

## Appendix A - Urban Fringe – excluding the Norwich City Council area

Table of allocated residential sites with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Colney</b>				
Colney Hall, Watton Road	GNLP0253	24.99	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.	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 about wellbeing in later in life. The Colney Hall location is chosen to take advantage of its proximity to the nearby university research and healthcare facilities. Consequently, 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.
<b>Costessey</b>				
Land off Bawburgh Lane and New Road	GNLP0581	49.65	800 dwellings – contingency site	Sites GNLP0581 and GNLP2043 are considered together as a contingency site for 800 dwellings should this prove to be required due to the low delivery of sites. The site is well located on the edge of Norwich in close proximity to the A47 Longwater Interchange and services and facilities in Costessey and at Longwater.
North of New Road, east of A47	GNLP2043	11.70		

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<b>Cringleford (including Keswick &amp; Intwood for employment purposes)</b>				
Land north of the A11	HOU1/ GNLP0307/ GNLP0327	52.56	1,710 dwellings residential development and associated infrastructure	The Cringleford Neighbourhood Plan allocation HOU1 identified an area for approx. 1200 new homes for which planning permissions are now in place to provide for up to 1300 homes. 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 and the edge of the permitted schemes giving potential beyond the 2026 end date of the Neighbourhood Plan. The potential uplift is estimated as an extra 410 dwellings on top of the 1300 already permitted.
<b>Drayton</b>				
Land east of Cator Road and north of Hall Lane, Drayton	DRA1	12.50	250 dwellings residential development, allotments and open space	The site was allocated in 2016 as part of the Broadland Site Allocations 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.
<b>Easton and Honingham</b>				
Land south and east of Easton	EAS1	52.12	Residential Development 1,044 dwellings	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 time-period of the new local plan up to 2038. The site has outline planning permission for 890 units, but this does not cover the

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				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. It is also considered that there is capacity for uplift of an additional 90 dwellings on the last parcel of allocated land, to the east of Easton Gymnastics Club. The site is therefore reallocated for 1.044 dwellings.
<b>Hellesdon</b>				
Land at Hospital Grounds, southwest of Drayton Road, Hellesdon	HEL1	14.70	300 dwellings, and employment uses.	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.
Land at the Royal Norwich Golf Club, either side of Drayton High Road,	HEL2	48.10	1,000 dwellings	The 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.
<b>Old Catton</b>				
No allocated sites				
<b>Rackheath</b>				
Land to the west of Green Lane West, Rackheath	GNLP0172	11.44	205 dwellings	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.

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				It is considered appropriate for allocation as at the date of writing there is an existing committee resolution to approve an application for 205 dwellings on the site (reference 20172208).
Land at Heathwood Gospel Hall, Green Lane West	GNLP0351	0.75	15 dwellings	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 of the site.
<b>Sprowston</b>				
Land off Blue Boar Lane/Salhouse Road, White House Farm	GNLP0132	66.78	Approx. 1,200 dwellings including public open space, sports pitches, landscaping etc.	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 access strategy, protection of ancient woodland, high school provision, and masterplan.
<b>Taverham (including Ringland)</b>				
Off Beech Avenue	GNLP0159R	0.97	12 dwellings	The eastern part of this site, originally promoted on a much larger boundary for 150-200 dwellings, was a reasonable alternative at the Reg 18C draft plan consultation. The site is considered suitable for allocation for a much smaller scale development on a slightly revised boundary to the one promoted for the revised site. Small scale development is considered to be appropriate as the adjacent site in the same ownership now has planning permission and this site can be accessed through that permitted scheme and the site is

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				reasonably well located in relation to services and facilities in Taverham.
Land between Fir Covert Road and Reephams Road	GNLP0337R	81.69	Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site attenuation, a new primary school and a local centre.	This site is considered to be suitable for allocation as it is a strategic-scale development, well-related to the existing edge of Thorpe Marriott with no major constraints. The site was subject to a minor boundary revision through the Regulation 18C consultation.
<b>Thorpe St Andrew</b>				
No allocated sites				
<b>Trowse</b>				
Land on White Horse Lane and to the rear of Charolais Close & Devon Way	TROW1	9.37	181 dwellings	This site was allocated in the 2015 South Norfolk Local Plan. The first phase (98 dwellings and a primary school) is under construction. The second phase (pending completion of Section 106 agreement) is for 83 dwellings and land to facilitate expansion of the primary school. The principle of development on the site has already been accepted and it is expected to be complete within the time period of this local plan.