

4. URBAN FRINGE

- Colney
- Costessey
- Cringleford and Keswick
- Drayton
- Easton and Honingham
- Hellesdon
- Old Catton
- Rackheath
- Sprowston
- Taverham
- Thorpe St Andrew
- Trowse and Bixley

COLNEY (Strategic Employment Area) and Bawburgh and Colney Lakes Country Park

- 4.1 While Colney is a small village it is a fringe parish within the Norwich urban area in the GNLP settlement hierarchy as it is a strategic employment location, with sites including parts of the Norwich Research Park (NRP), the Norfolk & Norwich University Hospital (NNUH) and the Spire Hospital.
- 4.2 Colney is situated on the B1108 close to the A47. The River Yare forms the parish boundary with Norwich, therefore some areas are prone to fluvial and surface water flood issues and are ecologically sensitive. The parish is also partially covered by landscape policies protecting the setting of the A47 Norwich Southern Bypass and the river valley landscape, as well as being a gateway to the city.
- 4.3 The strategic objective is to reinforce the continued growth of the NRP. Whilst the allocations cover land adjacent to the existing NRP institutes and the NNUH, the 'wider NRP' also refers to the adjoining University of East Anglia campus.
- 4.4 The plan's policies limit uses primarily to use class E(gii) i.e. research and development, studios, laboratories and high tech, plus hospital related development. Ancillary and complementary uses will also be acceptable, so long as they are supportive of and essential to the core functions of the NRP and remain ancillary. Potential uses include: recuperative and respite care; education and training facilities; conference facilities for knowledge transfer; short stay accommodation; cafes/restaurants; and supporting business infrastructure e.g. legal and banking services. General offices, manufacturing, storage, distribution and other uses not connected with research and development will not be acceptable.
- 4.5 Colney is part of the catchment for Little Melton Primary School, but it is geographically separated from Little Melton by the A47, which greatly limits the potential for general housing.
- 4.6 This plan includes a new allocation at Colney Hall (S.CN.03) where a unique opportunity exists to provide older people's accommodation, as well as showcasing and furthering knowledge and research about well-being in later life. The allocations is for a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing and the conversion of Colney Hall.
- 4.7 For housing forecasting purposes, the Colney Hall site provides the equivalent of 111 dwellings. Four homes were delivered between the plan's base date of 1st April 2018 and 31st March 2022 and there were no additional dwellings with planning permission in the parish in March 2022. This

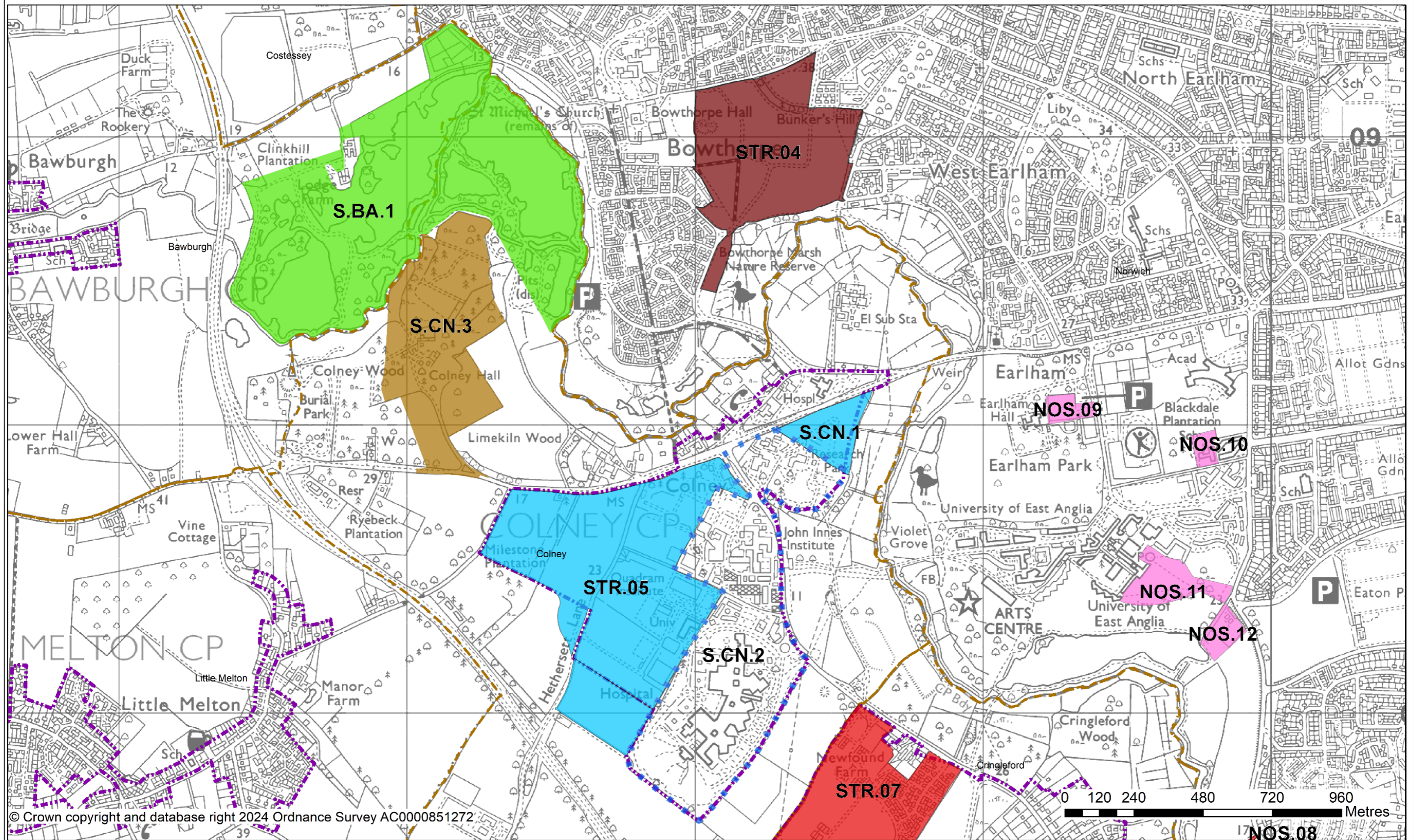
provides a total deliverable housing commitment for Colney of 115 homes between 2018-2038 (see policy 7.1).

- 4.8 This plan also includes strategic and smaller allocations and policy to promote employment development in Colney and a water-based country park at Bawburgh and Colney lakes.
- 4.9 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

COLNEY

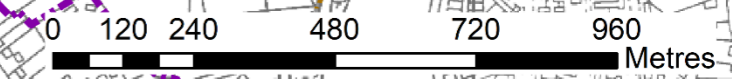
(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Parish Boundary	Mixed-Use Allocation	Older People's Accommodation	University Related Allocation	Redevelopment of Existing Uses within Settlement Boundary	Settlement Boundary
Housing Allocation	Employment Allocation	Open Space/Leisure Amenity Allocation			



Scale at A3:
1:12,000

Date: 13/02/2024



STRATEGIC EMPLOYMENT ALLOCATION

POLICY STR.05: Land adjacent to Norwich Research Park (NRP), Colney

4.10 The policy and supporting text for the Norwich Research Park allocation can be found in the strategic sites section at the beginning of the Sites Plan.

POLICY S.CN.1: Land rear/east of Institute of Food Research (IFR), Colney

- 4.11 S.CN.1 is allocated for science park development, hospital expansion or other development which would complement these uses.
- 4.12 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY S.CN.1

Land rear/east of Institute of Food Research (IFR), Colney (4.24 hectares) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in policy STR.05.

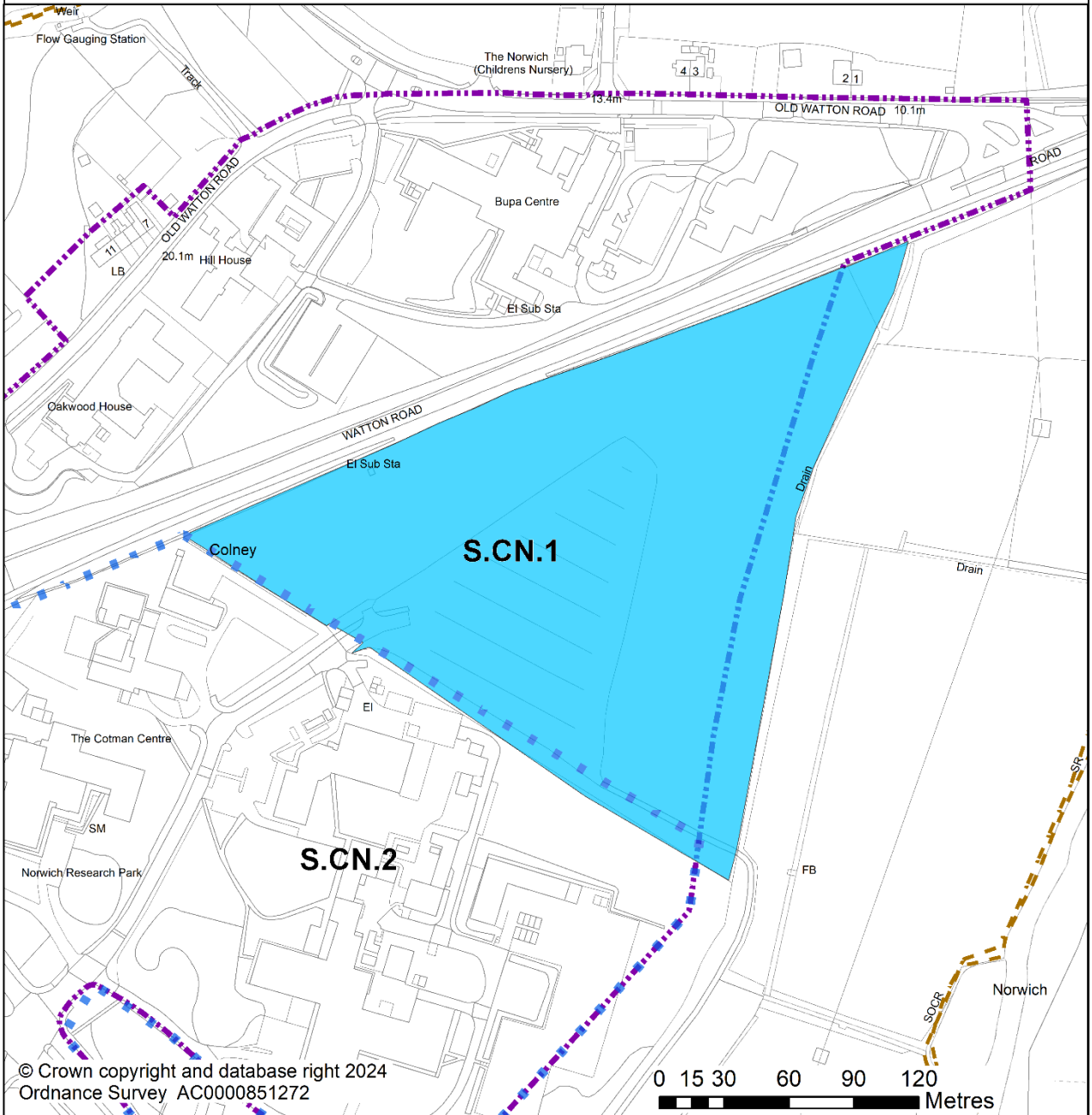
The development will achieve the following site-specific requirements:

1. Any development must conserve and, where opportunities arise, enhance the significance of nearby heritage assets including Earlham Conservation Area and associated listed buildings to the west, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.CN.1
LOCATION: Land rear/east of Institute of Food Research
ALLOCATION: (IFR) extension to NRP, principally E (g)(ii)
SITE AREA: 4.24 ha



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- Employment Allocation
- Parish Boundary
- Settlement Boundary
- Redevelopment of Existing Uses within Settlement Boundary

Scale at A4:
1:2,500



Date: 05/02/2024

POLICY S.CN.2: Redevelopment of existing hospital and science park uses within the Colney Development Boundary

4.13 The Colney development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Policy S.CN.2 protects the science and hospital activities in this location and ensures the range of uses taking place at Norwich Research Park are compatible with each other.

POLICY S.CN.2

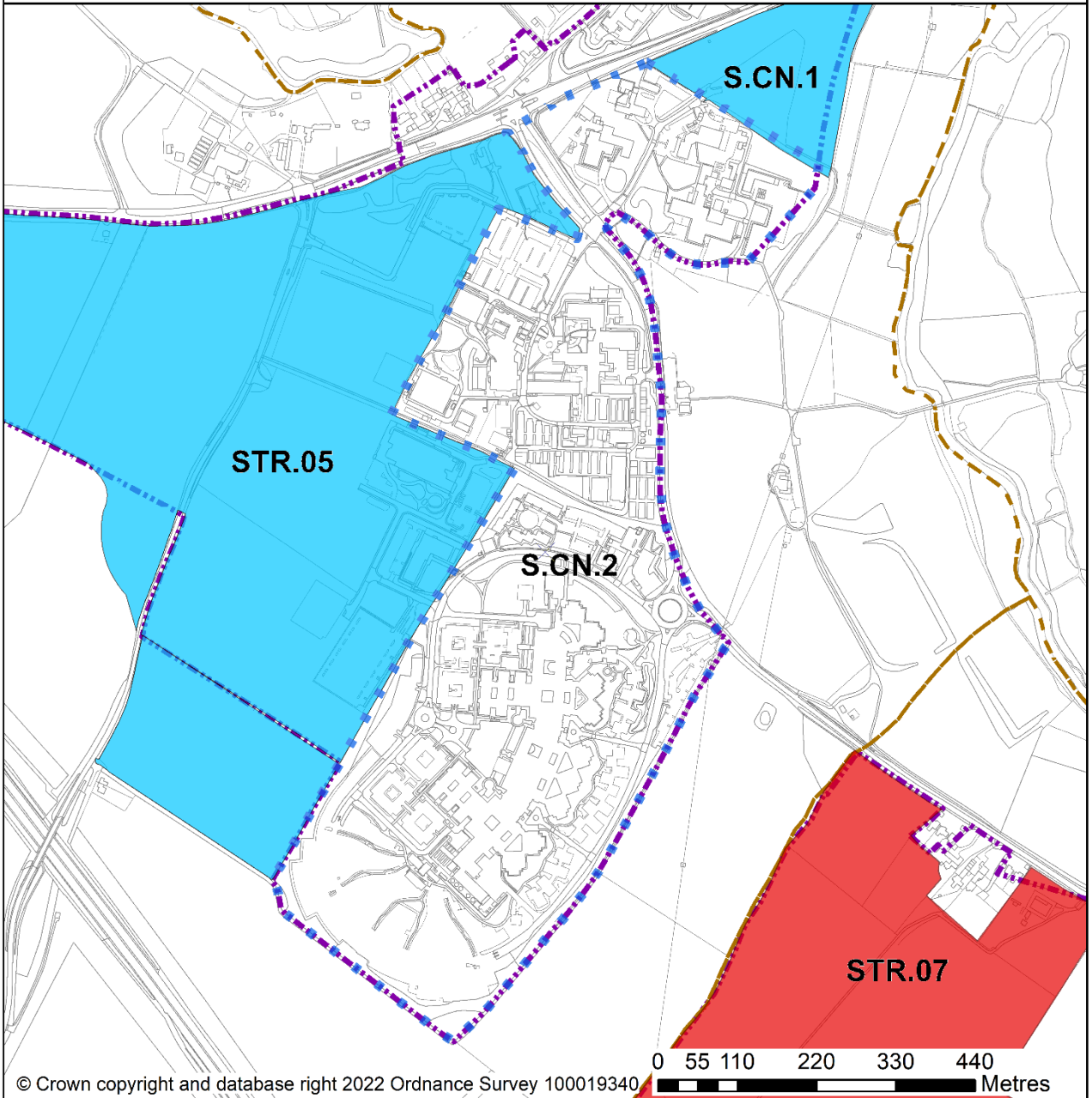
Redevelopment of existing hospital and science park uses within the Colney Development Boundary, Colney

Any proposed redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in policy STR.05, to the extent that is proportionate to the scale and nature of the proposal.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.CN.2
LOCATION: Norwich Research Park
ALLOCATION: Redevelopment of existing hospital and science park uses within the Colney Development Boundary



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Housing Allocation



Employment Allocation



Redevelopment of Existing Uses within Settlement Boundary



Parish Boundary



Settlement Boundary

Scale at A4:
1:7,500



Date: 21/12/2022

POLICY S.CN.3: Colney Hall, Watton Road, Colney

- 4.14 This allocation at Colney Hall is made for the unique opportunity it presents. It provides for specialist older people's accommodation, as well as showcasing and furthering knowledge and research about wellbeing in later life. The Colney Hall location has been chosen to take advantage of its proximity to the nearby university research and healthcare facilities. The allocation specifically requires a residential-led development for older people that is supplemented by related university research space and healthcare facilities.
- 4.15 Development is contingent on a transport assessment and implementation of any agreed improvement measures. These are likely to include a new junction along the B1108, as well as extra pedestrian and cycle connections to existing facilities.
- 4.16 In addition, development will need to be guided by a masterplanning exercise to address the sensitive heritage and ecological characteristics of the site. Continuous engagement with local people and interested groups will be essential.
- 4.17 The Norfolk Historic Environment Service should be consulted to determine any need for archaeological surveys prior to development.
- 4.18 Norfolk Minerals and Waste Core Strategy policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation may be required due to the presence of a former landfill site.

POLICY S.CN.3

Colney Hall, Watton Road, Colney (24.99 hectares) is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii), and healthcare facilities E(e). The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.

