

## **5. Main Towns**

- Aylsham (clustered with Blickling, Burgh & Tuttington and Oulton)
- Diss, including part of Roydon
- Redenhall with Harleston
- Hethel Strategic Employment
- Long Stratton, including parts of Tharston
- Wymondham

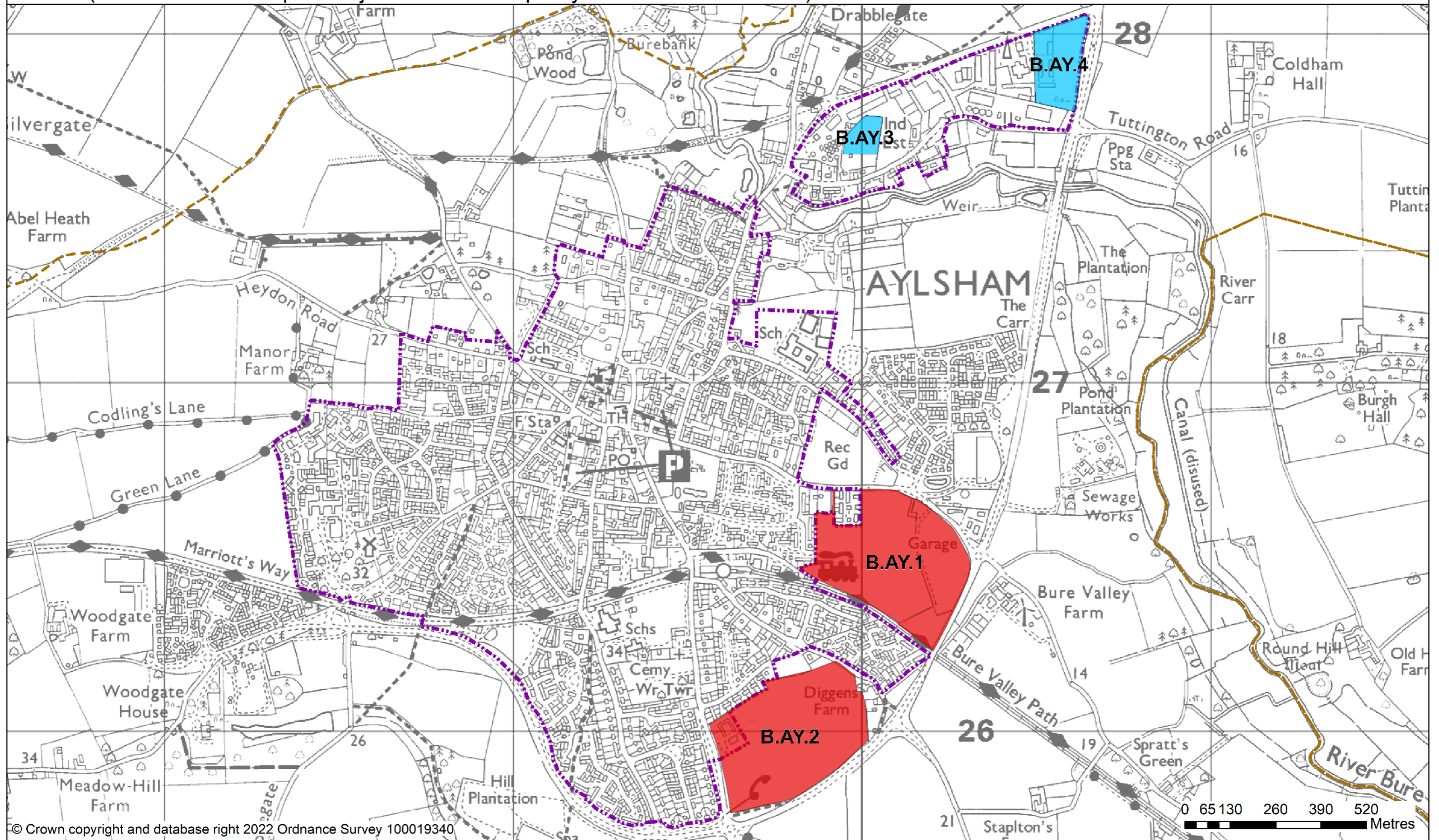
## **AYLSHAM (including Blickling, Burgh & Tuttington and Oulton)**

