather than being planned separately.</td>
</tr>
</tbody>
</table>

![Map of Wymondham](image-url)
### Unreasonable Sites - Non-Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (Ha)</th>
<th>Proposal</th>
<th>Reason considered to be unreasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wymondham</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land north of Carpenters Barn, Wymondham</td>
<td>GNLP0285</td>
<td>15.38</td>
<td>Recreational Use</td>
<td>This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches.</td>
</tr>
<tr>
<td><strong>Wymondham</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Stanfield Road, Wymondham</strong></td>
<td>GNLP0116</td>
<td>2.99</td>
<td>Employment</td>
<td>This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot’s location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.</td>
</tr>
</tbody>
</table>