The development will achieve the following site-specific requirements:

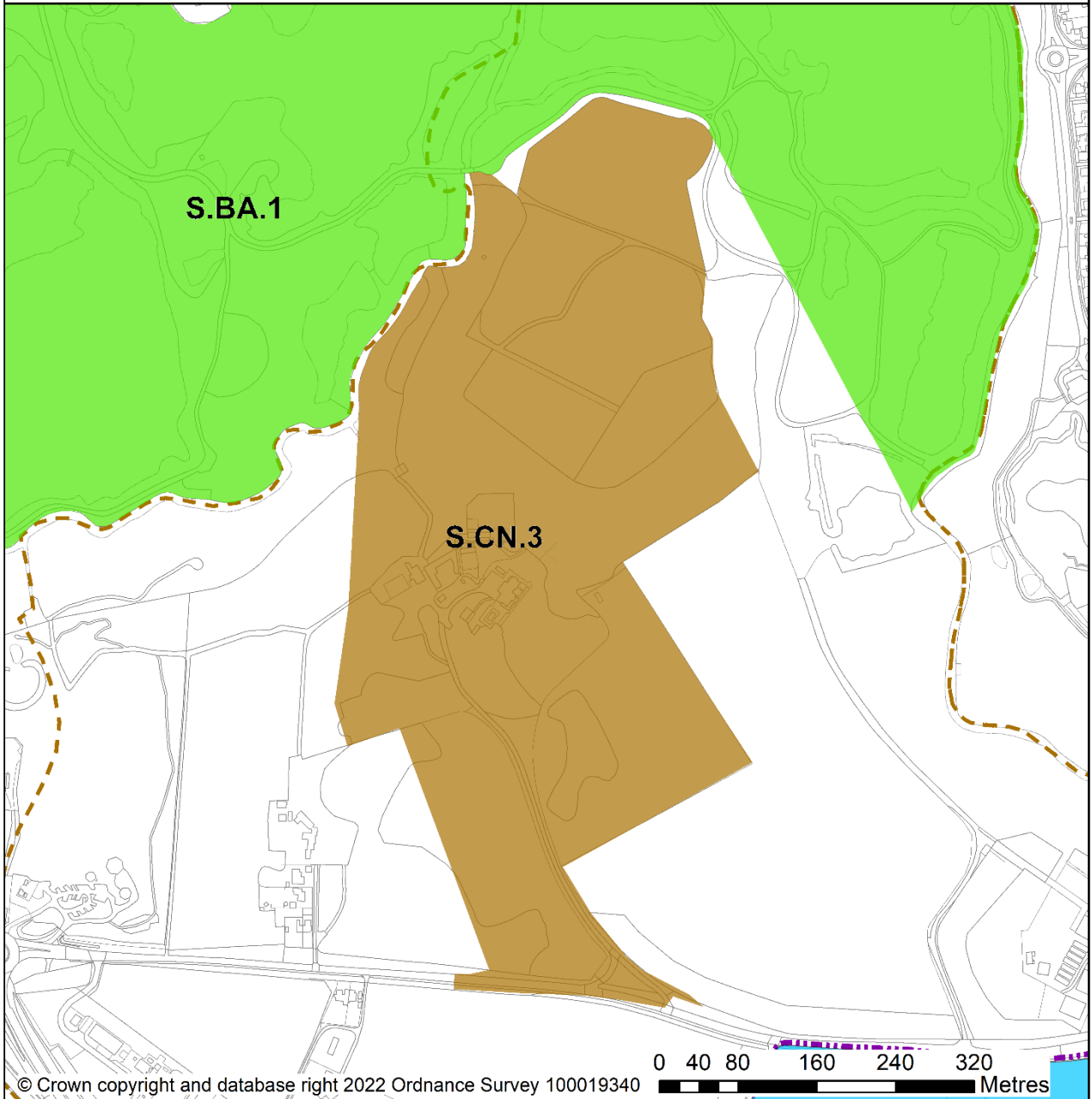
1. A masterplan for the whole site submitted with or in advance of the first application for planning permission comprising a mix of uses that is mainly C2, but includes research E(gii) and healthcare E(e) facilities to make the development exceptional for wellbeing in later life.
2. A landscape assessment exploring the historic gardens and parkland setting of the hall will need to be undertaken.
3. The layout of the development will need to reflect this assessment and retain the significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space.
4. A transport assessment with the implementation of any agreed highway mitigation measures.

5. Site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility.
6. Sensitive conversion of the Grade II listed Colney Hall and its gardens.
7. Consideration to protecting the distinctive characteristics of the River Yare valley.
8. An archaeological assessment will be required prior to development.
9. A site-specific flood risk assessment is required.
10. A site-specific ecological survey is required.



COLNEY



GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.CN.3
LOCATION: Colney Hall, Watton Road
ALLOCATION: Specialist housing for older people and other uses (see policy)
SITE AREA: 24.99 ha



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 Employment Allocation
 Older People's Accommodation

 Open Space/Leisure Amenity Allocation
 Parish Boundary

 Settlement Boundary

Scale at A4:
1:5,500

N

Date: 21/12/2022

POLICY S.BA.1: Bawburgh and Colney Lakes

- 4.19 This site was allocated as a water-based country park in the 2015 South Norfolk Local Plan but has not yet been developed.
- 4.20 Development of the site as a country park will allow greater public access, increased water-based activities and the protection and enhancement of habitats at this County Wildlife Site. It will also enable strengthening of the strategic green infrastructure network as the site is within the Yare valley strategic green infrastructure corridor and is close and adjacent to corridors linking to the River Wensum.
- 4.21 This site is identified in the Greater Norwich Infrastructure Plan (GNIP), along with a number of other Green Infrastructure priority initiatives. It is being considered through the revised Greater Norwich Green Infrastructure Strategy which will feed into the broader Norfolk Nature Recovery Strategy. It could also play a role in biodiversity net gain strategies that will be progressed separately but in alignment to the overarching strategies above.
- 4.22 This site is re-allocated as it has a reasonable prospect of being funded and delivered within the period of this local plan to 2038.

POLICY S.BA.1

Bawburgh and Colney Lakes (73.5 hectares) is allocated for a water-based country park.

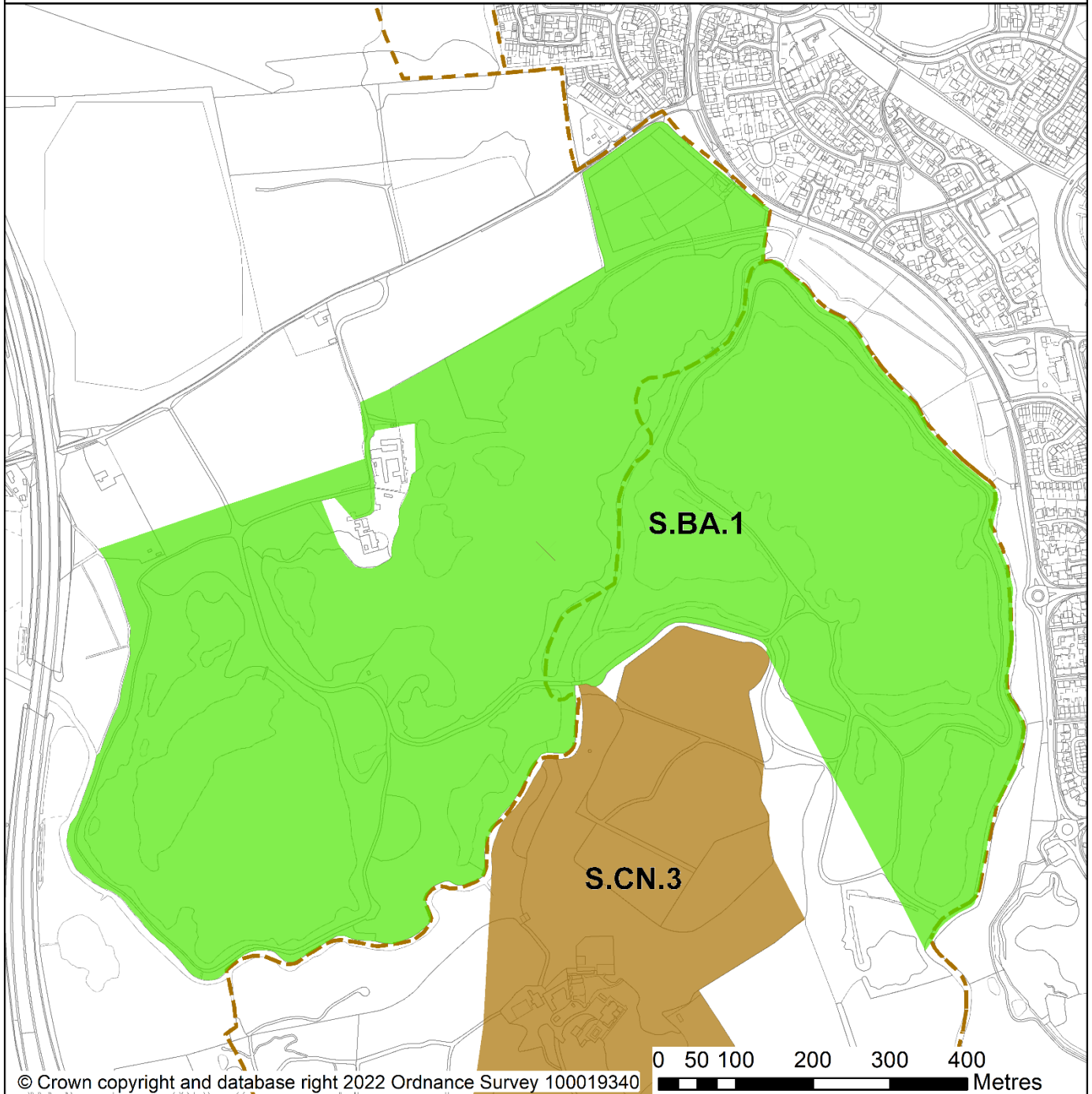
The development will achieve the following site-specific requirements:

1. Public access to be provided.
2. Footpath and cycle link with access for major residential developments at various points of entry.
3. A conservation management plan should be delivered to protect species and agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance. Proposals will need to ensure that the ecological value of the County Wildlife Site is retained and enhanced in areas to be opened up to the public.

BAWBURGH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: S.BA.1
LOCATION: Bawburgh and Colney Lakes
ALLOCATION: Water Based Country Park
SITE AREA: 73.5 ha



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0 50 100 200 300 400 Metres

Scale at A4:
1:7,000

-  Older People's Accommodation
-  Open Space/Leisure Amenity Allocation
-  Parish Boundary



Date: 21/12/2022

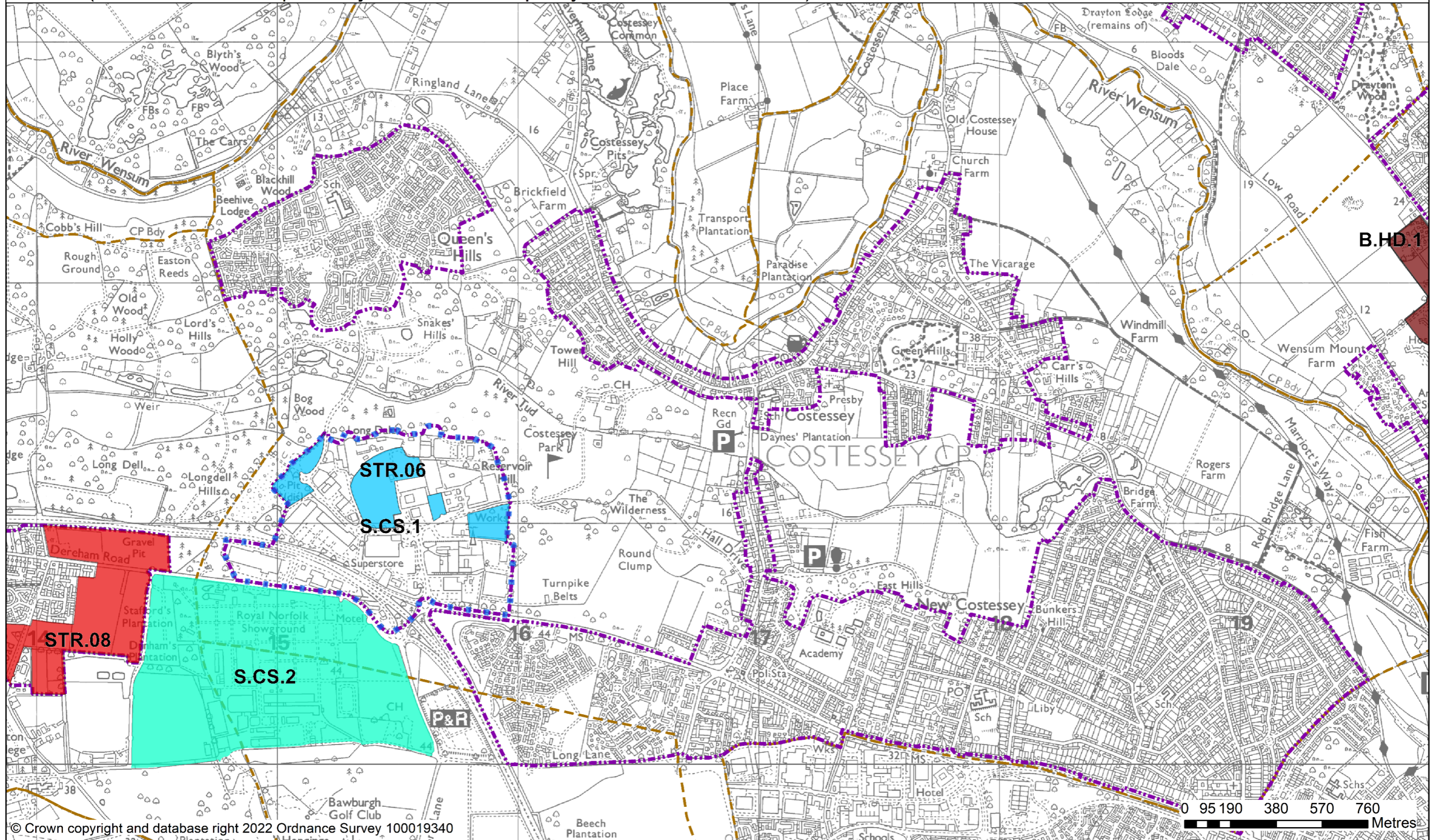
COSTESSEY

- 4.23 Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater.
- 4.24 Costessey is a fringe parish within the Norwich urban area in the GNLP settlement hierarchy and includes a number of distinct areas. The valley of the River Tud divides Old Costessey and Queen's Hills from New Costessey, helping maintain the separate identities of these settlements. Old Costessey has a strong historic character with conservation areas covering key areas and features. Narrow streets and historic buildings edging the road limit the potential to accommodate extra traffic.
- 4.25 To the north the River Wensum is a designated Special Area of Conservation and contains a number of Sites of Special Scientific Interest and County Wildlife Sites. Areas of tree belt characterise the landscape and notable parcels of woodland within the settlement limits are classified and protected as "important spaces" through development management policies as continued suburbanisation is a potential threat to the character of these valleys.
- 4.26 There is a wide range of local services within the parish, including three primary schools and a secondary school. Public transport, via the Dereham Road, means a 25-50 minute journey time into Norwich city centre.
- 4.27 As set out in the housing table in policy 7.1, 581 homes were either delivered in Costessey between the plan's base date of 1st April 2018 and 31st March 2022 or were planned to be delivered on already committed sites. No additional housing allocations are included in this plan. This gives a total deliverable housing commitment for Costessey in policy 7.1 of 581 homes between 2018-2038.
- 4.28 This plan also includes a strategic allocation and policy to support employment development at the Longwater Employment Area in Costessey and dedicated policy coverage for the Norfolk Showground.

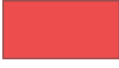


COSTESSEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation	 Employment Allocation	 Redevelopment of Existing Uses within Settlement Boundary	 Showground Specific Policy	 Settlement Boundary
 Mixed Use Allocation		 Parish Boundary		

Scale at A3:
1:14,500

Date: 22/12/2022



STRATEGIC EMPLOYMENT ALLOCATION

POLICY STR.06: Longwater Employment Area, Costessey

4.29 The policy and supporting text for the Longwater Employment Area allocation can be found in the strategic sites section at the beginning of the Sites Plan.

POLICY S.CS.1: Redevelopment of existing uses within the Costessey Longwater Development Boundary

4.30 The Longwater employment area development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Retention of the development boundary and the requirements of policy S.CS.1 protects the commercial activities in this location and ensures the range of uses taking place at Longwater are compatible with each other.

POLICY S.CS.1

Redevelopment of existing uses within the Costessey Longwater Development Boundary, Costessey.

Within the Costessey Longwater Development Boundary proposals for the redevelopment or change of use of existing employment uses commercial, business and services uses, and complementary sui-generis uses should demonstrate that retention of the site for the existing use has been fully explored without success. This would involve:

1. Demonstrating that the area is already adequately served by the type of use to be lost; or
2. Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable, with any disagreement resolved by an independent assessor, plus six months marketing for the permitted and similar uses, using an appropriate agent.