- 5.1 Aylsham is classified as a main town under policy 7.2. The population in the 2021 census was 7,200.
- 5.2 At the heart of the town is the Market Place which is well-known for its weekly Monday and Friday markets, and regular monthly Farmers' markets. Important streets, for historic buildings and for trade in Aylsham, include Hungate Street, Penfold Street, and Red Lion Street. The extensive conservation area in Aylsham stretches from the Manor House on Norwich Road to Millgate at the north. To the north-west of the town, the Blickling conservation area extends southwards to the north-west edge of the town.
- 5.3 The Bure Valley lies to the north, east and south-east of the town. The B1145 Cawston Road and A140 Cromer Road are also important in defining the built edges of Aylsham to the south and east of the town. The Woodgate Farm scheme at the west of the town and the Bure Meadows scheme near the High School are well-advanced current developments.
- 5.4 The Aylsham Neighbourhood Plan was 'made' in July 2019 and covers the period to 2038. The vision for the Aylsham Neighbourhood Plan states that 'the market town of Aylsham is renowned for its individuality and historical importance. It is vital that these are protected whilst promoting its unique character, excellent location and strong sense of community.' The Plan seeks to do this through a series of objectives and policies that shape development within the neighbourhood area. The plan contains policies based on themes around housing, environment, economy, recreation and infrastructure.
- 5.5 As set out in the housing table in policy 7.2, 226 homes were either delivered in Aylsham between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites. Two new allocations are made through this plan at sites B.AY. 1 and 2 in the south-east of the town, to provide approximately 550 homes, including a 90-bed care unit/extra care housing and a new primary school. This gives a total deliverable housing commitment for Aylsham from policy 7.2 of 776 homes between 2018-2038.
- 5.6 Two existing allocations for employment are also carried forward for employment at the Dunkirk Industrial Estate
- 5.7 Each of these allocations is expected to address standard site-specific requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity, and to avoid landscape intrusion.

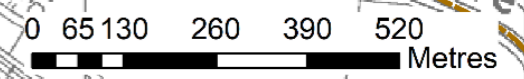
# AYLSHAM

(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
- Settlement Boundary
- Parish Boundary

N  
Scale at A3:  
1:10,000  
Date: 22/12/2022

## **POLICY B.AY.1: Land south of Burgh Road and west of the A140, Aylsham**

- 5.8 This site is located to the south-east of the town centre and is well-related to the high school. Two points of access are required from Burgh Road, plus various pedestrian footway improvements to aid connectivity into the nearby existing developments. The allocation also secures land for future education provision. Development offers the opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140 and improvements alongside the Bure Valley Walk.
- 5.9 Early engagement with statutory consultees is recommended, in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal. There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site. These should be taken into account in the design of development including safeguarding suitable access for maintenance.

### **POLICY B.AY.1**

**Land south of Burgh Road and west of the A140, Aylsham (12.86 hectares) is allocated for residential development. The site is to accommodate approximately 250 homes, and a new primary school.**

