

Appendix B - Main Towns

Unallocated residential sites with reasons for rejection

(Sites highlighted in grey were shortlisted through the site assessment process as reasonable alternatives and therefore subject to SA)

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Aylsham (Blickling, Burgh and Tuttington and Oulton)				
North of Marriotts Way	GNLP0287	12.85	Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure	This site is not allocated as it is located on the western edge of the town, less centrally placed than the preferred and reasonable alternative sites. The site appears to be significantly constrained if there is a requirement to cross the Marriotts Way which is a County Wildlife Site and green infrastructure asset.
Norwich Road	GNLP0596	11.95	Residential development for approx. 250 dwellings	An alternative, slightly revised, version of this site has been chosen for allocation – see allocated sites table.
Next to River Bure	GNLP0336	21.34	Residential development of approx. 300 dwellings, a neighbourhood centre to include community and retail uses, a primary school, public open space, play areas, a Riverside County Park and new footpath links	This site is not considered to be suitable for allocation as it is located on the eastern edge of the town, less centrally placed than allocated sites. The site is subject to a satisfactory access strategy via existing allocation AYL2. There are too impacts for the Bure Valley landscape. The constraints make the site unreasonable for allocation.
B1145 Henry Page Road/ Norwich Road	GNLP2059	1.32	15-20 dwellings	This site is not considered to be suitable for allocation as it is located outside the clear built form of the town. Residential development here would appear as a separate enclave divorced

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				from the town and less well related to form and character than the other sites promoted.
Fairfields Way, Burgh and Tuttington	GNLP4035	2.20	5 dwellings, renewable energy generation	This site is not considered to be suitable for allocation as it is located in Burgh-nest-Aylsham which is remote with poor pedestrian access to services and facilities. There are also likely to be townscape and landscape impacts given its proximity to the conservation area and River Bure.
Diss (including part of Roydon)				
Land to the south of Prince William Way	GNLP0185	1.01	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land west of Heywood Road and east of Shelfanger Road	GNLP0250, 0342, 0119, 0291 (combined)		Residential	These sites combined were consulted on as a preferred option in the Regulation 18C consultation for 200 dwellings plus a road to link Heywood Road and Shelfanger Road. The combined site is not allocated as decisions over carried forward and new allocations are deferred to the neighbourhood plan process
Land between Shelfanger Road and Mount Street	GNLP0341	3.21	35 retirement living units, 5 detached dwellings and land set aside for future Health Centre expansion	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land at Sturgeons Farm, off Farm Close, Louies Lane, Shelfanger Road	GNLP0362	13.81	Residential use mixed led development of approx. 413 dwellings	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land off Walcott Road, Walcott Green, Diss	GNLP0599	3.29	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.

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Boundary Farm, Shelfanger Road, Heywood	GNLP0606	3.00	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
The Grange, Walcot Green, Diss	GNLP1003	2.02	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land north of Brewer Green Lane, Roydon	GNLP1038	1.06	Residential development of approx. 8-12 dwellings	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land north of Frenze Hall Lane and west of Walcott Green, Diss	GNLP1044	10.95	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
	GNLP1044R	10.29	Housing	
Land west of Nelson Road and east of Station Road	GNLP1045	0.94	Residential (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
West of Shelfanger Road (part in Roydon, part in Heywood)	GNLP2104	50.51	Residential development (unspecified number)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Tottington Lane	GNLP4010	1.07	10+ dwellings	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
South of Burston Road	GNLP4049	20.49	Housing (and school on rep not form)	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
Land north of Vince's Road	DIS1	1.18	35 dwellings	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process

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Land off Park Road	DIS2	4.60	10 dwellings plus open space	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process
Land off Denmark Lane, Roydon	DIS3	1.60	42 dwellings	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process
Redenhall with Harleston (including well related parts of Needham)				
Land south of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings	This site is not considered to be suitable for allocation. The land provides an attractive landscape approach to the town, with sensitive hedgerows and trees along the site boundary which form part of the roadside approach into Harleston.
West of Shortford Road, Harleston	GNLP2088	7.30	150 dwellings	This site is not considered to be suitable for allocation. In highway terms it appears to be impossible to achieve an acceptable visibility splay within the highway or land promoted within the site boundary. The centre of the site has a significant area of surface water flood risk and avoiding this area would mean development would be located away from the existing built form, contrary to form and character.
North of Green Lane, Harleston	GNLP2098	2.52	65 dwellings	This site is not considered to be suitable for allocation. Jay's Green is not suitable for vehicular access. In addition, there is a band of

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				surface water flood risk running across the site which would affect the developable area.
South of Redenhall Road, Harleston	GNLP2099	4.40	110 dwellings	This site is not considered to be suitable for allocation. There are concerns about the visual impact of developing an elevated site at the entrance to the town and the cost implications that this could have for the development. In highways terms development would probably require the realignment of Redenhall Road, and other sites that are allocated are preferable.
Mendham Lane, Harleston	GNLP2105	1.00	20 dwellings	This site is not considered to be suitable for allocation. Residential development here would be disconnected from the rest of the town and out of keeping with form and character being a predominantly commercial area. The stretch of road between the A143 and start of the existing footpath on Mendham Lane is likely to be heavily used by commercial vehicles and so would not be a desirable route to be used by children to get to school. Other sites that are allocated are preferable.
North of Needham Road, Needham (considered with Harleston as well related to built-up area)	GNLP2115	6.00	175 dwellings	This site is not considered to be suitable for allocation as it is located on the south-western edge of the town, less centrally placed than allocated sites. There is poor connectivity into Harleston and concern about possible coalescence of Needham and Harleston. It is also wholly within the designated river valley.
South of Needham Road, Harleston	GNLP2116	7.00	160 dwellings	This site is not allocated although there is a pedestrian footway the site is some distance to Harleston Primary School. This site is on the