Where this has been demonstrated, sites within Costessey, Longwater Development Boundary, will be considered positively for E(g), B2 and B8 employment uses or other uses ancillary and complementary to the strategic employment function of the area where they are not defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

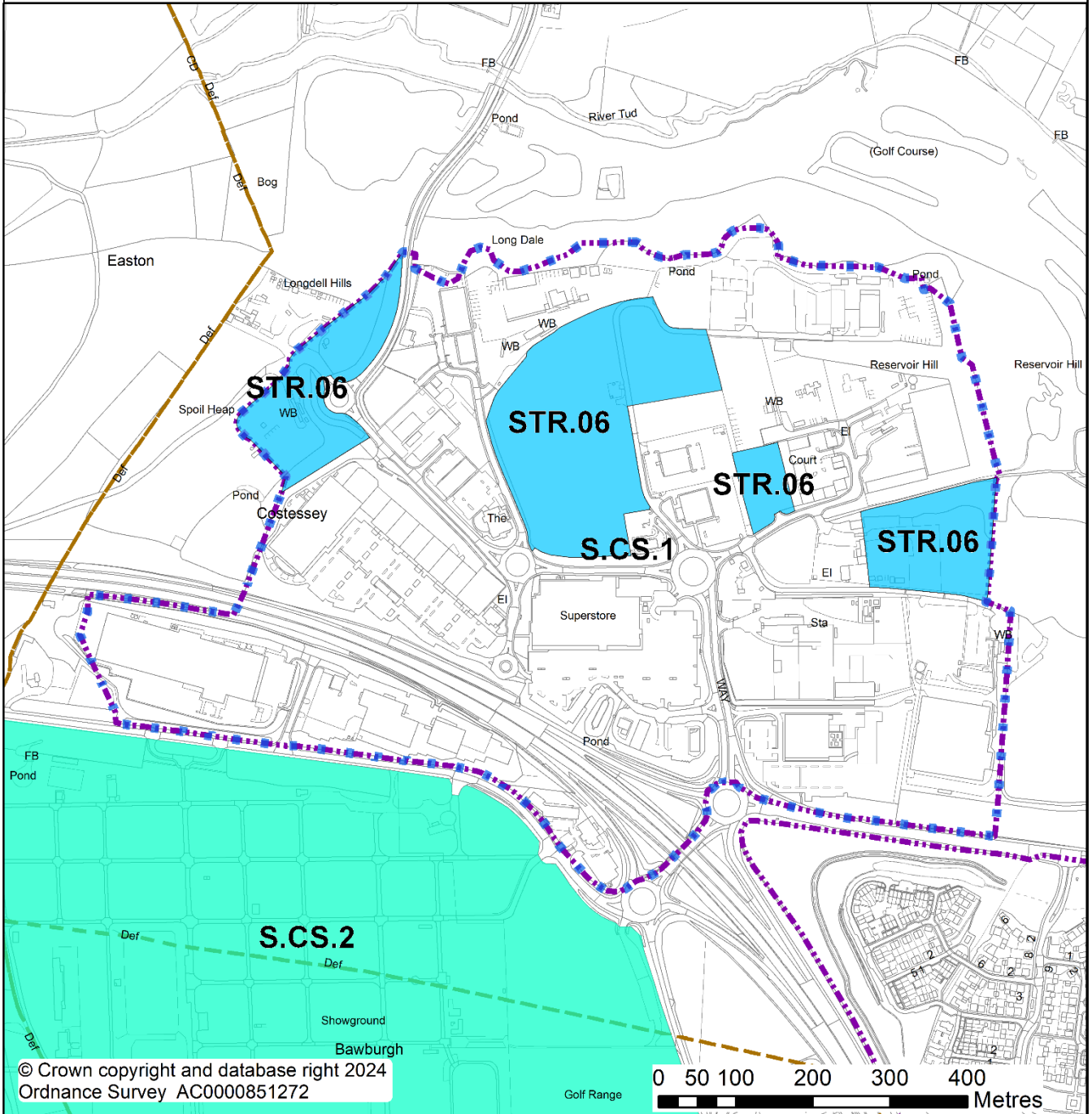
COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.CS.1

LOCATION: Costessey Longwater Development Boundary

ALLOCATION: Redevelopment of existing uses within the Costessey Longwater Development Boundary



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- Employment Allocation
- Showground Specific Policy
- Redevelopment of Existing Uses within Settlement Boundary
- Parish Boundary
- Settlement Boundary

Scale at A4:
1:7,000



Date: 12/02/2024

POLICY S.CS.2: Norfolk Showground, Costessey

- 4.31 Recognising that the Norfolk Showground has a need to support its role as a major visitor attraction and events location, and that it is located within and supports the Food Enterprise Zone, the showground policy permits small-scale food, dining and leisure-led development that also helps meet the needs of local residents who live in the immediate area.
- 4.32 To ensure that the development supports the local food and agri-tech sectors any food-based retail unit should sell a clear majority of locally produced goods and will therefore be conditioned to ensure that no less than 70% of the net retail floor area is used for the display and sale of goods produced in Norfolk and Suffolk.
- 4.33 Appropriate pedestrian and cycle access including across the A47 will be required to ensure that the centre is easily accessible and provides local facilities.

POLICY S.CS.2

Norfolk Showground, Costessey

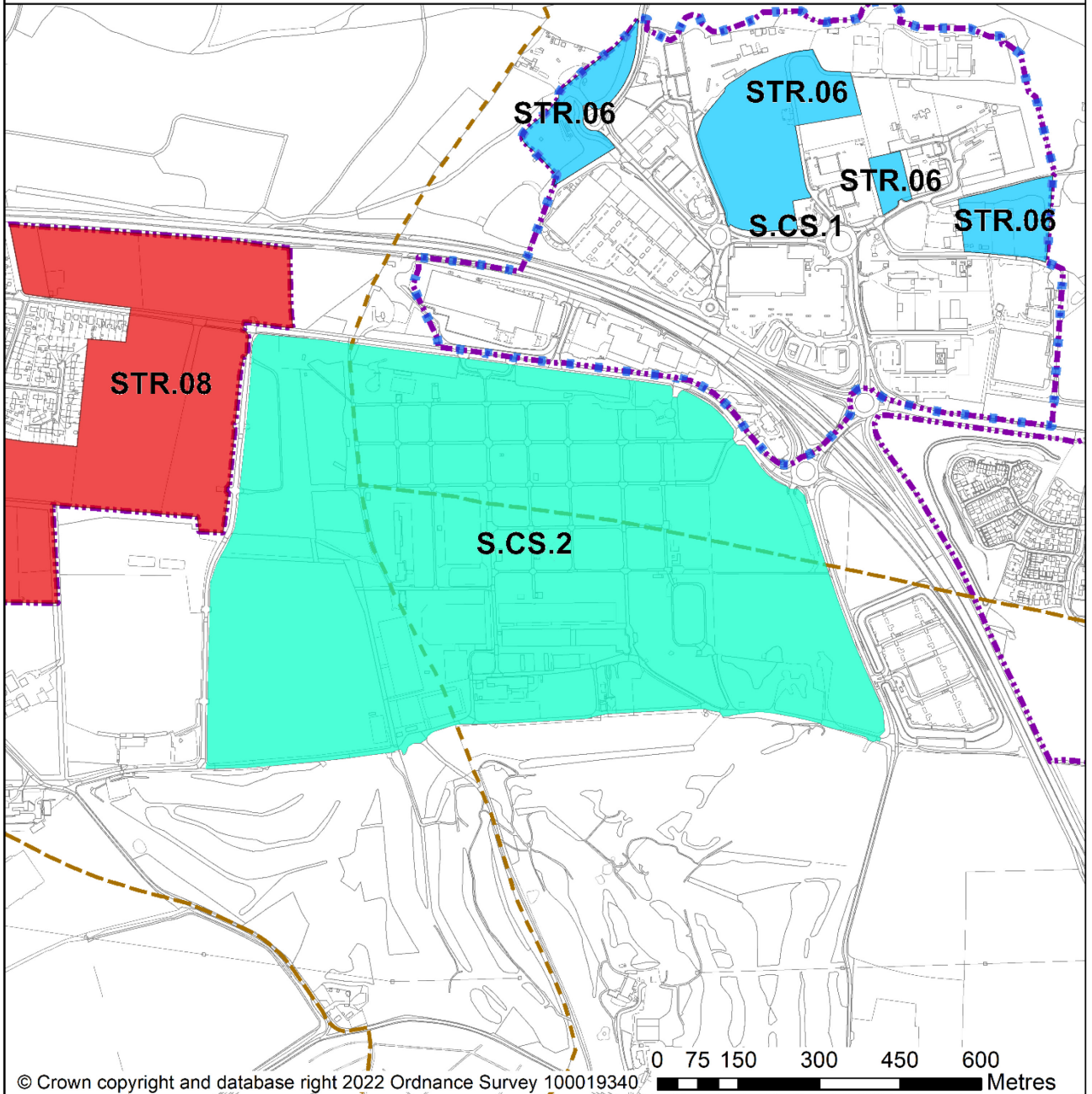
Planning applications for the use of the identified area for leisure, tourism, recreation, arts and exhibition uses will be considered positively provided that:

1. The open character of the site is retained, including the impact of ancillary uses such as car parking.
2. Other than for development under clause 5 below, any new buildings and extensions are required to support the main functions of the Showground.
3. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a) Any noise or vibration likely to be generated, including from motorised sports or flying; and,
 - b) Any light which could have an impact beyond the site itself.
4. Depending on the scale and type of development, applications will be supported by a transport assessment/statement and any required highway mitigation measures will be provided.
5. Small-scale food retail, including an anchor unit selling no less than 70% of locally produced goods; café/restaurant/public house uses; and other leisure and service uses, to serve the wider function of the showground will also be considered.

COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.CS.2
 LOCATION: Norfolk Showground
 ALLOCATION: Leisure, tourism, recreation, arts and exhibition



	Housing Allocation		Redevelopment of Existing Uses within Settlement Boundary		Parish Boundary	Scale at A4: 1:10,000
	Employment Allocation		Showground Specific Policy		Settlement Boundary	
						

Date: 21/12/2022

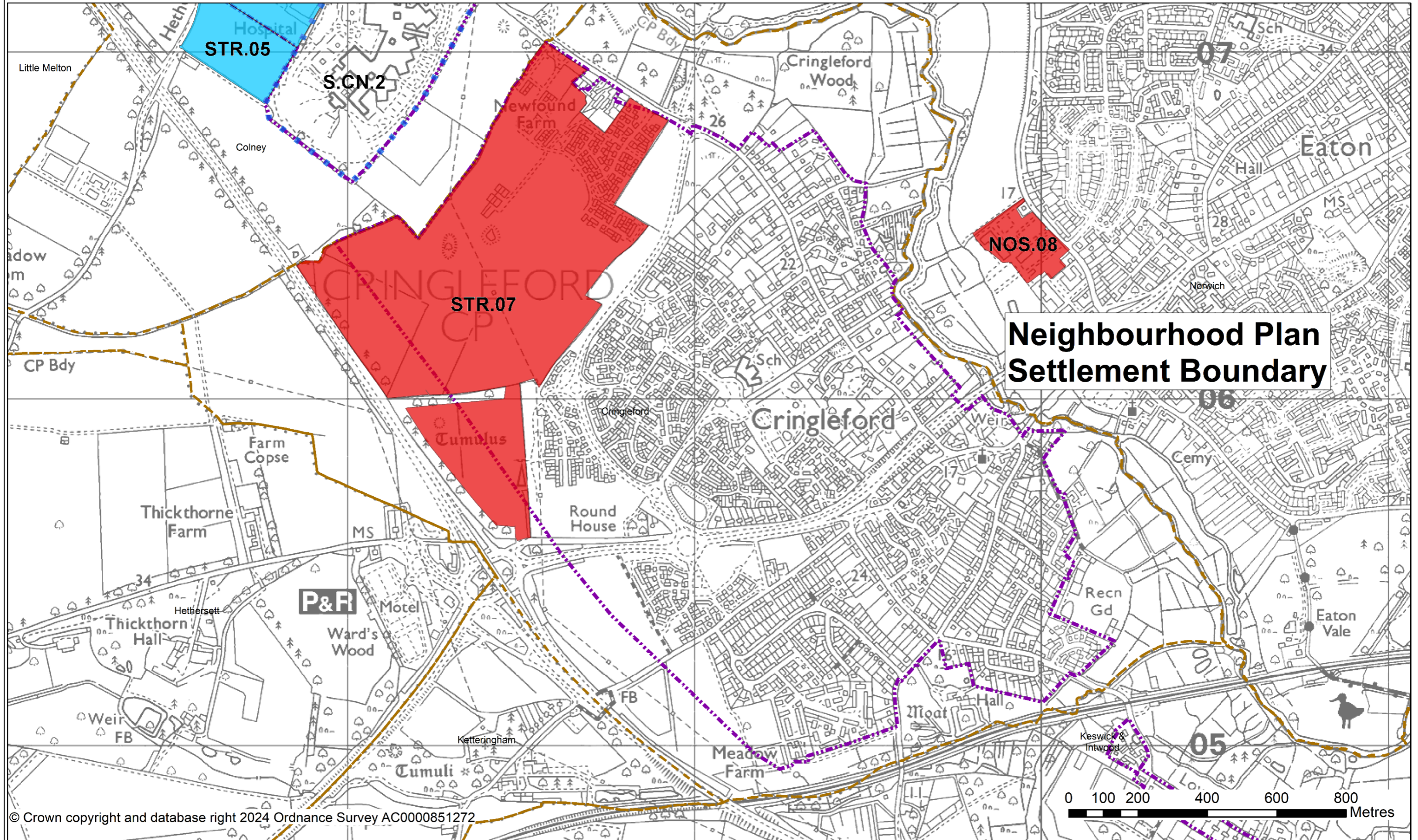
CRINGLEFORD (Including employment allocation at Keswick)

- 4.34 Cringleford is identified as a fringe parish within the Norwich urban area in the GNLP settlement hierarchy. There are good links to the University of East Anglia, Norfolk & Norwich University Hospital, and the Norwich Research Park. Major development is underway in the parish, with significant commitments as yet unbuilt.
- 4.35 Amongst the facilities in Cringleford are a doctor's surgery, primary school, shops and community buildings. An additional primary school is being provided as part of the currently committed development. The A11 Newmarket Road runs through the parish, joining with the A47 at Thickthorn Junction to the west. To the east, the parish's boundary is in the Yare valley. There are some areas of fluvial and surface water flooding risk, and the parish also contains County Wildlife Sites. Cringleford has had a Neighbourhood Plan in place since February 2014 covering 2013-2026.
- 4.36 As set out in the housing table in policy 7.1, 1,257 homes were either delivered in Cringleford between the plan's base date of 1st April 2018 and 31st March 2022 or were planned to be delivered on already committed sites. There are no new site allocations identified in Cringleford in this plan. However, there is a carried forward allocation for housing from the Neighbourhood Plan with an uplift covering a wider area which is allocated in this plan as strategic site STR.07. This gives a total deliverable housing commitment in policy 7.1 for Cringleford of 1,765 homes between 2018-2038.
- 4.37 There is also a carried forward allocation for employment at Keswick.
- 4.38 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, along with measures to protect the environment and biodiversity, and avoid landscape intrusion.

CRINGLEFORD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



**Neighbourhood Plan
Settlement Boundary**

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- Parish Boundary
- Housing Allocation
- Employment Allocation
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary

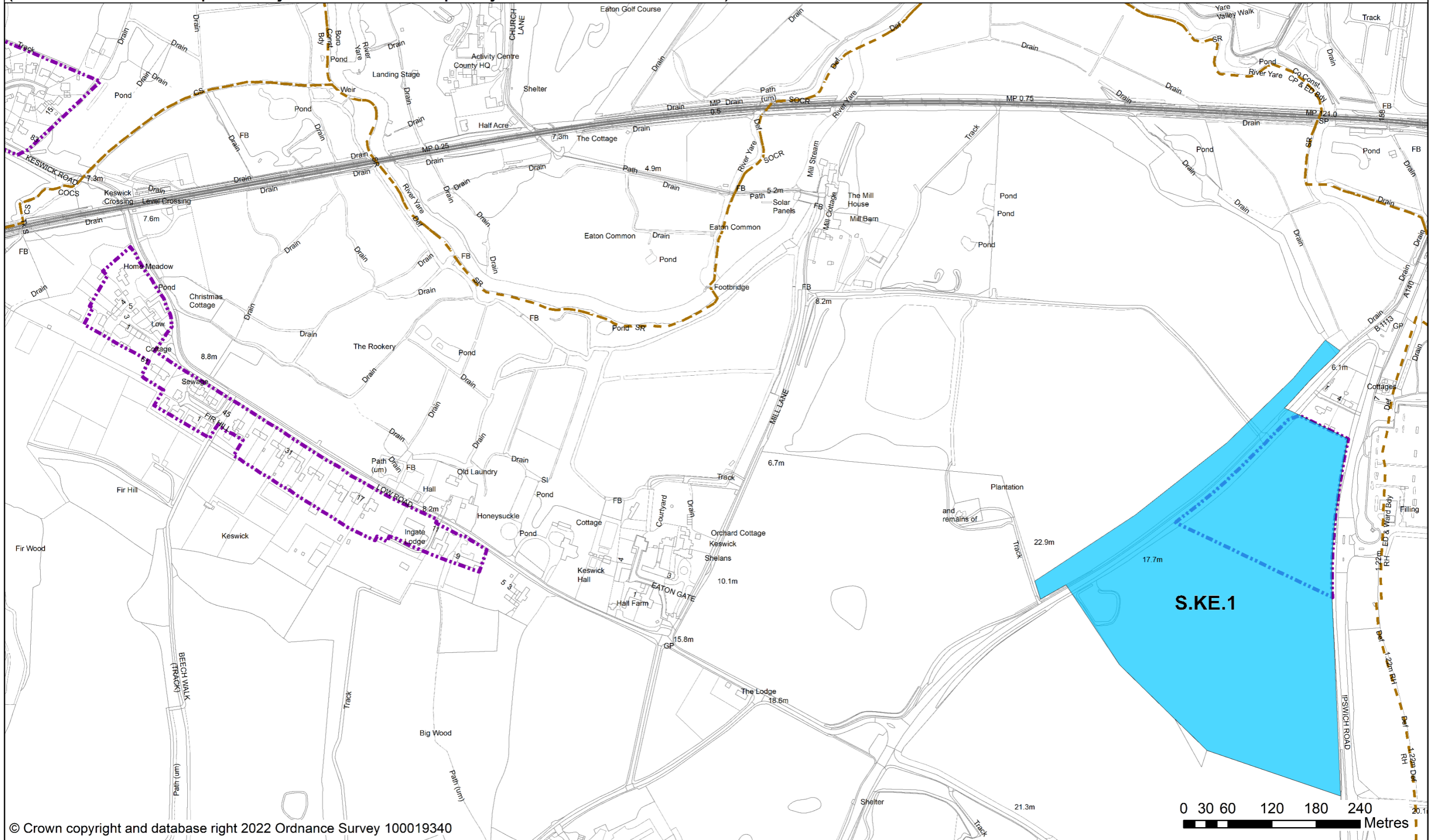
Scale at A3:
1:10,000

Date: 13/02/2024

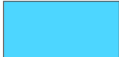


KESWICK

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A3:
1:4,750

Date: 22/12/2022

POLICY STR.07: Land north of the A11, Cringleford

4.39 The policy and supporting text for the land north of the A11, Cringleford allocation can be found in the strategic sites section at the beginning of the Sites Plan.