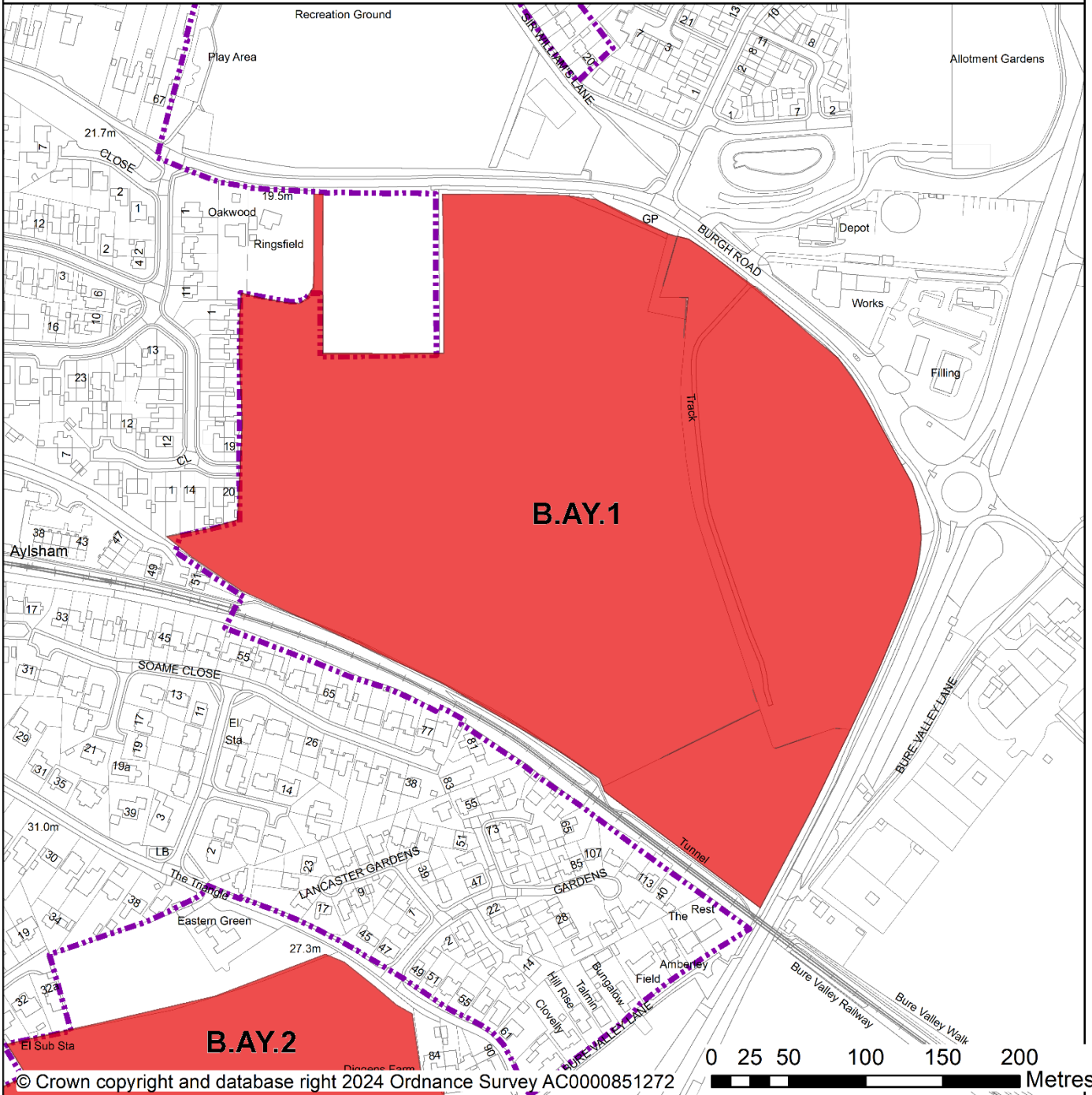
The development will achieve the following site-specific requirements:

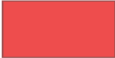


1. Access should be via Burgh Road with two access points for vehicles.
2. Carriageway widening is required to achieve a minimum width of 6.0m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to the west.
3. Requires pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of the A140.
4. 2 hectares of land is to be provided at nil value for a new primary school on site.
5. Improved green infrastructure improvements alongside the Bure Valley Walk.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigation, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development must conserve and, where opportunities arise, enhance the significance of the Grade II listed Bure Valley Farmhouse, including any contribution made to that significance by setting. This includes, but is not limited to appropriate landscaping, setback and open space and design.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.AY.1  
LOCATION: Land south of Burgh Road and west of the A140.  
ALLOCATION: Residential development (250 dwellings)  
SITE AREA: 12.86 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:3,500



