

Appendix A - Main Towns

Table of allocated residential sites with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Aylsham (Blicking, Burgh & Tuttington and Oulton)				
Land to the South of Burgh Road	GNLP0311, 0595 and 2060 (combined)	12.86	250 dwellings, including a site for a new primary school	This site was the preferred choice to meet the strategic requirement of 300 homes in Aylsham and is now the confirmed allocation. Of the sites available it is both well-located to the town centre and the high school. Land is provided for a new primary school thereby meeting an important planning obligation. Other policy obligations ensure constraints of the site are being mitigated.
Land at Norwich Road	GNLP0596R	12.78	300 dwellings, including 90 bed care unit/extra care housing, and community park & ride facility	<p>This site has been updated from reasonable to allocated in order to part fulfil an increased housing figure for Aylsham of 600. A change that is prompted by a decision that a further 5,000 homes are needed across the Greater Norwich area. Of the sites available in Aylsham, GNLP0596R is well-related to the town centre, and benefits from good access from Norwich Road.</p> <p>Since the Reg. 18 stage, the scheme has been revised. A second school site is not needed, but GNLP0596R offers other opportunities. A care unit/extra care housing scheme will help to meet the need for specialist older person's accommodation in this northern area of Broadland district. Also, the 'gateway' location of GNLP0596 into Aylsham provides the opportunity for a community-led park & ride facility that is referenced in the objectives to the Aylsham Neighbourhood Plan to improve sustainable transport.</p>
Diss (including part of Roydon)				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Frontier Agriculture Ltd, Sandy Lane	GNLP0102	3.61	150 dwellings	GNLP0102 is a unique site due to its brownfield status and proximity to the railway station. Should the site become vacant, as appears likely, its redevelopment would be automatic to make effective use of land. On this basis GNLP0102 should be included in the GNLP rather than deferred to the neighbourhood planning process.
Redenhall with Harleston (including well related parts of Needham)				
South of Spirketts Lane, Harleston	GNLP2108	7.18	150 dwellings	GNLP2108 was one of two preferred choices to meet the strategic requirement of 450 homes in Harleston and it is now a confirmed allocation. In comparison to other sites GNLP2108 is well-related to the town centre. In comparison to other sites, the adverse townscape and landscape impacts of development are considered to be less too.
Briar Farm, Harleston	GNLP2136	27.04	360 dwellings, 90 bed care/extra care housing, retail or employment, community use and open space	<p>GNLP2136 was one of two preferred choices to meet the strategic requirement of 450 homes in Harleston and it is now a confirmed allocation. In comparison to other sites GNLP2136 is well-related to the town centre. In comparison to other sites, the adverse townscape and landscape impacts of development are considered to be less too.</p> <p>Since the Reg. 18 stage, the promoters have uplifted the number of homes by 60 and added a care unit/extra care living scheme – as well as also removing employment and retail elements. The change is welcome. Offering a mix of uses that is more achievable, and which responds to the general housing need as well as need for specialist accommodation for older people. The uplift in housing on GNLP2136 is helpful too given the recent decision to increase by 5,000 the overall housing number being sought by the GNLP.</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Land at Spirketts Lane, Harleston	HAR 4	3.31	Residential -- approximately 95 homes	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. On this basis HAR 4 is re-allocated.
Long Stratton (including part of Tharston and Hapton parish)				
No allocated sites				
There are no new allocations in Long Stratton. The Long Stratton Area Action Plan (or any successor document) remains the primary document for site allocations.				
Wymondham				
Land at Johnsons Farm	GMLP0354R	5.39	100 dwellings	<p>GMLP0354 was one of two preferred choices to meet the strategic requirement of 100 homes in Wymondham and it is now a confirmed allocation. In comparison to other available sites, GMLP0354 has good access to facilities and that has led to its selection.</p> <p>Since the Reg. 18 stage, the promoters have revised the scheme to approximately 100 homes. GMLP0354R has been reappraised – particularly in relation to its proximity to nearby listed heritage assets and their landscape setting. The revised scheme is considered to be acceptable, and the larger allocation is selected. The uplift of 50 homes is helpful too given strategic decision. A 1,000 home contingency is now not going ahead for Wymondham, but across the Greater Norwich area as a whole the overall housing number is increasing by 5,000.</p>

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
North of Tuttlles Lane	GNLP3013	2.54	50 dwellings	GNLP3013 was one of two preferred choices to meet the strategic requirement of 100 homes in Wymondham and it is now a confirmed allocation. In comparison to other available sites, GNLP3013 has good access to facilities and that has led to its selection. The site relates well to the existing form and character of the town and it has minimal constraints. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.