POLICY S.KE.1: Land west of Ipswich Road, Keswick

4.40 This site allocation comprises the employment allocation KES2 from the 2015 South Norfolk Local Plan which now has planning consent (reference 2017/2794) on a larger boundary. Policy S.KE.1 incorporates the larger consented area.

4.41 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY S.KE.1

Land west of Ipswich Road, Keswick (13.02 hectares) is allocated for employment uses.

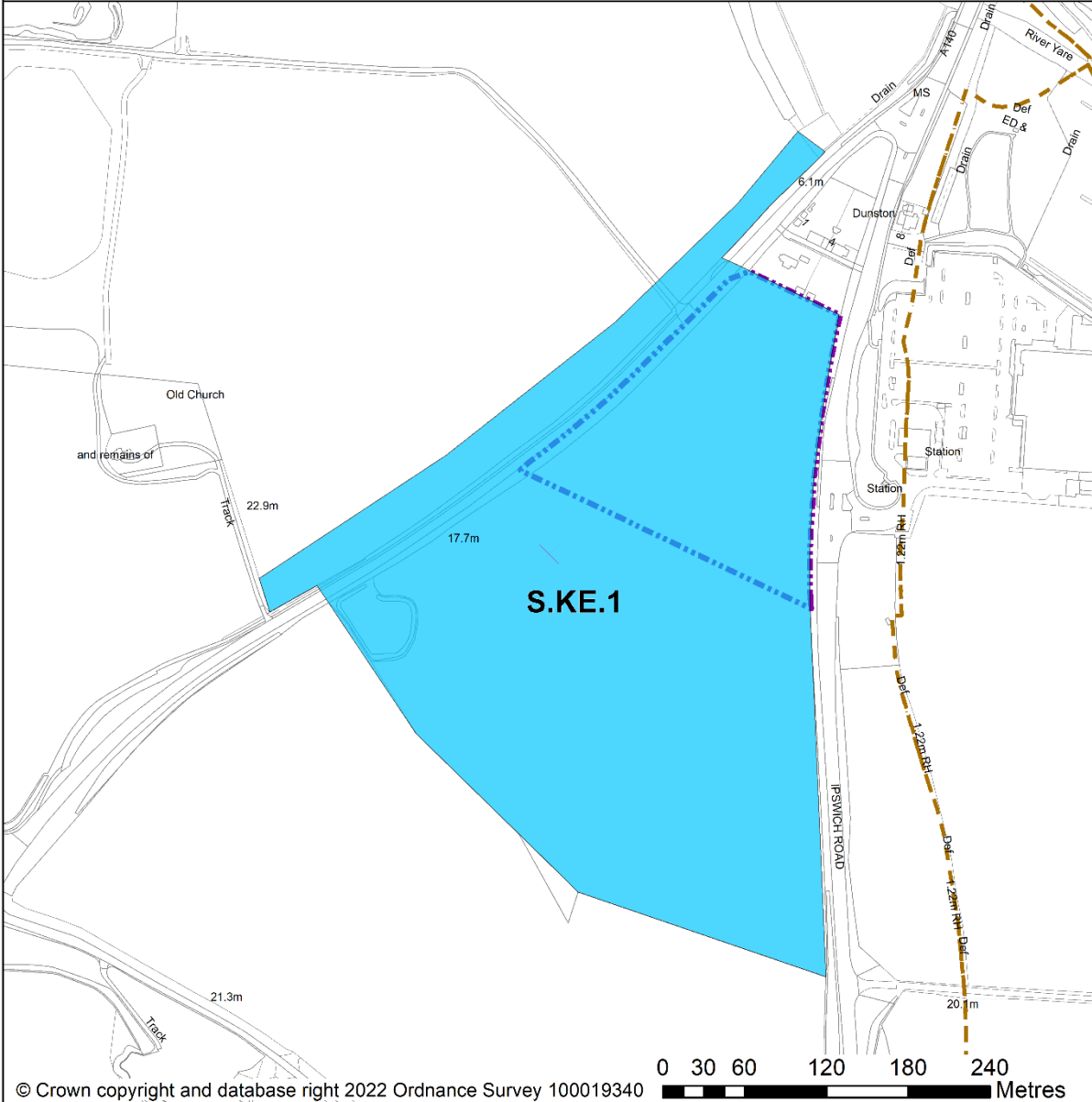
The development will achieve the following site-specific requirements:

1. Mixed-use development within use class E(g), B2 and B8, the ratio of uses being subject to acceptable highways impacts.
2. Provide an access road across the site from the B1113 to the A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140.
3. Restriction of a right turn movements at the existing B1113/A140 junction.
4. Off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140.
5. Appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich.
6. Inclusion of ecological appraisal with off-site strategic landscaping north-west of the B1113 as buffering to Harford Bridge Marshes County Wildlife Site and Norfolk Wildlife Trust nature reserve.
7. Any development must conserve and, where opportunities arise, enhance the significance of nearby heritage assets including the Grade II listed Church of All Saints and remains of the Church of All Saints to the west of the site, including any contribution made to that significance by setting.
8. Sustainable drainage, reflecting the implications of the river valley location. Run off from the development onto the Harford Bridge Marshes County Wildlife Site and nature reserve may be an issue that will need to be mitigated for.


KESWICK AND INTWOOD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.KE.1
 LOCATION: Land west of Ipswich Road
 ALLOCATION: Employment
 SITE AREA: 13.02 ha



 Employment Allocation

 Parish Boundary

 Settlement Boundary

Scale at A4:
1:4,000



Date: 21/12/2022

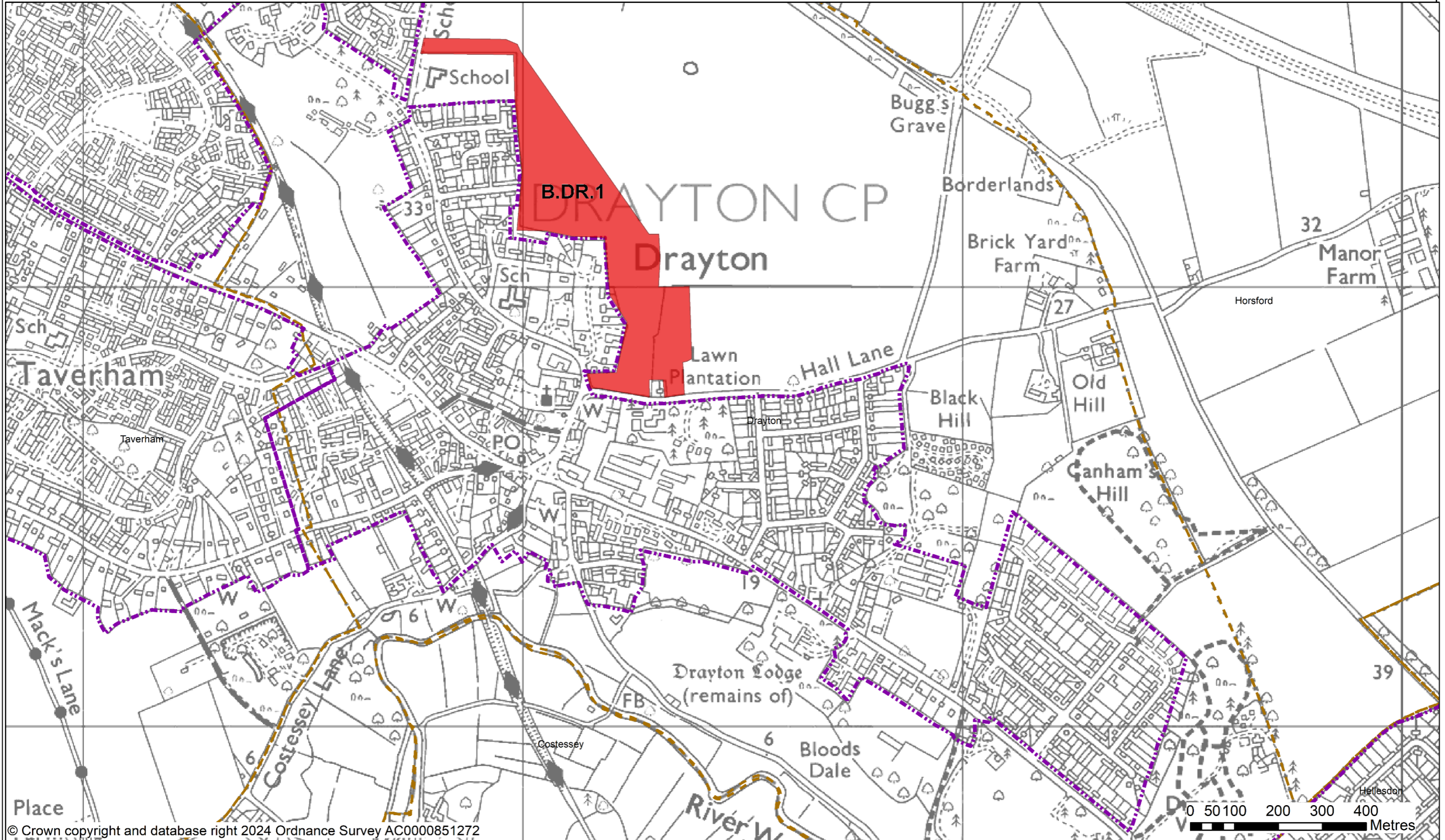
DRAYTON

- 4.42 Drayton is identified as a fringe parish within the Norwich urban area in the GNLPS settlement hierarchy. In recent decades Drayton has seen new development at Thorpe Marriott.
- 4.43 There are good public transport links to Norwich along the Fakenham Road (A1067). Transport connectivity has also been recently improved by the opening of the Broadland Northway (A1270). There is a good range of local services mainly concentrated in the village centre, near the junctions of Drayton High Road with School Road and Costessey Lane.
- 4.44 Drayton is located close to the River Wensum, itself designated as a Special Area of Conservation (SAC), and there are Sites of Special Scientific Interest as well. Away from the River Wensum, two County Wildlife Sites, Canham's Hill and Drayton Woods, provide a landscape gap between Drayton and Hellesdon to the east and between Drayton and Horsford to the north.
- 4.45 The Drayton Neighbourhood Plan was 'made' in July 2016 and covers the period to 2026. The vision for the Neighbourhood Plan is based on their desire to maintain the quality of life in their parish by preserving the balance between the built and green environment, improving negative elements of the built environment and infrastructure whilst developing and strengthening opportunities for the people of the parish, encouraging increased prosperity, and building up the facilities available to residents, and those that work there.
- 4.46 As set out in policy 7.1, 415 homes were delivered in Drayton between the plan's base date of 1st April 2018 and 31st March 2022 or were committed to be delivered at the latter date. This figure includes the site which is allocated in this plan as B.DR.1 Land east of Cator Road and north of Hall Lane for approximately 250 homes which is being built out. This gives a total deliverable housing commitment in policy 7.1 for Drayton of 415 homes between 2018-2038.
- 4.47 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.


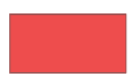

DRAYTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Parish Boundary  Housing Allocation  Settlement Boundary

Scale at A3:
1:8,000

Date: 06/02/2024

N



POLICY B.DR.1: Land east of Cator Road and north of Hall Lane, Drayton

- 4.48 The site was allocated in 2016 as part of the Broadland Local Plan. The site was granted outline consent under application reference 20161066 and subsequently received full planning consent for 267 dwellings under application reference 20200640. Construction has commenced on site.
- 4.49 Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY B.DR.1

Land east of Cator Road and north of Hall Lane, Drayton (12.5 hectares) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes.

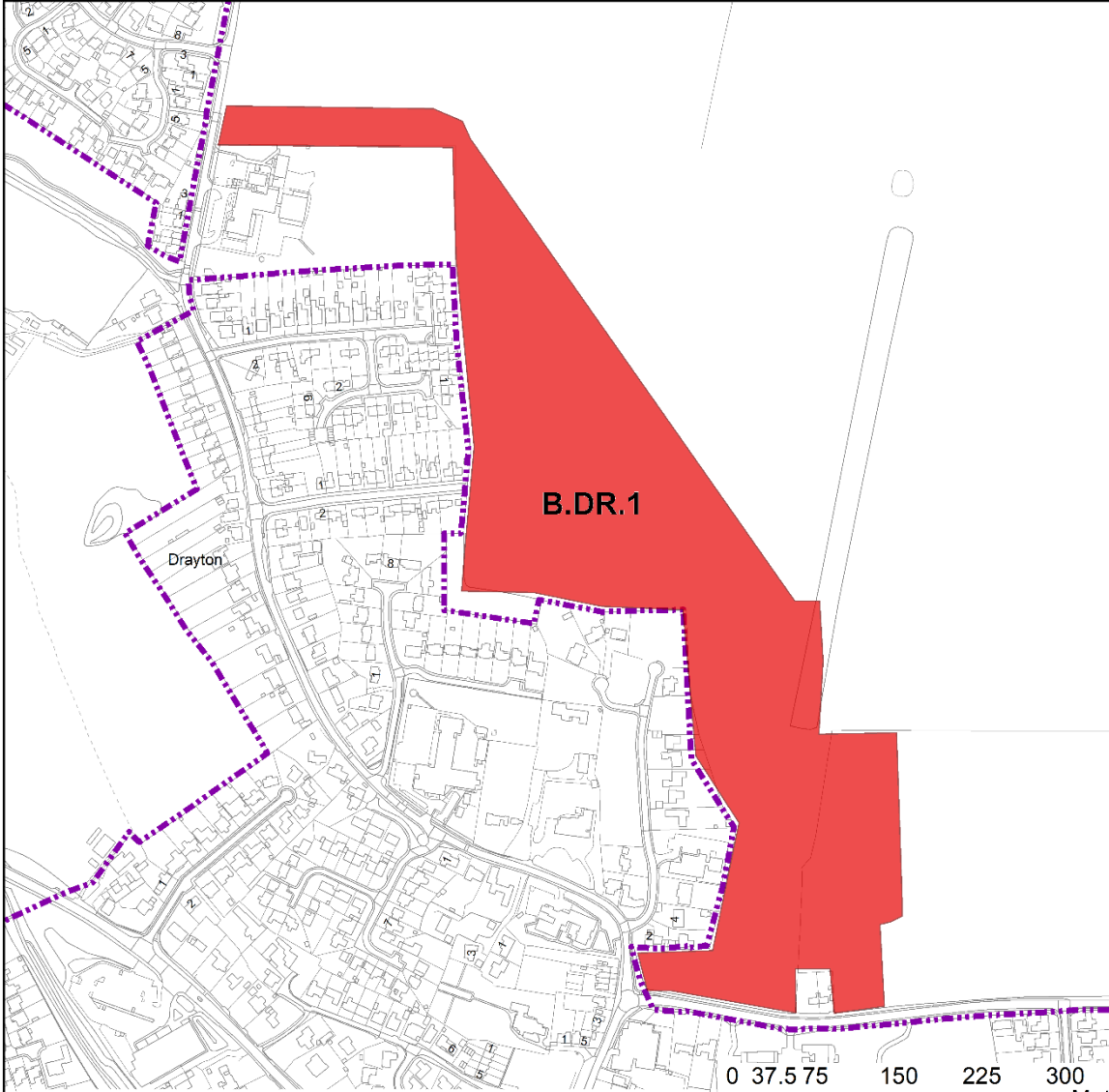
The development will achieve the following site-specific requirements:

1. Vehicular access to be achieved from Hall Lane and School Road.
2. Appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site.
3. Green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north-east of the site. A footpath/cycleway should also be included to the south side of Reepham Road from the junction with School Road to the roundabout at Drayton Lane.
4. Provision of on-site public open space in accordance with relevant policy.
5. Provision of allotments.
6. Any development must conserve and, where opportunities arise, enhance the significance of the Grade II listed 4 Manor Farm Close including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback, and design.