Date: 06/02/2024

## **POLICY B.AY.2: Land at Norwich Road, Aylsham**

- 5.10 This site is to the south of the town centre and is significant in defining the 'gateway' to Aylsham, both in terms of built form and transport provision. The site is located next to the main Norwich Road, the A140, and the B1145 roundabout serving the town.
- 5.11 Access into the development will be via two points of access from Norwich Road, plus providing pedestrian connectivity via Buxton Road. Development offers the opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140. Early engagement with statutory consultees is recommended, in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal. There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site. These should be taken into account in the design of development including safeguarding suitable access for maintenance.
- 5.12 This allocation also secures land for the community's aspiration to promote better sustainable transport. This objective is set out in the Aylsham Neighbourhood Plan 2018-2038 and has been expressed in consultation feedback during the GNLP's preparation. 0.25 hectares is secured to be transferred at nil cost to Aylsham Town Council.
- 5.13 Use of the community land will be for promoting sustainable transport, with the exact outcomes to be the responsibility of the town council. Possibilities include, but are not limited to, 'park & ride', 'park & cycle', and 'park & walk', and will be for the benefit of local residents and businesses, as well as visitors and tourists to Aylsham. Surfacing, other structures, and buildings on the land are restricted to the operation of a sustainable transport 'hub' facility. The scheme should be delivered by 2038, otherwise the land will revert to residential use.
- 5.14 For calculating strategic housing requirement, a 90 bed care unit/extra care housing scheme is estimated as equivalent to 45 dwellings. This estimate is based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. Including the 255 homes allocated in the policy, the overall housing number for B.AY.2 is estimated at 300 homes.
- 5.15 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.AY.2**

**Land at Norwich Road, Aylsham (12.78 hectares) is allocated for residential development. The site is to accommodate approximately 255 homes. The mix of uses is to include a 90 bed care unit/extra care housing, and 0.25 hectares for community use to meet sustainable transport objectives.**

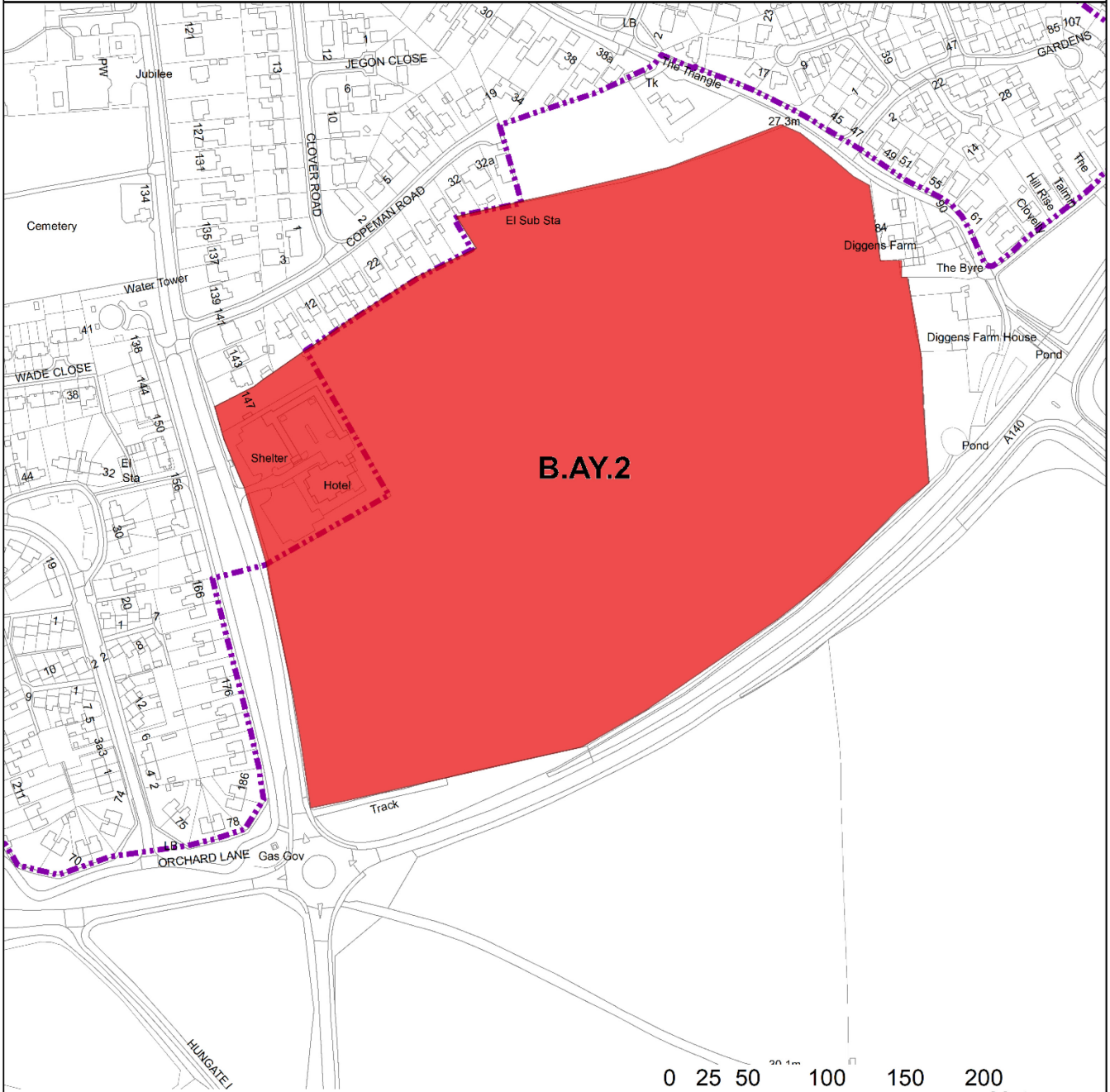
The development will achieve the following site-specific requirements:


1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan. To be submitted with or in advance of the first application for planning permission.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Access should be via Norwich Road with two access points for vehicles. 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit, plus cycle improvements at the A140/B1145/Norwich Road roundabout.
4. Pedestrian and cycle access only from Buxton Road and safeguarding of the existing Public Right of Way at the south of site.
5. 0.25 hectares of land at nil value to the Town Council to meet neighbourhood plan objectives for out-of-town parking, and promotion of sustainable transport modes.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigation, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development must conserve and, where opportunities arise, enhance the setting of the Grade II Diggens Farmhouse to the east of the site, including any contribution made to that significance by setting.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.AY.2  
LOCATION: Land at Norwich Road  
ALLOCATION: Residential development  
SITE AREA: 12.78 ha



 Housing Allocation

 Parish Boundary

 Settlement Boundary

Scale at A4:  
1:3,500

N



Date: 21/12/2022



**POLICY B.AY.3: Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham**

5.16 This site allocation from the Broadland Local Plan is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within this local plan's time-period up to 2038.

5.17 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a waste management site consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

**POLICY B.AY.3**

**Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (0.95 hectares) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

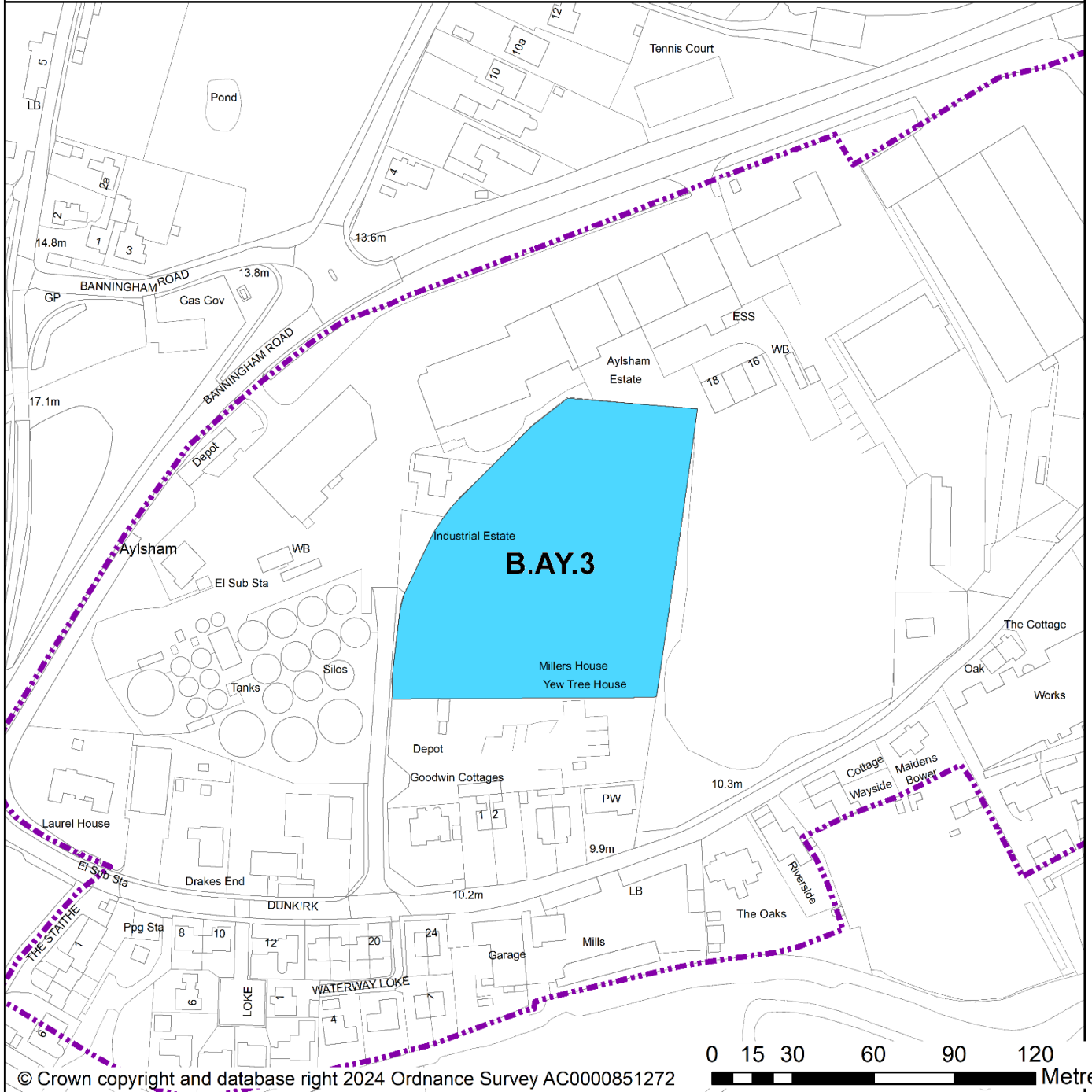
The development will achieve the following site-specific requirements:




1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: B.AY.3  
LOCATION: Land at Dunkirk Industrial Estate (west), south of Banningham Road.  
ALLOCATION: Employment  
SITE AREA: 0.95 ha



-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



Date: 06/02/2024

**POLICY B.AY.4: Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham**

5.18 This site allocation from the Broadland Local Plan is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within the this local plan's time-period up to 2038.

5.19 Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a waste management site consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

**POLICY B.AY.4**

**Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (3.2 hectares) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