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(considered with Harleston as well related to built-up area)				south-western edge of the town, and would further extend the built-up area between Needham and Harleston. Other sites that are allocated are preferable.
Land at Church Lane, Redenhall	GNLP3048	0.59	Residential (unspecified number)	This site is not considered to be suitable for allocations as there is currently no settlement limit in this location and no justification to provide one as Redenhall as limited services and facilities. Although there is a footpath for much of the route into Harleston the site is some distance from the primary school and the journey would involve pedestrians navigating the roundabout junction with the A143.
Long Stratton (including part of Tharston and Hapton parish)				
Land west of Chequers Road, Tharston and Hapton	GNLP0142	1.74	Residential (unspecified number)	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
Land next to Tharston Industrial Estate, west of Chequers Lane, Tharston and Hapton	GNLP0201	3.90	Mixed use (residential and industrial)	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
Land to the west of Chequers Road, Tharston and Hapton	GNLP0458	0.96	Approx. 20 dwellings with open space	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.

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Land south of St Mary's Road, Long Stratton	GNLP0509	3.60	60-100 dwellings with associated open space	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
Blyth Green Park, Stratton Road, Tharston and Hapton	GNLP0576	1.45	Residential (unspecified number)	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
Land at Ciudad Rodrigo Farm, Forncett Road, Tharston and Hapton	GNLP1050	7.50	Housing with associated access and open space, ranging from 35-100 homes	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
South of Swan Lane, Tharston and Hapton	GNLP3033	5.28	80 dwellings plus 40 bed care homes	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
South of Flowerpot Lane	GNLP4033	33.79	Whole site, 700 dwellings, community facilities	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
South of Flowerpot Lane	GNLP4034	7.48	Northern site, 150 dwellings, open space	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.

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Wymondham				
Land to the north of Tutties Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community use and primary school	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0006 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)	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.
Silfield Pitch and Putt, The Street	GNLP0200	5.97	Residential (unspecified number)	This site is not allocated. It is remote from Wymondham, separated from services and facilities by the A11.
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings	This site is not allocated. The site is 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.

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Land at Johnson's Farm, Wymondham	GNLP0354	75.95	400 dwellings, associated access and open space	An alternative version of this site has been chosen for allocation – see allocated sites table.
	GNLP0354 (18C)	2.34	Residential – approx. 50 dwellings	
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)	This site is not allocated. 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 to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
Land to the north east of Silfield Road and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space	This site is not allocated. It is remote from Wymondham, separated from services and facilities by the A11.
Land to the south west of Silfield Road and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space	This site is not allocated. it is remote from Wymondham, separated from services and facilities by the A11. Neither is the site included as new settlement.
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential	This site is not allocated 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.
Land at south Wymondham – north and south of the A11 and west of Park Lane	GNLP0515	132.22	1500 dwellings, community uses, open space, landscaping and associated infrastructure	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0515 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess

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				of the strategic requirement for new homes as set out in the Part 1 Strategy.
North Wymondham/South of Norwich Common	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	This site was originally submitted as one site (with the original version being revised prior to the start of the site assessment process). At Regulation 18C the site was split into two sections – A & B. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
	GNLP0525AR	59.22	Housing, school, country park	
	GNLP0525BR	39.58	Housing	
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055R	364.00	High Tech employment uses together with residential and community facilities in form of a new garden village	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP1055's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP1055 is being considered within the context of options for a new settlement in the future.
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings	This site is not allocated, as it is remote from Wymondham, poorly related to services and facilities
East of Field House	GNLP2090	1.70	50 dwelling	This site is not allocated, as it is remote from Wymondham, poorly related to services and facilities.

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North east of Carpenters Barn	GNLP2150	6.50	150 dwellings	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2150 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
West of Carpenters Close	GNLP2155	3.40	80 dwellings	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2155 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
Park Farm, Silfield	GNLP2168	340.28	New settlement (Silfield)	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP2168's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP2168 (revised to GNLP4057A) is being considered within the context of options for a new settlement in the future.
Land at South Wymondham	GNLP4057A	454.80	Silfield Garden Village Core Development Area	There are currently no proposals to allocate a new settlement in the local plan, however GNLP4057 is being considered within the context of options for a new settlement in the future.
	GNLP4057B	68.66	Green Infrastructure Area – ancillary to SGV core proposal	

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	GNLP4057C	54.91	Solar Farm and GI area – ancillary to SGV core proposal	
Within WYM3 and WYM13 allocation	GNLP2169	1.36	32 dwellings	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 allocation rather than being planned separately.
30 London Road	GNLP4005	2.22	Mixed use, commercial office, 35-40 dwellings	This site is not allocated. Constraints on the site's southern portion relate to designing a form of development that is compatible with the surrounding employment uses, and on the northern portion there are heritage, landscape and ecological considerations. GNLP4005 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
North of London Road	GNLP4023	1.11	17 dwellings	This site is not allocated. There are no existing footpaths alongside either the main London Road (B1172) or adjacent country lane (also known as London Road). GNLP4023 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
Off Chapel Lane	GNLP4031	2.10	Up to 24 dwellings, open space, allotments	This site is not allocated. The major constraint is possible adverse impact on Wymondham Abbey, and regard has been given to previous

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				appeal decisions. GNLP4031 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.