DRAYTON




GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.DR.1
LOCATION: Land east of Cator Road and north of Hall Lane
ALLOCATION: Residential development, allotments and open space
(Approx. 250 dwellings)
SITE AREA: 12.5 ha



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0 37.5 75 150 225 300 Metres

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:
1:5,000

N



Date: 06/02/2024

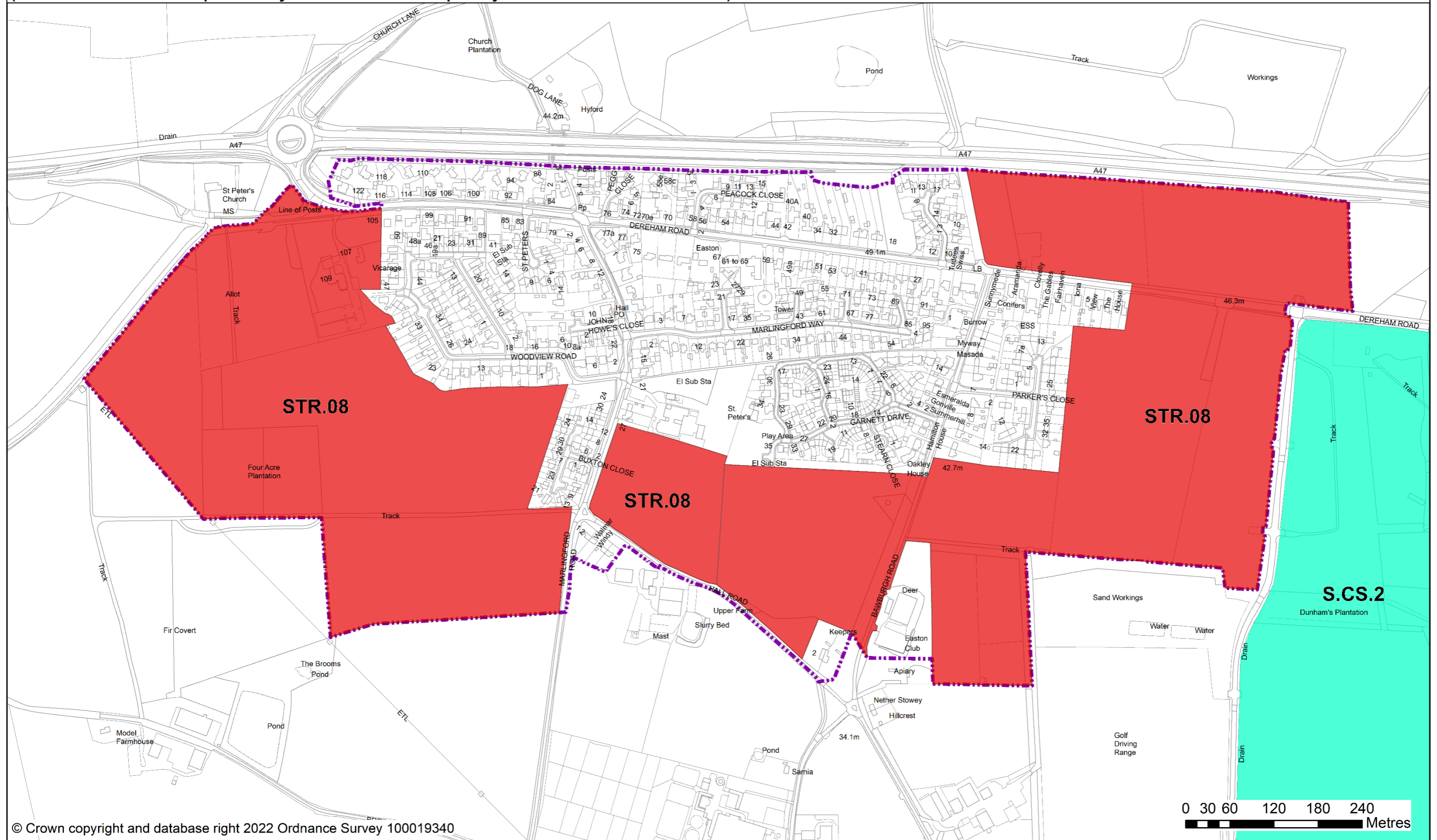
EASTON AND HONINGHAM

- 4.50 Easton is identified as a fringe parish within the Norwich urban area in the GNLPS settlement hierarchy. There is a strategic housing growth allocation, with planning permission for development of 890 homes on land to the east, south and west of the village; and permission for 72 homes on land north of Dereham Road. The permissions include an extended primary school, a new village hall, a small retail store and areas of public open space.
- 4.51 Around Easton, defining features are the Norfolk Showground to the east of the village (partly within Costessey parish), the A47 Southern Bypass that runs to the north of the main built-up area, and Easton College to the south. The high-quality sports facilities at the college are conveniently accessible for Easton residents, as are the employment opportunities, retail and leisure facilities at Longwater.
- 4.52 The Easton Neighbourhood Plan was made in December 2017 and covers the period to 2042. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 4.53 Honingham is a small village immediately south of the A47 in Broadland district with no settlement limit with very limited services. The River Tud flows through the village and consequently some areas are at fluvial and surface water flood risk. While the majority of Honingham parish is rural, the Food Enterprise Zone (FEZ) south of the A47 is designated for businesses focused on food processing and production. Currently 19 hectares of the FEZ, with a net developable area of approximately 16.5 hectares, benefits from Local Development Order (LDO) status promoting commercial development land on this site in units of varying scale.
- 4.54 As set out in policy 7.1, 963 homes were delivered in Easton between the plan's base date of 1st April 2018 and 31st March 2022 or were committed to be delivered at the latter date. These homes are almost entirely on the phased strategic housing growth site which is re-allocated in this plan as site STR.08 for 962 homes and associated infrastructure. As there are no additional allocations in the plan, this gives a total deliverable housing commitment in policy 7.1 for Easton of 963 homes between 2018-2038.
- 4.55 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, along with measures to protect the environment and biodiversity, and avoid landscape intrusion.

EASTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Showground Specific Policy
-  Settlement Boundary
-  Parish Boundary

N
Scale at A3:
1:4,750
Date: 22/12/2022

POLICY STR.08: Land south and east of Easton

4.56 The policy and supporting text for the land south and east of Easton allocation can be found in the strategic sites section at the beginning of the Sites Plan.

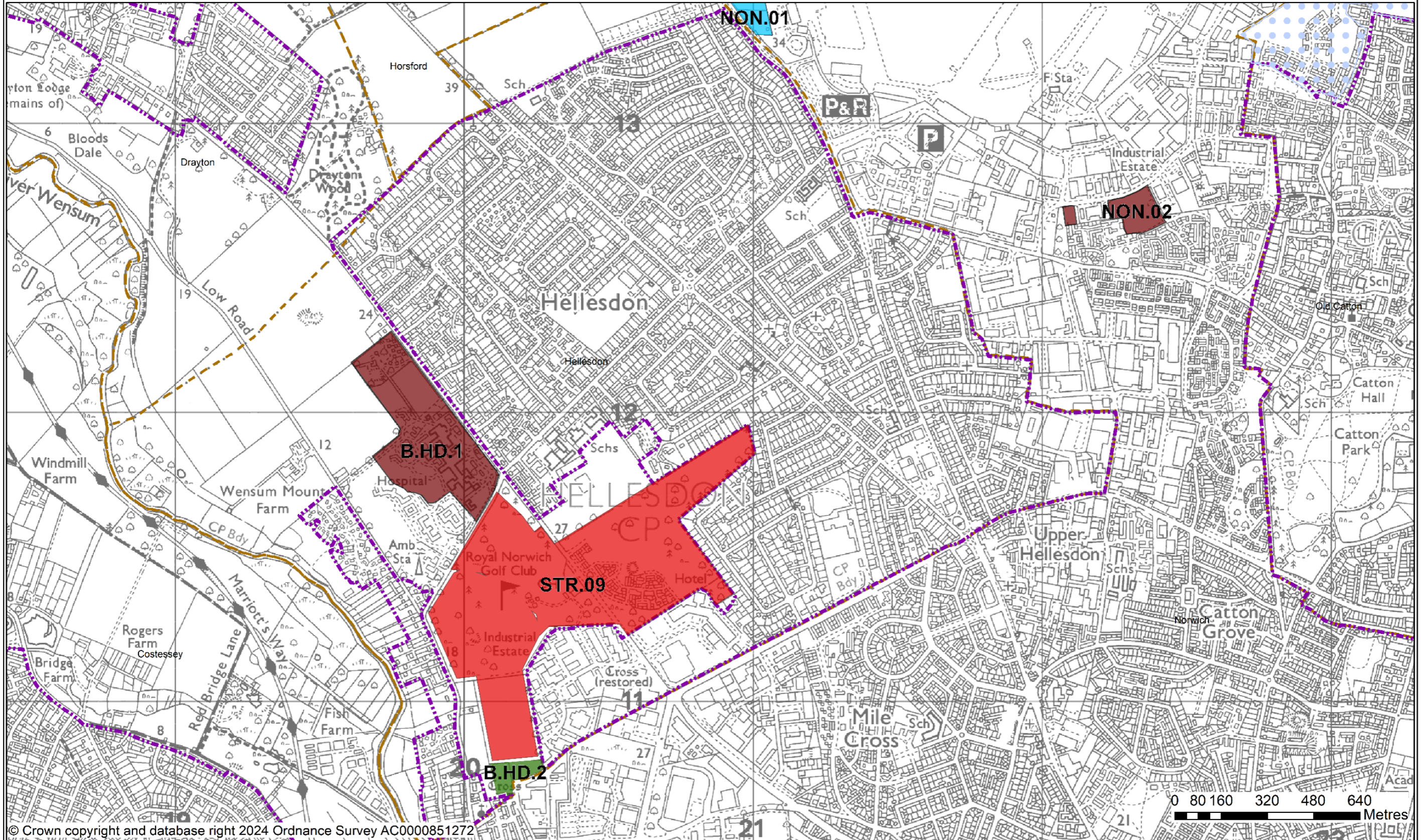
HELLESDON

- 4.57 Hellesdon is identified as a fringe parish within the Norwich urban area in the GNLP settlement hierarchy. Away from the Wensum valley much of the parish is already built up.
- 4.58 There is a good range of local facilities and public transport to Norwich city centre. Amongst the existing planning permissions is redevelopment of the Royal Norwich Golf Club for up to 1,000 homes. There are long-term proposals to redevelop parts of the Hellesdon Hospital site as well.
- 4.59 To the west of the parish are the environmental designations associated with the River Wensum, which is a Special Area of Conservation, as well as Sites of Special Scientific Interest. Between the built edges of Hellesdon and Drayton, Canham's Hill and Drayton Wood County Wildlife Sites form important landscape features. Constraints to the north-east of the parish include the designated safety zone and associated noise implications relating to Norwich Airport. Notably, much of the greenfield land north of Hellesdon is within the parish boundary of Horsford.
- 4.60 The Hellesdon Neighbourhood Plan was 'made' in December 2017 and covers the period to 2026. The vision for the Hellesdon Neighbourhood Plan is to be a green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant city and one step from the Norfolk countryside.
- 4.61 As set out in policy 7.1, 1,151 homes were delivered in Hellesdon between the plan's base date of 1st April 2018 and 31st March 2022 or were committed to be delivered at the latter date. These homes are mainly on: site B.HD.1 at the hospital grounds which is re-allocated in this plan for 300 homes and employment uses, with development commenced on-site; and on the phased strategic housing site which is re-allocated in this plan as site STR.09 at the former golf club. The site is re-allocated for approximately 1,000 homes, is consented and early phases of development have commenced and delivered on-site. As there are no new allocations in this plan, this gives a total deliverable housing commitment in policy 7.1 for Hellesdon of 1,151 homes between 2018-2038.
- 4.62 There is also a re-allocation for an extension to an existing burial ground in this plan.
- 4.63 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

HELLESDON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- | | | | |
|--|---|--|---|
|  Parish Boundary |  Mixed-Use Allocation |  Burial Ground Allocation |  Growth Triangle Area Action Plan Boundary |
|  Housing Allocation |  Employment Allocation |  Settlement Boundary | |

Scale at A3:
1:12,000

Date: 06/02/2024



POLICY B.HD.1: Land at Hospital Grounds, south-west of Drayton Road, Hellesdon

- 4.64 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As it has been evidenced that development can take place within the time-period of this plan up to 2038, the site is re-allocated for residential development.
- 4.65 The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology.
- 4.66 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY B.HD.1

Land at Hospital Grounds, south-west of Drayton Road, Hellesdon (14.7 hectares) is allocated for mixed-uses including residential and employment uses. The site will accommodate approximately 300 homes, and E(g) employment uses.

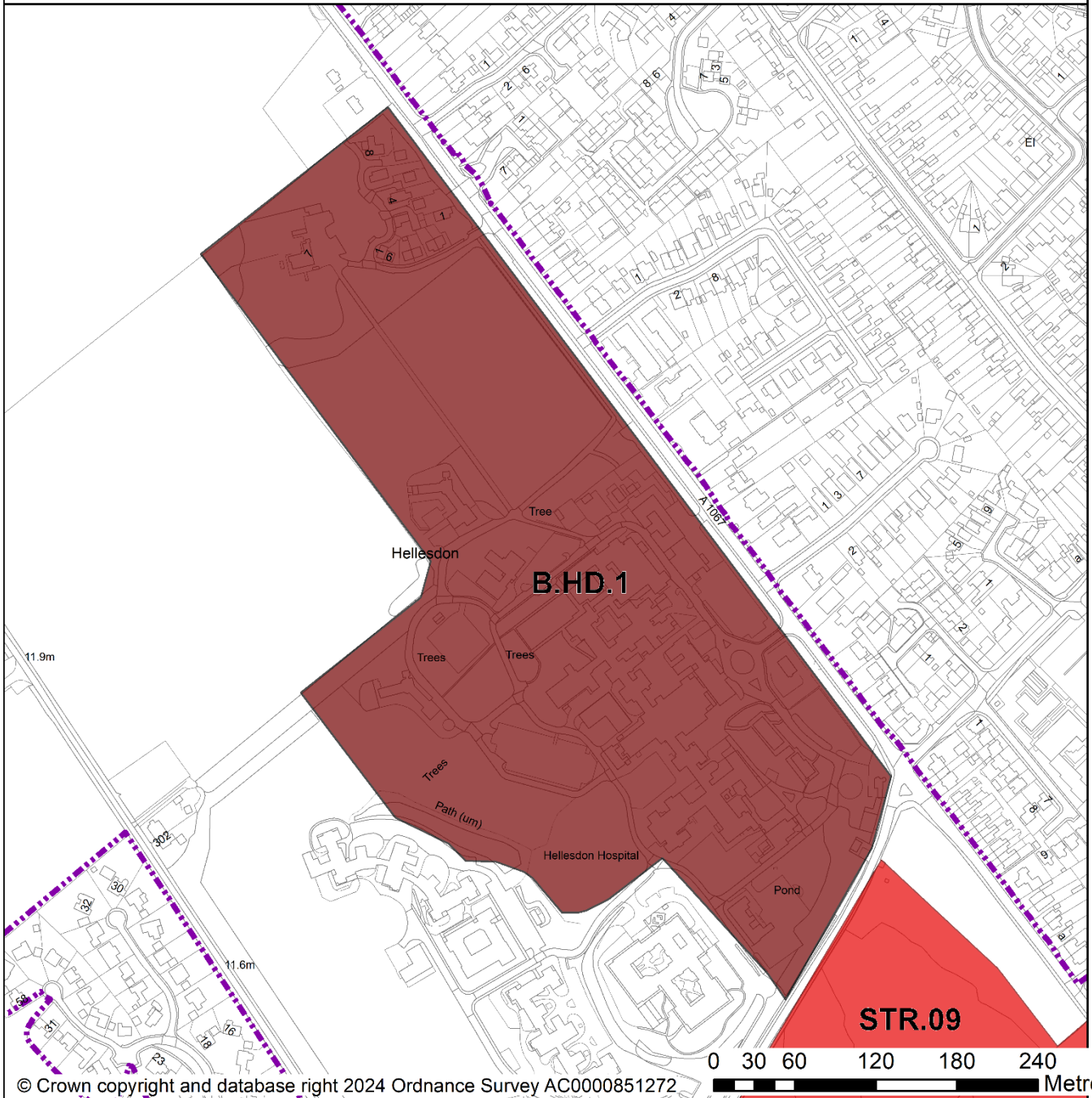
The development will achieve the following site-specific requirements:

1. A small amount of E (g) employment uses will be considered appropriate e.g. converting existing buildings.
2. Vehicular access via Drayton High Road and Hospital Lane.
3. A pedestrian crossing is required on the A1067 Drayton High Road as are improvements to Middleton's Lane / A1067 junction. Other off-site improvements to the highway will also be necessary.
4. An archaeological assessment will be required prior to development. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention.
5. The site falls within source protection zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: B.HD.1
LOCATION: Land at Hospital Grounds, southwest of Drayton Road
ALLOCATION: Residential & Employment (Approx. 300 dwellings)
SITE AREA: 14.7 ha



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0 30 60 120 180 240 Metres

Scale at A4:
1:4,000

-  Housing Allocation
-  Mixed-Use Allocation
-  Settlement Boundary
-  Parish Boundary

N



Date: 06/02/2024

POLICY STR.09: Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon

4.67 The policy and supporting text for the land at the Royal Norwich Golf Club allocation can be found in the strategic sites section at the beginning of the Sites Plan.

POLICY B.HD.2: Land adjacent to the existing burial ground, north-east of St. Mary's Church, Hellesdon

4.68 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As it has been evidenced that there remains a need for this burial land and the site can be developed within the plan period, site B.HD.2 maintains this allocation for burial ground use.

POLICY B.HD.2

Land adjacent to existing burial ground, north-east of St. Mary's Church, Hellesdon (1.3 hectares) is allocated for an extension to the existing burial ground.

