TROWSE (Including non-residential at Bixley and Whitlingham)

Trowse and Newton is identified as urban fringe parish. 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.

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.

There are no sites identified as preferred options in Trowse. There is one carried forward allocation providing for 173 new homes and a total of 71 additional dwellings with planning permission. This gives a total deliverable housing commitment for Trowse of 244 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.
No new allocations are proposed

Notes:
In addition to the existing commitment for development the A47/A146 road network and River Yare constrain expansion of Trowse village.

Existing allocation to be carried forward

POLICY TROW 1 Land on White Horse Lane and to the rear of Charolais Close & Devon Way (approx. 9 ha) is allocated for residential development with new primary school. This will accommodate approximately 173 homes.

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

- Development of the site to be masterplanned to provide a cohesive development.
- Development will need to respect the Trowse Conservation Area with development 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.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
- Provision of a site of at least 1.4 hectares for a new primary school within the site to be agreed.
- Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.
- 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.
- Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
- 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.
- The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
- Anglian Water advice regarding foul sewerage capacity.

Notes
TROW 1: The allocated site benefits from planning permission for 173 dwellings, with land set aside for the future development of a primary school on the site. Reserved matters permission for 98 units (ref. 2016/0803 and 2016/0805) is currently under construction and a subsequent reserved matters application for 75
dwellings on the remainder of the site is undetermined at the time of preparing this
draft plan (ref. 2017/2670). 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. The site is re-allocated for residential development. As an
existing allocation it has been considered in the calculation of the housing
requirement. The site is likely to accommodate approximately 173 homes, subject to
an acceptable design and layout, etc.
Greater Norwich Local Plan
Carried Forward Allocation

(Also shown as commitments on other maps)

1:4,500
@ A4

Date: 06/12/2019

TROWSE
Site Reference: TROW 1
Location: Land on White Horse Lane and to the rear of Charolais Close & Devon Way
Allocation: Mixed Use
Area: 9.0 ha

Preferred Mixed Use Allocation
Carried forward Housing Allocation
Existing Settlement Boundary
Broads Authority

© Crown copyright and database right 2019 Ordnance Survey 100019340
### Reasonable Alternatives - Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Promoted for</th>
<th>Reason for not allocating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trowse</td>
<td></td>
<td></td>
<td></td>
<td>NO REASONABLE ALTERNATIVE SITES</td>
</tr>
</tbody>
</table>

### Reasonable Alternatives - Non-Residential

<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>Trowse (including Bixley and Whitlingham)</td>
<td></td>
<td></td>
<td></td>
<td>This proposal is considered to be a reasonable alternative for further consideration. The future need for this site depends on the overarching Transport for Norwich strategy and the long-term plan for the provision of park and ride facilities to serve the local area. The submission document hints at the possibility of retail, restaurant and petrol filling station uses, but no detail on such facilities is included as yet.</td>
</tr>
<tr>
<td>Land at junction Loddon Road/Bungay Road, Bixley</td>
<td>GNLP3051</td>
<td>7.91</td>
<td>Park and Ride Site</td>
<td>This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more details are required about the exact nature of the plans. <strong>The land promoted is also mostly within the Broads Authority administrative area, for which there are policies relating to Whitlingham Country Park.</strong></td>
</tr>
<tr>
<td>Land at and adjacent to Whitlingham Country Park</td>
<td>GNLP3052</td>
<td>200.00</td>
<td>Recreation and tourism associated with the existing Country Park</td>
<td></td>
</tr>
</tbody>
</table>


BIXLEY

Site Reference: GNLP3051
Location: Land at junction Loddon Road/Bungay Road
Allocation: Park and Ride Site
Area: 7.91 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 24/10/2019

Metres © Crown copyright and database right 2019 Ordnance Survey 100019340

Reasonable Alternative
TROWSE WITH NEWTON

Site Reference: GNLP3052
Location: Land at and adjacent to Whitlingham Country Park
Allocation: Recreation and tourism associated with the existing
Country Park
Area: 200.00 ha
## Unreasonable Sites

<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>Trowse</td>
<td>NO UNREASONABLE SITES</td>
<td>NO UNREASONABLE SITES</td>
<td>NO UNREASONABLE SITES</td>
<td>NO UNREASONABLE SITES</td>
</tr>
</tbody>
</table>

NO UNREASONABLE SITES