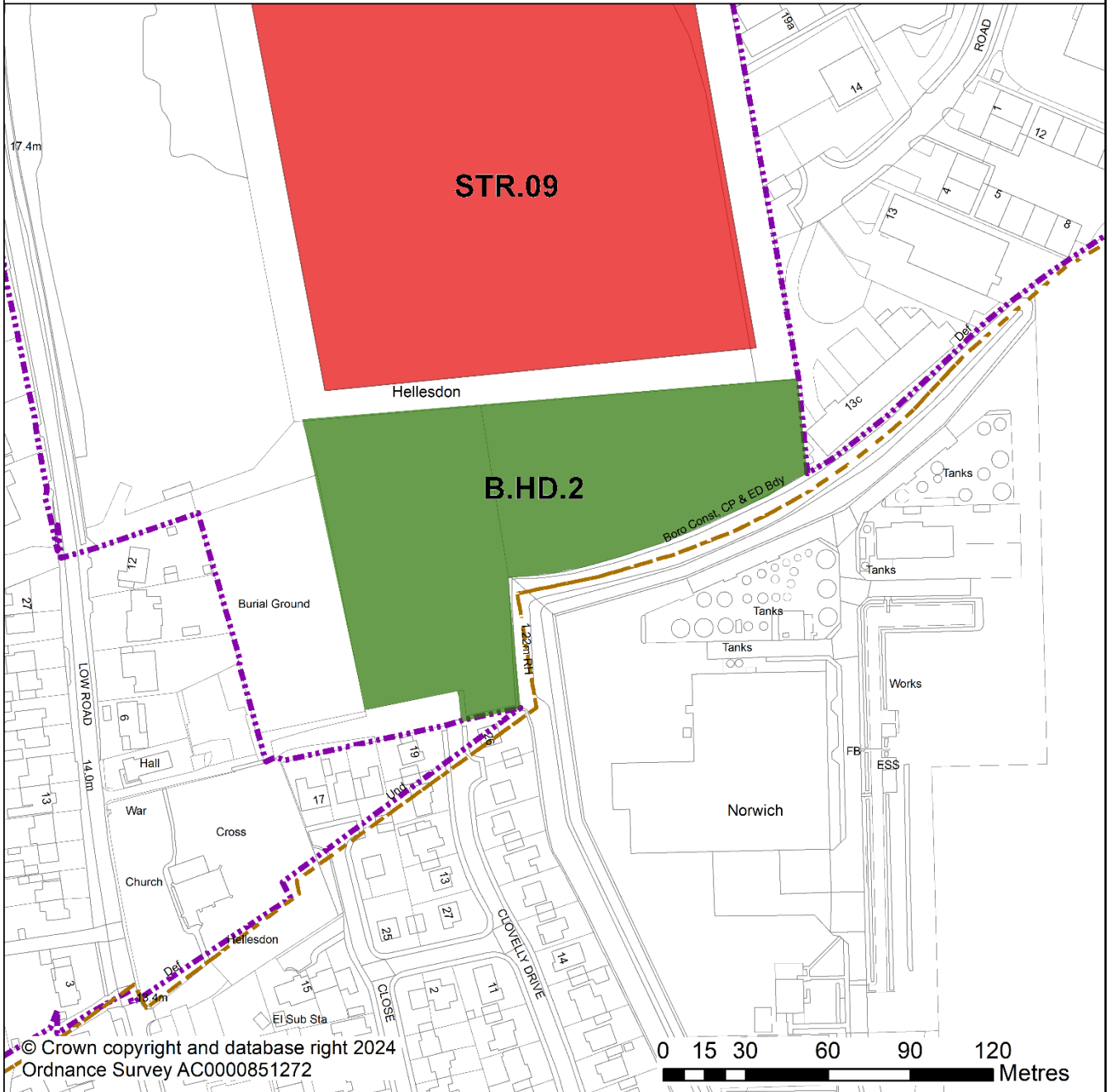
The development will achieve the following site-specific requirements:





1. Access via the existing cemetery.
2. The site falls within source protection zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250-metre minimum distance from potable groundwater supply source; a 30-metre minimum distance from a watercourse, spring or groundwater fed water feature; a 10- metre minimum distance from field drains; and no burials into standing water with a minimum of 0.7 metres of unsaturated ground below the base of the coffin.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.HD.2
LOCATION: Land adjacent to existing burial ground, north-east of St. Mary's Church
ALLOCATION: extension to the existing burial ground
SITE AREA: 1.3 ha



-  Housing Allocation
-  Burial Ground Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:
1:2,000



Date: 06/02/2024

OLD CATTON

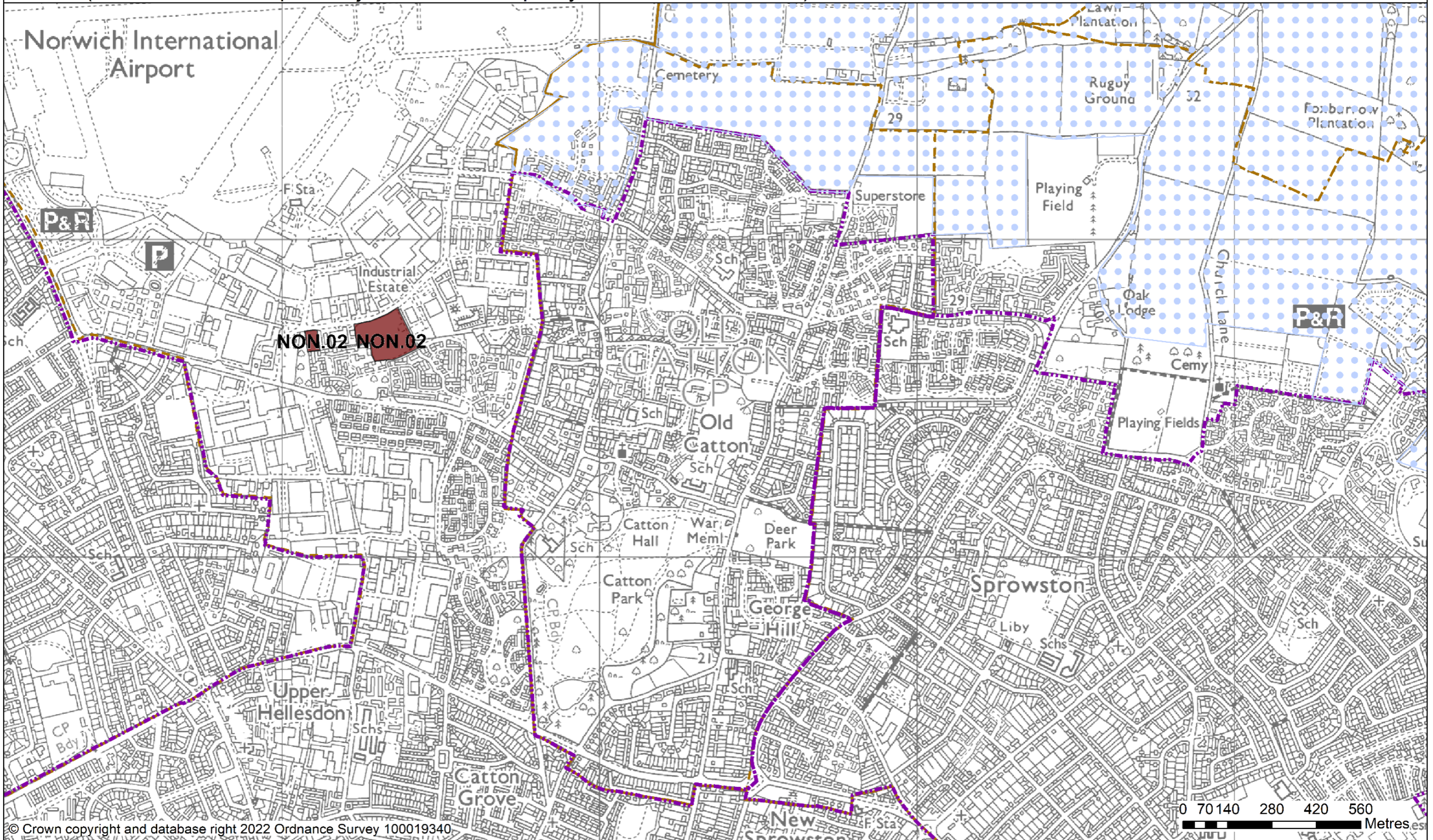
4.69 Old Catton is identified as an urban fringe parish in policy 7.1 and is within an area identified for significant development as part of the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. No new site allocations are included in this plan in Old Catton and its housing commitment forms part of the overall housing figures for the Growth Triangle as set out in the housing table in policy 7.1.

4.70 Old Catton has had a Neighbourhood Plan in place since July 2016.

OLD CATTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



-  Mixed Use Allocation
-  Settlement Boundary
-  Growth Triangle Area Action Plan Boundary
-  Parish Boundary

N
Scale at A3:
1:11,000
Date: 22/12/2022

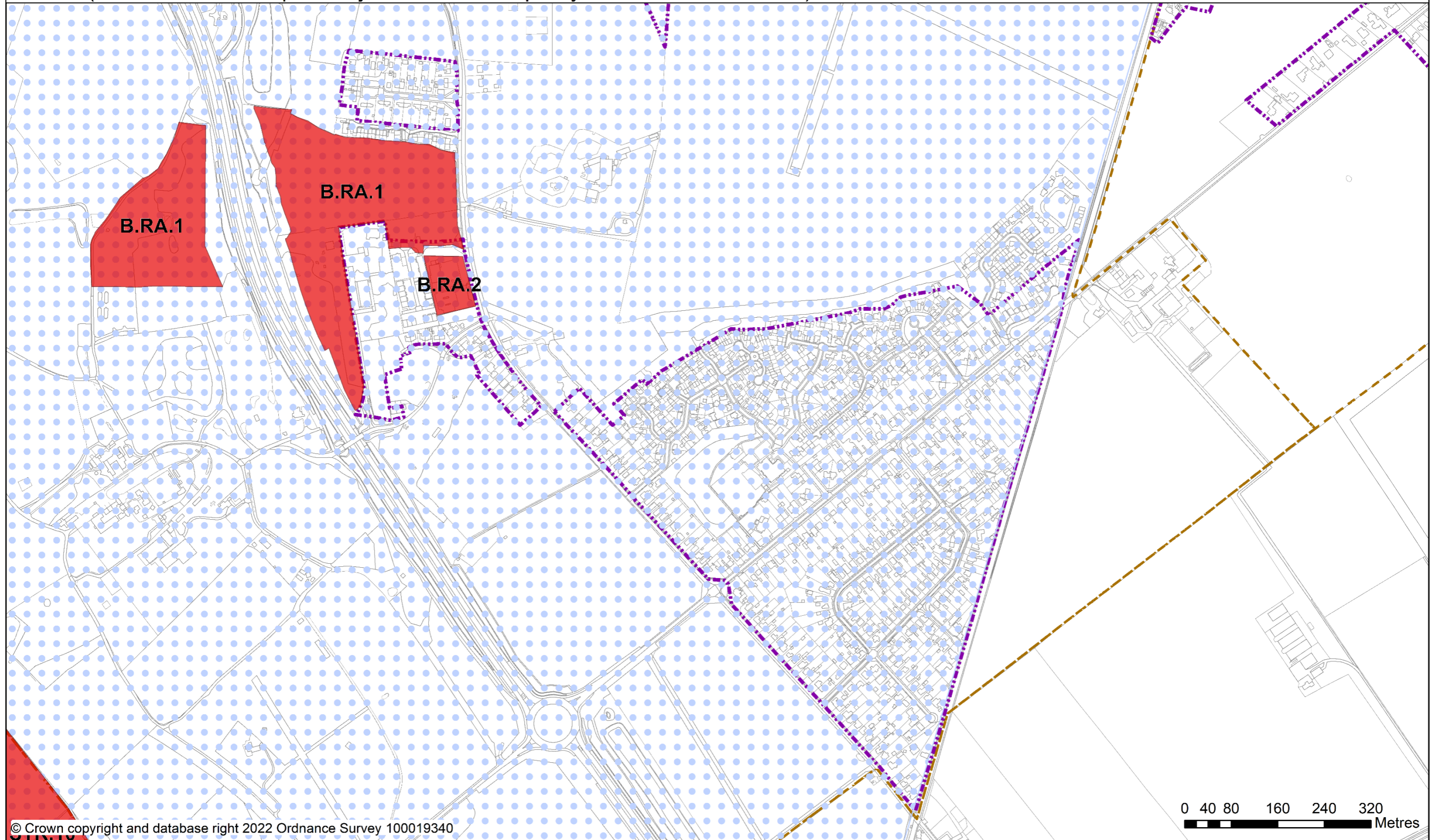
RACKHEATH

- 4.71 Rackheath is identified as an urban fringe parish in policy 7.1 and is within an area identified for significant development as part of the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. Existing major residential-led developments total approximately 3,500 homes.
- 4.72 Rackheath is currently a triangular shaped village consisting of 20th century housing that has mainly developed either side of the Salhouse Road. Current facilities in the village include a primary school, a local shop and post office, a pub and a village hall. There is also local employment at Rackheath Industrial Estate which is to the north-west of the village off Green Lane West. Further to the north the A1151 Wroxham Road runs through the parish. The A1270 Broadland Northway has created significant recent change, both in terms of landscape setting and transport connectivity. This road now divides the main part of the village from Rackheath Hall and its parkland.
- 4.73 Rackheath Neighbourhood Plan was 'made' in July 2017 and covers the period to 2037. The vision for the Neighbourhood Plan is that by 2037 Rackheath will be a small attractive rural town with a village feel, developed in a way that is sensitive to its rural location and heritage. It will have a strong and vibrant resident community and thriving local businesses. There will be an excellent range of services and facilities with good connections within Rackheath and between other settlements. It will be a place where people want to live, work and get involved, now and for future generations.
- 4.74 The high amounts of existing development commitment which remain through the allocations in the Growth Triangle Area Action Plan, which is not superseded by this plan, are included in the Growth Triangle figures in policy 7.1. The two further sites, B.RA.1 and B.RA.2, which will together provide around 230 homes, are also included in the Growth Triangle housing figures in policy 7.1
- 4.75 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

RACKHEATH

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Growth Triangle Area Action Plan Boundary
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:6,000



Date: 22/12/2022

POLICY B.RA.1: Land to the west of Green Lane West, Rackheath

4.76 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.

4.77 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

POLICY B.RA.1

Land to the west of Green Lane West, Rackheath (11.44 hectares) is allocated for residential development. This will accommodate approximately 205 homes.

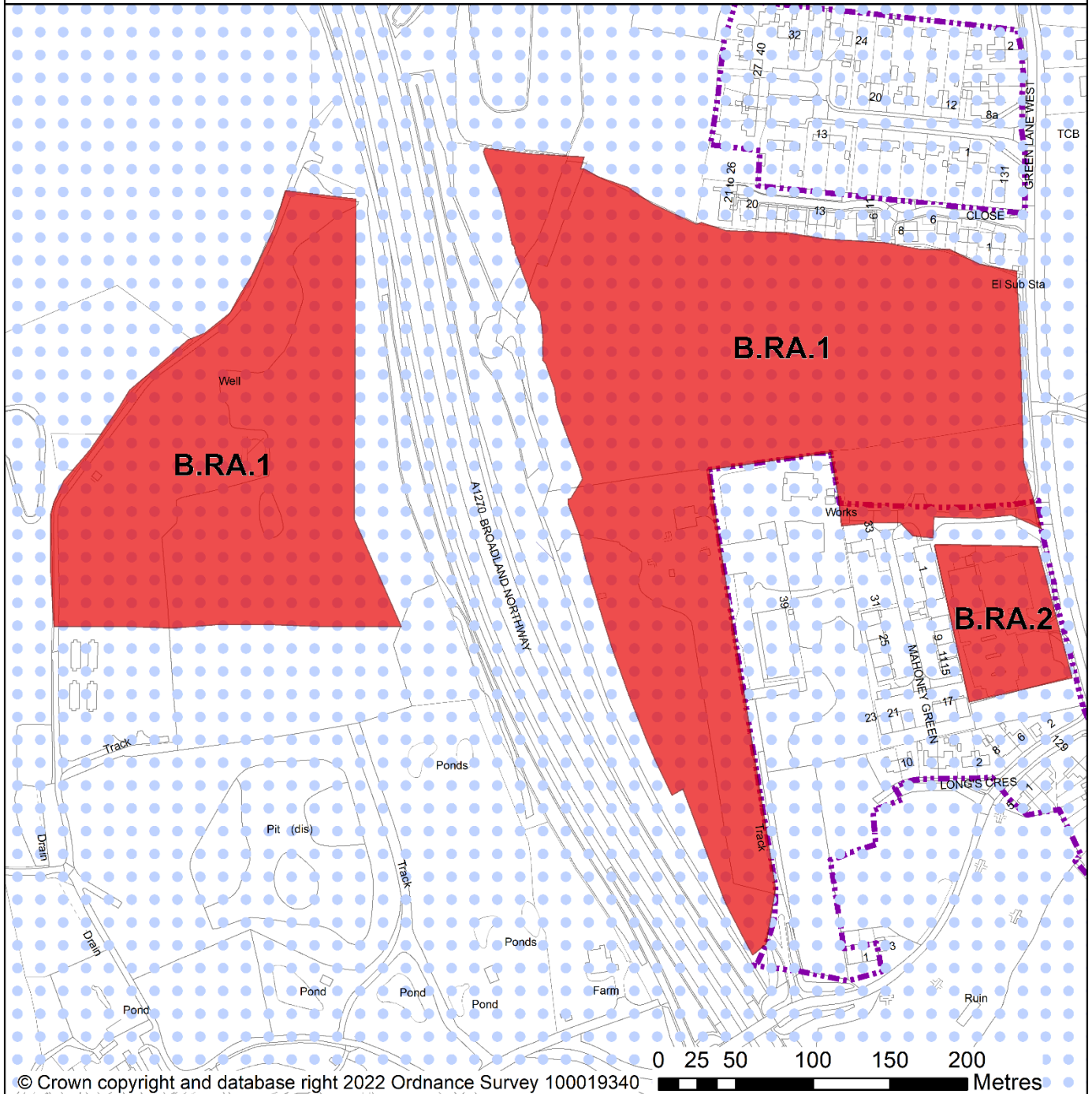
The development will achieve the following site-specific requirements:

1. A suitable vehicular access onto Green Lane West that does not prevent access to the North Rackheath GT16 allocation.
2. Pedestrian and cycle connections provided between Green Lane West and Newman Road.
3. A design and layout that functions appropriately with other site allocations and policies in the Growth Triangle Area Action Plan.
4. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses, as well as the nearby Broadland Northway (A1270).
5. A design and layout that avoids adverse impact on views through the valley of Beck Brook.
6. Land to the west of the A1270 should only be used for open space to conserve and where opportunities arise enhance the significance of the Grade II listed Rackheath Hall and bridge.

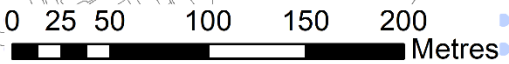
RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: B.RA.1
LOCATION: Land to the west of Green Lane West
ALLOCATION: Residential development (205 dwellings)
SITE AREA: 11.44 ha



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Scale at A4:
1:3,500

-  Housing Allocation
-  Growth Triangle Area Action Plan Boundary
-  Parish Boundary
-  Settlement Boundary

N



Date: 21/12/2022

POLICY B.RA.2: Land at Heathwood Gospel Hall, Green Lane West, Rackheath

4.78 This is a brownfield site within the existing settlement limit. There are few site constraints for residential development, although some mitigation may be necessary due to the location of industrial buildings to the rear and the loss of employment land will need to be considered. The site is allocated subject to footpath connections and development being limited to the site frontage.

POLICY B.RA.2

Land at Heathwood Gospel Hall, Green Lane West, Rackheath (0.64 hectares) is allocated for residential development. This will accommodate approximately 15 homes.

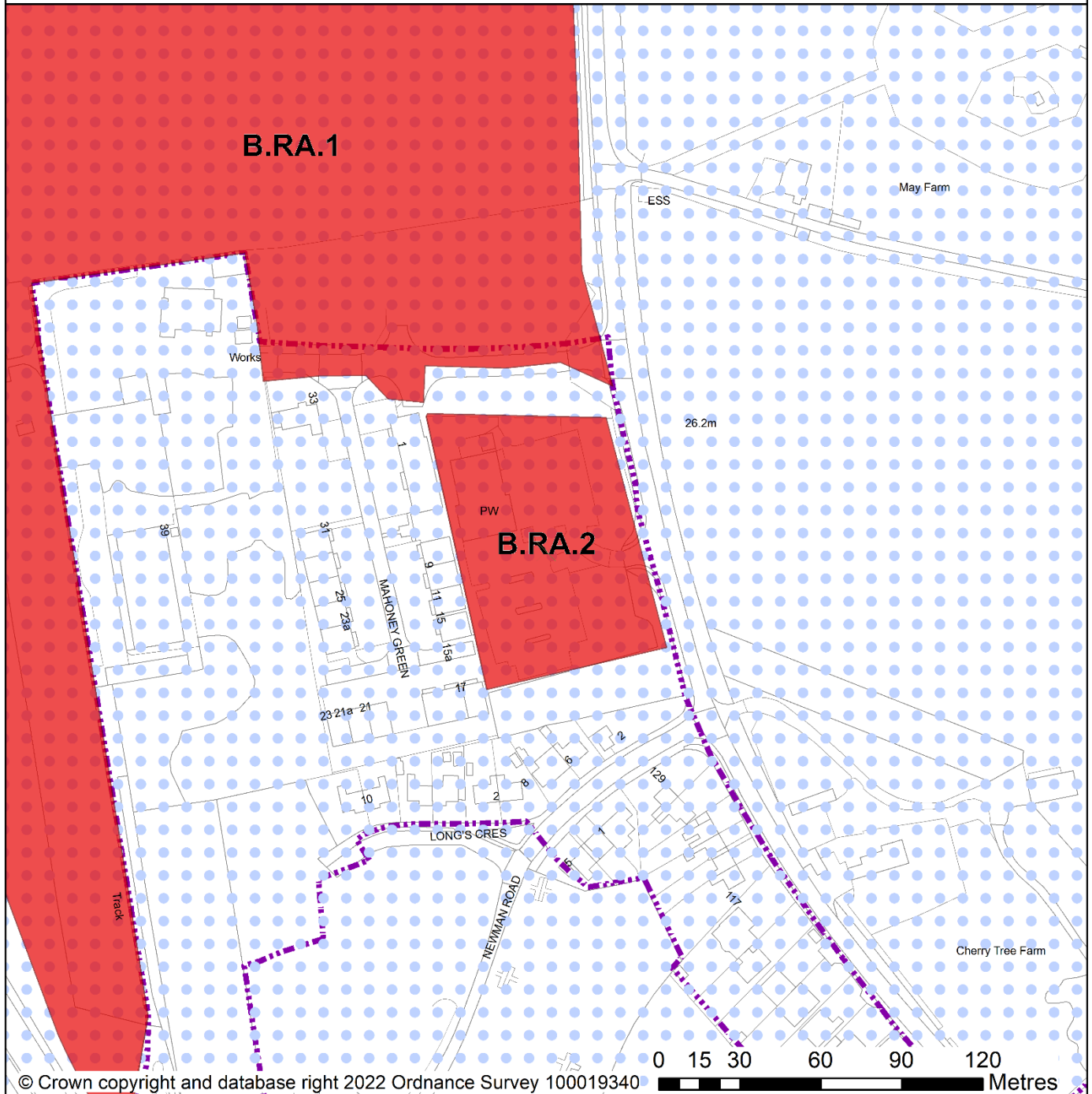
The development will achieve the following site-specific requirements:

1. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required.

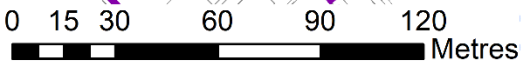
RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: B.RA.2
LOCATION: Land at Heathwood Gospel Hall, Green Lane West
ALLOCATION: Residential development (15 dwellings)
SITE AREA: 0.64 ha



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Scale at A4:
1:2,000

-  Housing Allocation
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary
-  Settlement Boundary



Date: 21/12/2022

SPROWSTON

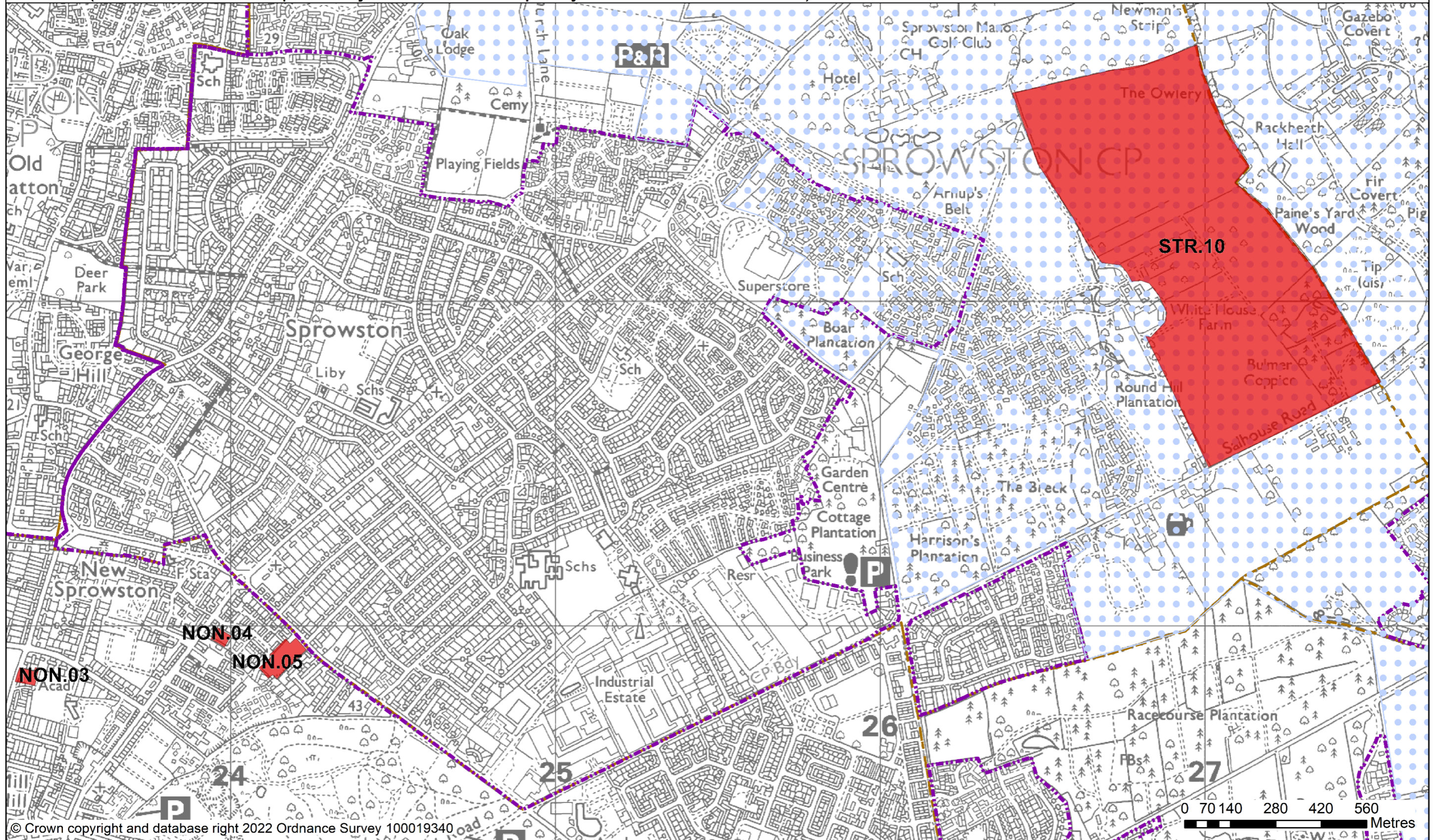
- 4.79 Sprowston is an urban fringe town. Part of the settlement is within the Old Catton, Sprowston, Rackheath Thorpe St Andrew Growth Triangle Area Action Plan boundary, and is set for continued development in coming years.
- 4.80 The suburban character of the area mainly comprises 20th century semi-detached and detached properties often set in large plots with mature planting. The most significant historic building in Sprowston is the Grade I listed Church of St. Mary and St. Margaret. In recent decades there has been more estate-scale development but prior to that Sprowston grew along the radial routes out from Norwich.
- 4.81 The focal point for services and facilities is the retail area at Blue Boar Lane. There are also smaller parades of shops, including those on the Wroxham Road, and at Cannerby Lane.
- 4.82 Landscape features include several plantation woodlands, such as Cottage Plantation, Harrison's Plantation, Boar Plantation and the Breck. Sprowston Manor and its grounds, which are used as a hotel and golf course, also form a significant landscape feature.
- 4.83 Existing development commitments include schemes which are under construction in the vicinity of White House Farm to the east of Blue Boar Lane. In addition, the Beeston Park development of circa 3,500 homes includes land extending from the A1151 Wroxham Road in the east, around the B1150 North Walsham Road, to the Buxton Road in the west in the neighbouring parish of Old Catton.
- 4.84 The Sprowston Neighbourhood Plan was 'made' in May 2014 and covers the period to 2026. The vision for the Neighbourhood Plan is by 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people's needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.
- 4.85 Housing development at Sprowston forms part of the Growth Triangle housing figures set out in policy 7.1. This includes the new strategic site allocated in this plan, STR.10 on land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. This site will accommodate approximately 1,000 to 1,200 homes, depending on whether part of it is needed for the new secondary school to serve the Growth Triangle, along with open space.
- 4.86 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of

minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

SPROWSTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation	 Parish Boundary	 Growth Triangle Area Action Plan Boundary
 Settlement Boundary		

Scale at A3:
1:10,750

Date: 22/12/2022

POLICY STR.10: Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston

4.87 The policy and supporting text for the land off Blue Boar Lane/Salhouse Road, White House Farm allocation can be found in the strategic sites section at the beginning of the Sites Plan.

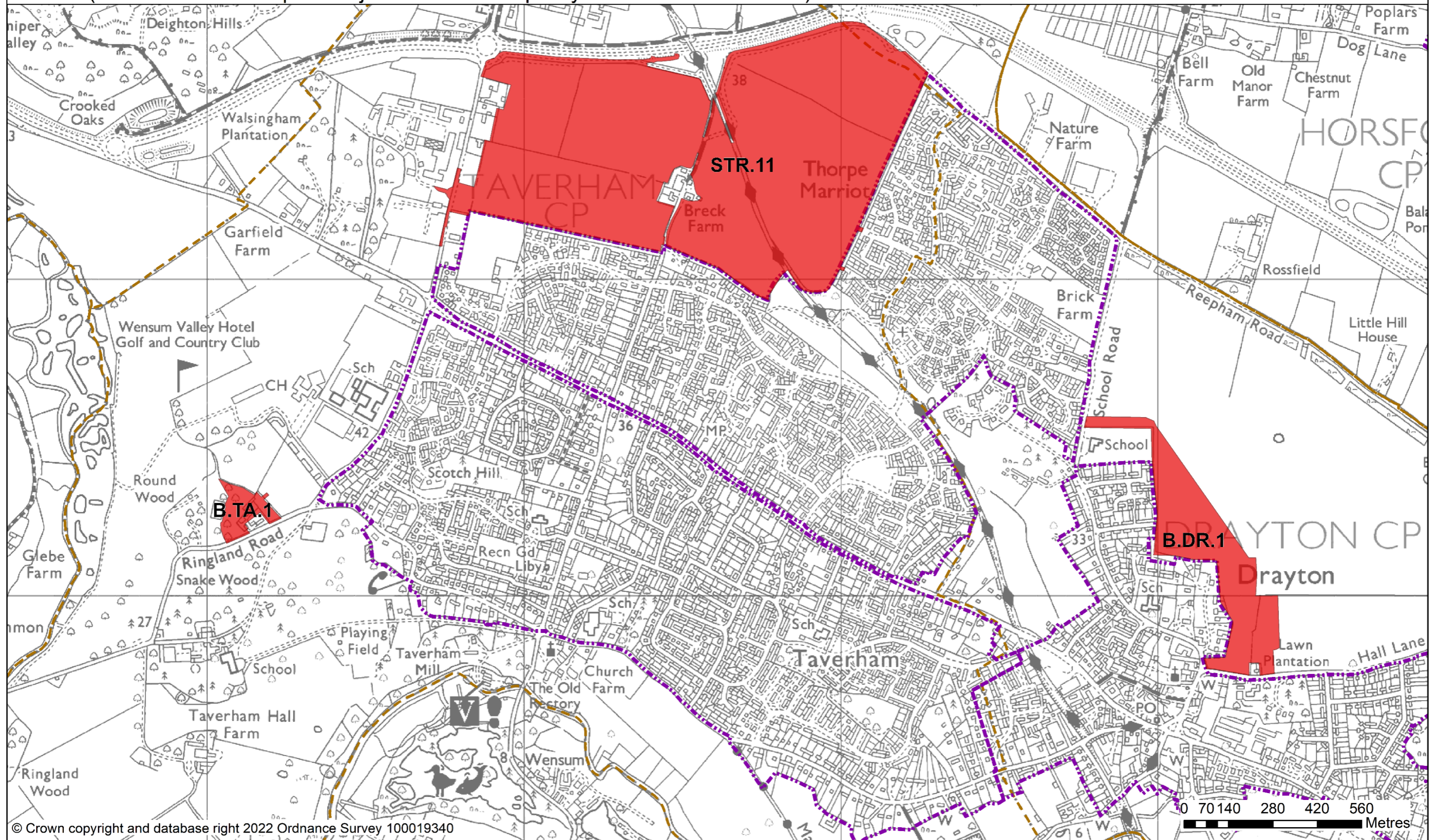
TAVERHAM (including Ringland)

- 4.88 Taverham is identified as a fringe parish in policy 7.1. There is a good range of services in the parish including a library and recreation facilities on Sandy Lane; some retailing and a pub along the Fakenham Road and Taverham High School on Beech Avenue. A new supermarket and other retail on Fir Covert Road to complement the existing garden centre have recently been completed.
- 4.89 The A1067 Fakenham Road offers good public transport connections to Norwich, and to the north the A1270 Broadland Northway has improved transport connectivity more generally.
- 4.90 In terms of the built form and landscape setting of Taverham there are significant blocks of woodland across the parish. The Marriott's Way, the former railway (and now long-distance footpath), takes a north-west to south-east direction, through the parish, defining the landscape, and dividing Taverham from Drayton on its eastern boundary. Of ecological importance, the River Wensum has the status of a Special Area of Conservation (SAC) and also marks Taverham's western and southern boundaries. A neighbourhood plan for Taverham was made in July 2021 and covers the period up to 2040.
- 4.91 The parish of Ringland is on the western side of the River Wensum valley and in contrast to Taverham the parish is rural. The settlement of Ringland is small, consisting of mainly ribbon development along The Street. Facilities are limited but include parish rooms. As well as farmland there are several large blocks of woodland, a number of County Wildlife Sites, and an area of ancient woodland (Jennis Wood).
- 4.92 As set out in policy 7.1, 93 homes were delivered in Taverham between the plan's base date of 1st April 2018 and 31st March 2022 or were committed to be delivered at the latter date. This plan allocates a new strategic site, STR.11 on land and between Fir Covert Road and Reephams Road which will accommodate approximately 1,400 homes and supporting infrastructure including a primary school and medical centre. There is an additional new housing site, B.TA.1, which will provide 25 homes. This gives a total deliverable housing commitment for Taverham of 1,518 homes between 2018-2038.
- 4.93 There are no sites allocations Ringland, no carried forward allocations and one dwelling with planning permission.
- 4.94 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.



TAVERHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

N
Scale at A3:
1:11,000
Date: 22/12/2022

POLICY STR.11: Land between Fir Covert Road and Reepham Road, Taverham

4.95 The policy and supporting text for the land between Fir Covert Road and Reepham Road allocation can be found in the strategic sites section at the beginning of the Sites Plan.

POLICY B.TA.1: Land off Beech Avenue, Taverham

4.96 This site off Beech Avenue is allocated with access via the adjacent site with planning permission (20191065) under the same land ownership. The site is currently under consideration (planning application 20211698) for twenty-five dwellings on the same boundary as the allocation.

4.97 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY B.TA.1

Land off Beech Avenue, Taverham (2.00 hectares) is allocated for residential development. The site will accommodate approximately 25 dwellings.

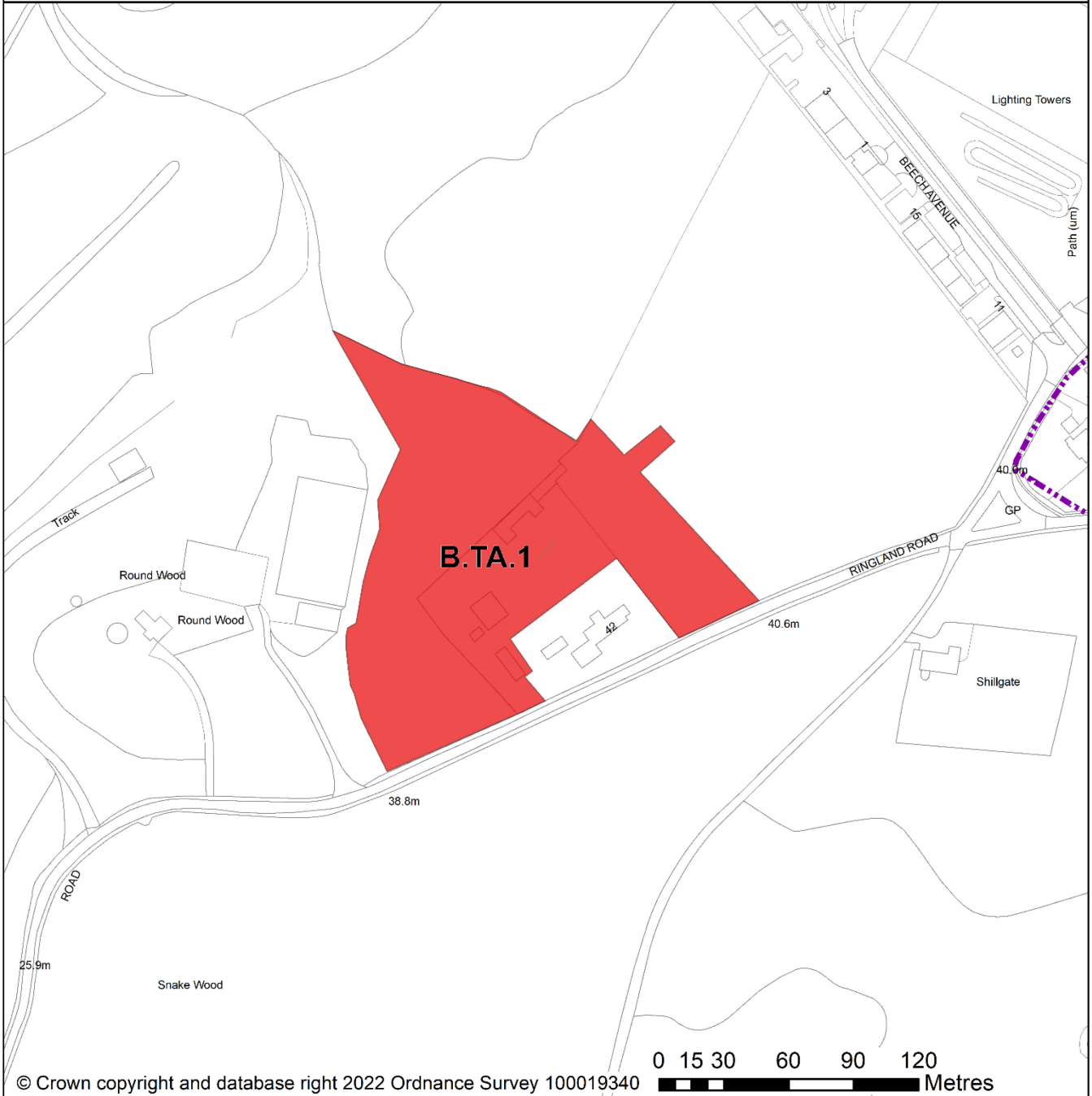
The development will achieve the following site-specific requirements:

1. Vehicular and pedestrian access through the site to the east.
2. Mitigation of the impact on trees and woodland (established through an Arboricultural Impact Assessment).
3. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.

TAVERHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

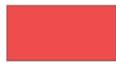


SITE REFERENCE: B.TA.1
LOCATION: Land off Beech Avenue
ALLOCATION: Residential development (25 dwellings)
SITE AREA: 2.00 ha



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0 15 30 60 90 120 Metres

Scale at A4:
1:2,500

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 21/12/2022

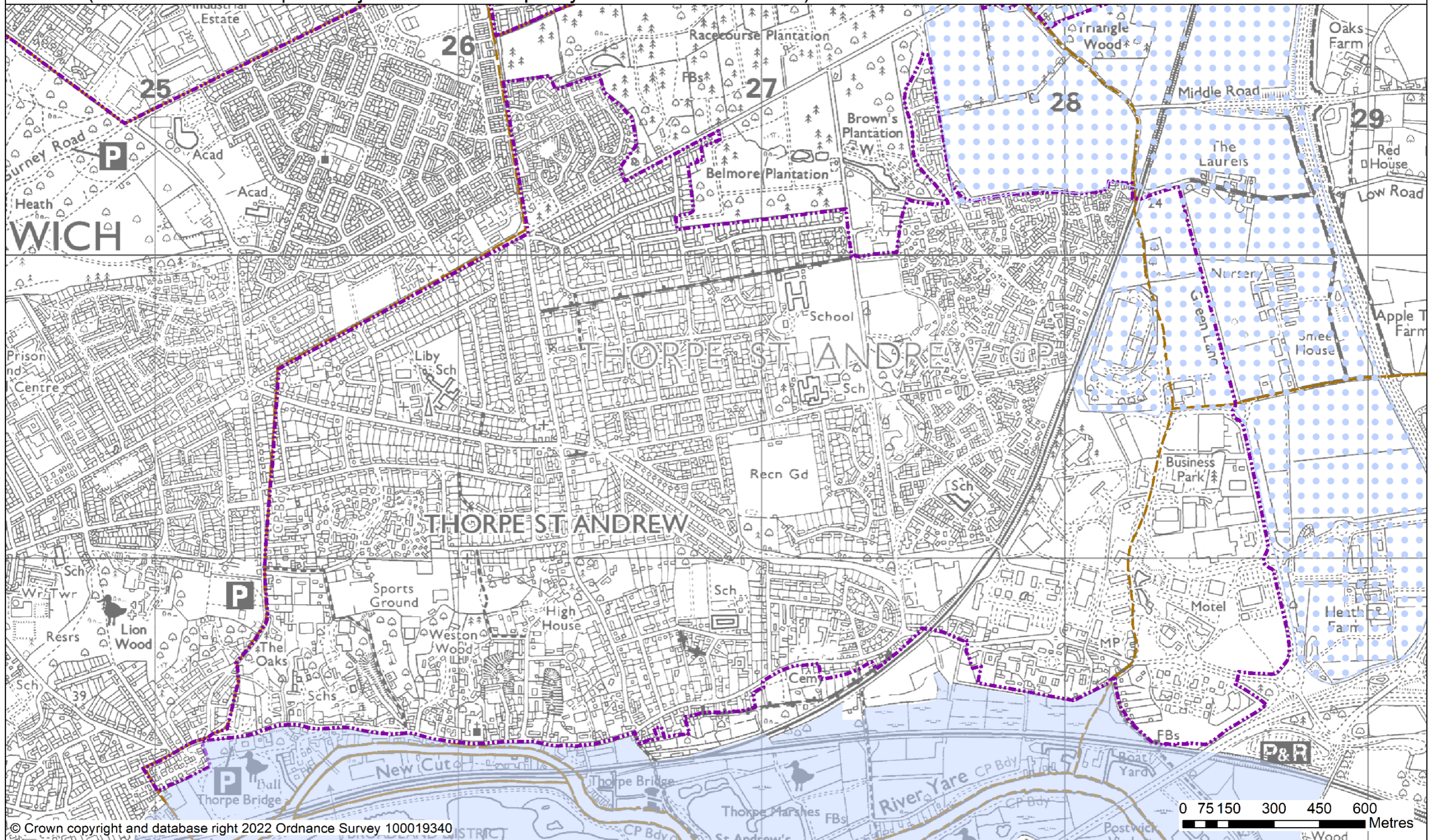
THORPE ST. ANDREW

- 4.98 Thorpe St. Andrew is classified as a fringe parish which forms part of the Norwich urban area in the GNLP's settlement hierarchy in policy 1. The eastern part of the town is within an area identified for significant development as part of the Old Catton, Racktheath, Sprowston, Thorpe St Andrew Growth Triangle Area Action Plan which will not be superseded by this plan.
- 4.99 The suburban character of Thorpe St Andrew comprises mainly 20th century semi-detached and detached properties often set in large plots with mature planting. The Thorpe St Andrew Conservation Area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge.
- 4.100 Thorpe St Andrew has a good range of services and facilities, principally based around the district centre at Pound Lane that is anchored by a Sainsbury supermarket. There is primary school provision within the town council area and Thorpe St Andrew High School has approximately 1,700 students, including a sixth form. Historically, Thorpe St Andrew developed along the Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line the Yarmouth Road, including the Grade II* Thorpe Hall and the Church of St. Andrew and its ruins.
- 4.101 Thorpe St. Andrew has a draft Neighbourhood Plan in progress at the time of writing, but this has not been made.
- 4.102 As set out in policy 7.1, 404 homes were delivered in the western part of Thorpe St. Andrew between the plan's base date of 1st April 2018 and 31st March 2022 or were committed to be delivered at the latter date. The remaining housing development at Thrope St. Andrew forms part of the Growth Triangle housing figures set out in policy 7.1.

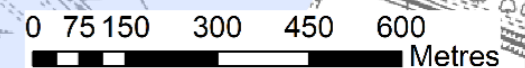
THORPE ST ANDREW

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- Broads Authority Area
- Settlement Boundary
- Parish Boundary
- Growth Triangle Area Action Plan Boundary

Scale at A3:
1:11,500
Date: 22/12/2022

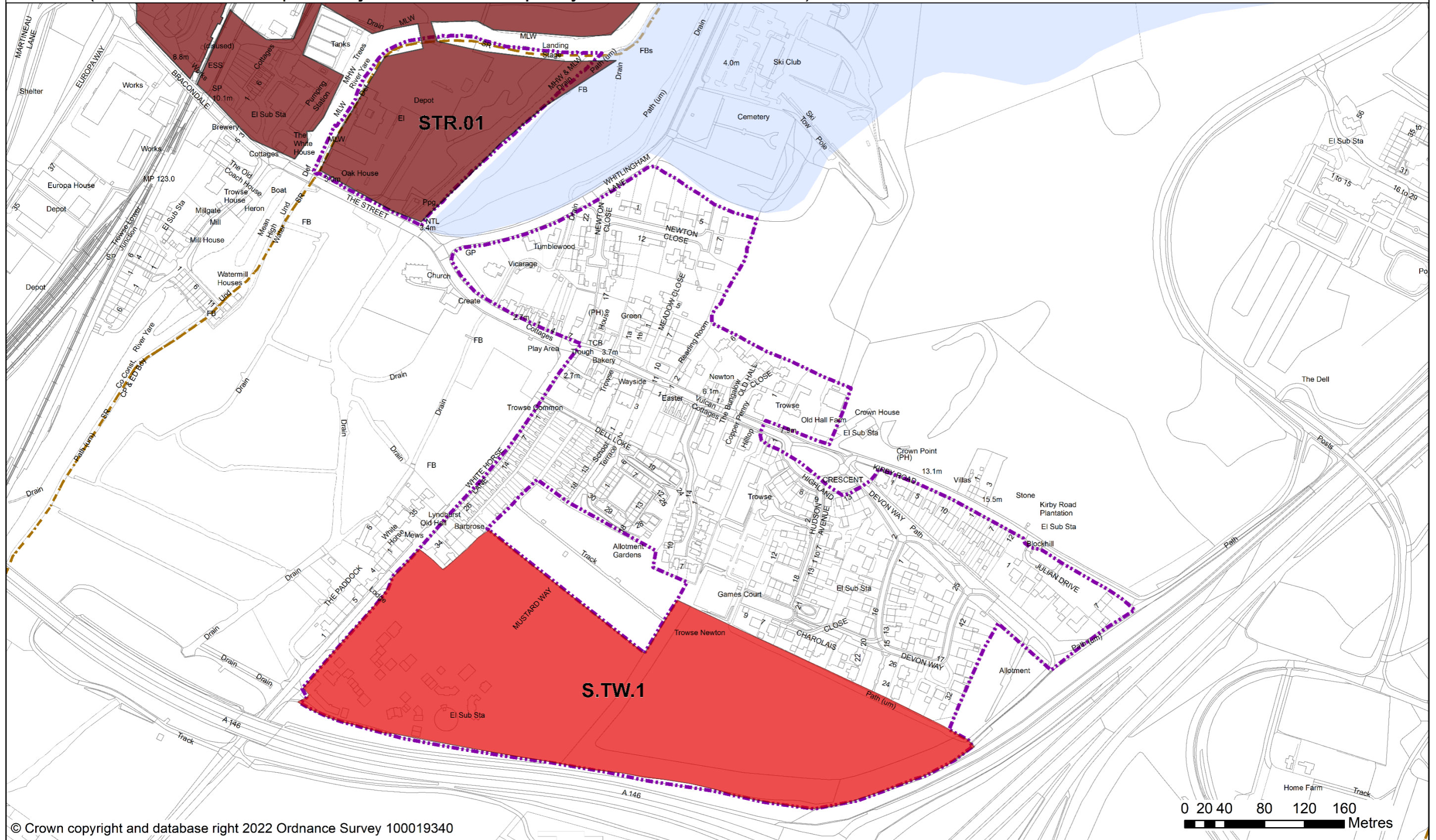
TROWSE (Including non-residential at Bixley and Whitlingham)

- 4.103 Trowse with Newton is classified as a fringe parish which forms part of the Norwich urban area in the GNLP's settlement hierarchy in policy 1.
- 4.104 Facilities in the village include a primary school, a small convenience store, two pubs, and a community building. Trowse is next to Whitlingham Country Park and is close to employment opportunities in Norwich.
- 4.105 There are various historic buildings in the village, 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 family. Trowse is an example of a model village and that history is still evident in the workers' terraced cottages.
- 4.106 There are existing allocations and planning permissions in place for development in Trowse, which includes a recently completed 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. A Neighbourhood Plan Area was submitted in November 2019.
- 4.107 181 homes were either delivered in Trowse between the plan's base date of 1st April 2018 to 31st March 2022 or were on existing commitment sites at that date. There are no new site allocations identified in Trowse. This gives a deliverable housing commitment for Trowse from policy 7.1 of 181 homes between 2018-2038. There is also extant consent for 90 homes on the Deal Ground and Former May Gurney Site which forms part of the East Norwich Strategic Regeneration area and is included in policy 7.1 in the East Norwich housing figures.
- 4.108 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation of flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

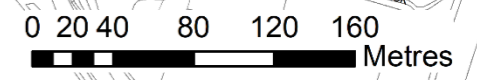
TROWSE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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- Housing Allocation
- Broads Authority Area
- Settlement Boundary
- Parish Boundary
- Mixed Use Allocation

Scale at A3:
1:3,500
Date: 22/12/2022

POLICY S.TW.1: Land on White Horse Lane and to the rear of Charolais Close & Devon Way

4.109 This site is being developed in two phases, with the first phase including 98 dwellings and a primary school. The primary school was delivered in 2020 and this phase of housing was nearing completion in 2022/23. The second phase of development, which has detailed consent and commenced on-site in 2023, comprises 83 dwellings and 0.4 hectares of land for expansion of the primary school site.

4.110 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY S.TW.1

Land on White Horse Lane and to the rear of Charolais Close and Devon Way (9.37 hectares) is allocated for residential development with a new primary school. This will accommodate approximately 181 new homes.

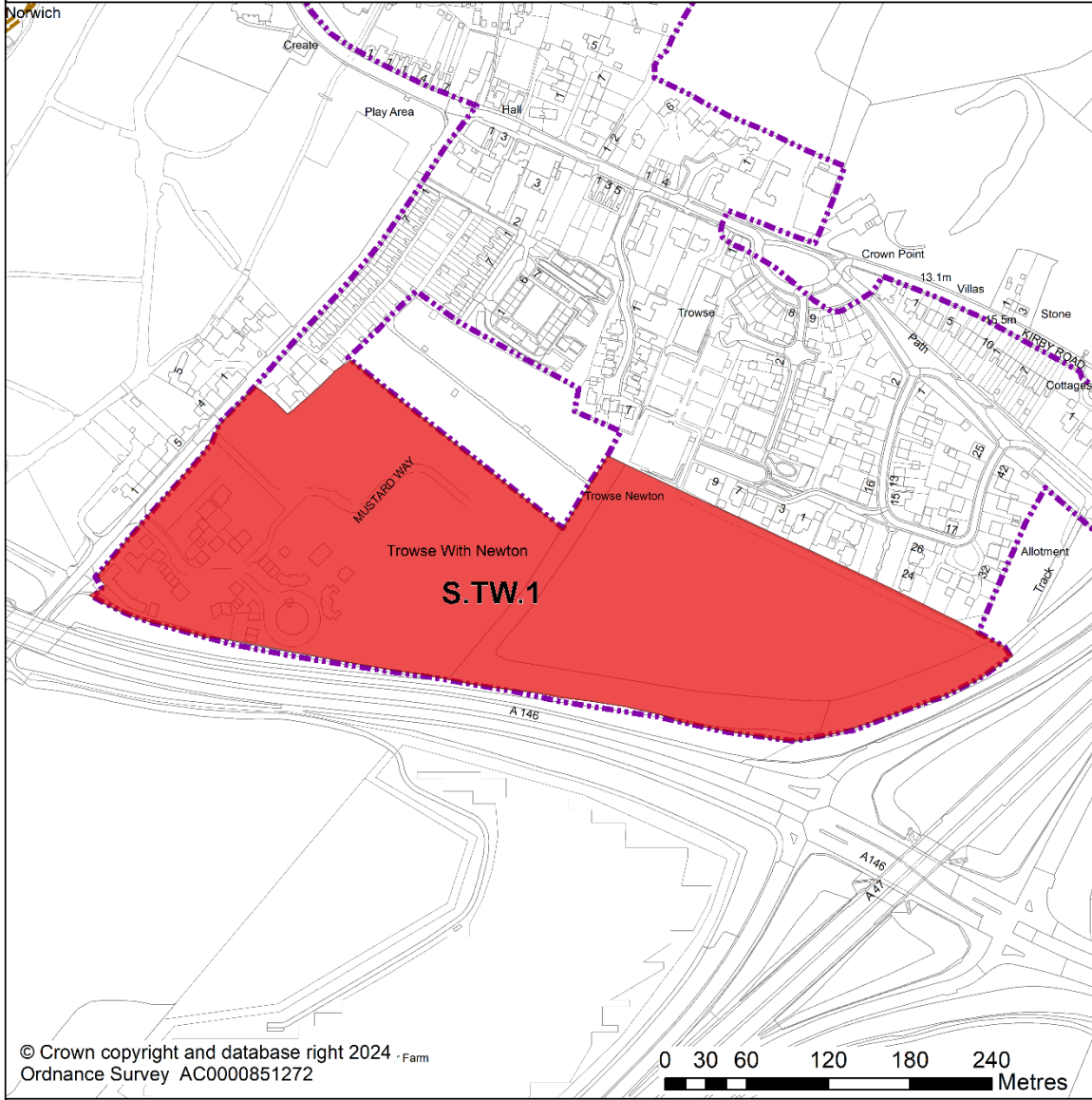
The development will achieve the following site-specific requirements:

1. The need to conserve, and where opportunities arise, enhance the significance of the Trowse Conservation Area. Development will need to be 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.
2. Provision of a site of at least 1.4 hectares for a new primary school within the site.
3. Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.
4. 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.
5. Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
6. 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.
7. The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
8. Anglian Water advice regarding foul sewerage capacity.

TROWSE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: S.TW.1
LOCATION: Land on White Horse Lane and to the rear of Charolais Close and Devon Way
ALLOCATION: Residential development with a new primary school.
SITE AREA: 9.37 ha



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Ordnance Survey AC0000851272

0 30 60 120 180 240
Metres

Scale at A4:
1:4,000

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 06/02/2024