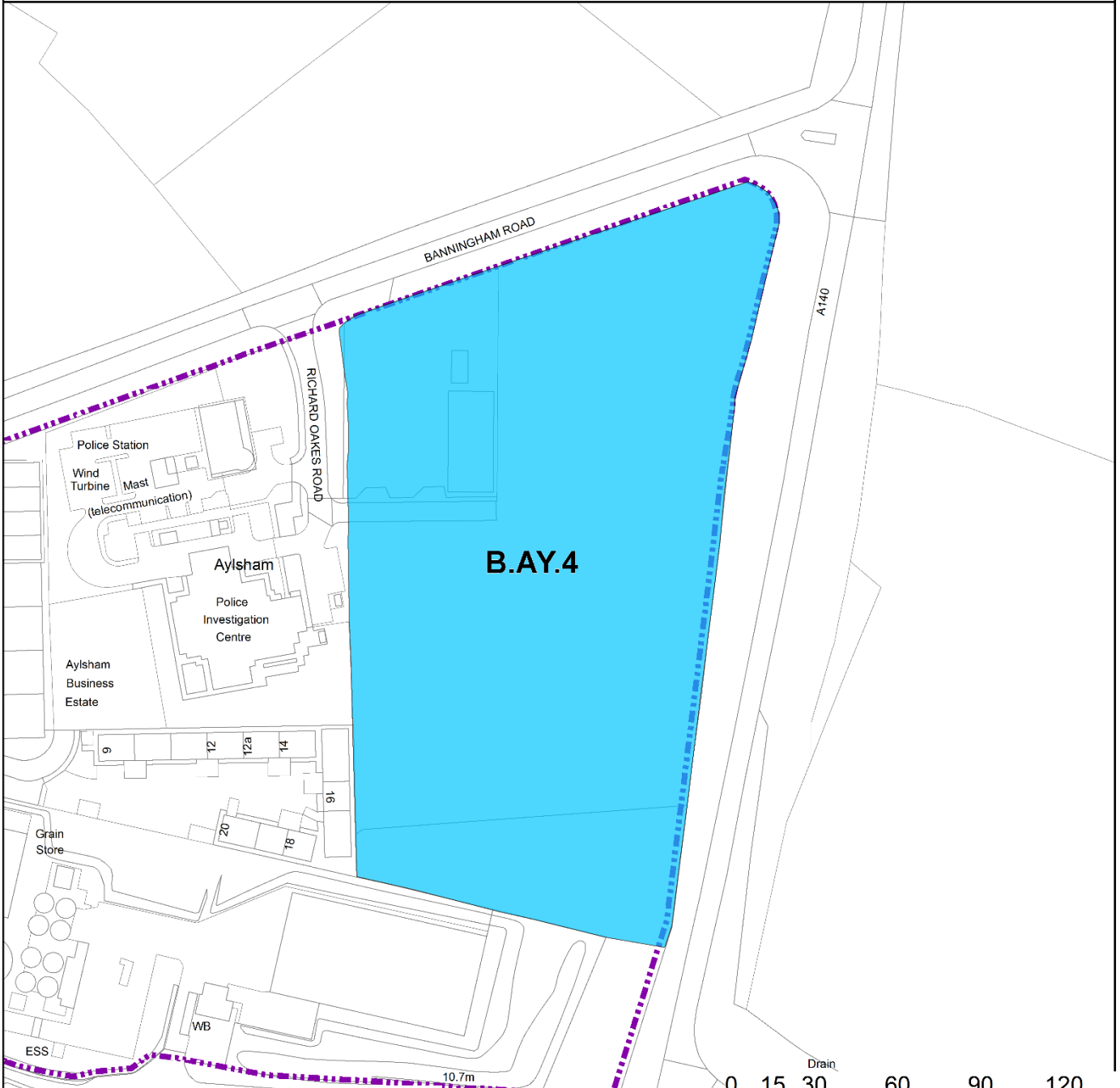
The development will achieve the following site-specific requirements:

1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

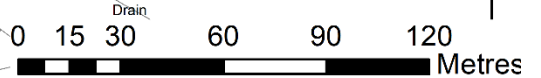
# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP




SITE REFERENCE: B.AY.4  
LOCATION: Land at Dunkirk Industrial Estate (east), south of Banningham Road.  
ALLOCATION: Employment  
SITE AREA: 3.2 ha



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Scale at A4:  
1:2,000

-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 06/02/2024

## **DISS (including part of Roydon)**

- 5.20 Diss is identified as a main town under policy 7.2. The town has a strong local employment base and supports three main supermarkets, a wide range of local shops and services in the town centre, and a full range of facilities (including a secondary school, GPs, a leisure centre, library, and a variety of sports clubs).
- 5.21 The estimated population of the Diss and the adjacent built-up area of Roydon in the 2021 census was 9,600. Sites were allocated in the 2003 and 2015 South Norfolk Local Plans which supported the growth of the town over recent years.
- 5.22 Diss is located to the north-west of the junction of the A140 and A143 and is on the main Norwich-Ipswich-London rail line, meaning that the town is less than 20 minutes from Norwich and Stowmarket and approximately 90-100 minutes from London. There is also a small bus station just outside of the town centre, with services linking to Norwich, Bury St. Edmunds and other local towns and villages. These good transport connections, including to a range of key regional settlements, makes Diss a sustainable location for new housing, particularly on sites with good access to these transport links.
- 5.23 In addition to having a good range of shops and facilities in the town centre, many of which are within the pedestrianised area, there is a concentration of commercial and industrial businesses to the east of the town (located either side of the railway), which are home to a wider range of employers. The Mid Suffolk Business Park also offers significant employment opportunities. It is approximately three miles from the town, adjacent to the A140 near Eye.
- 5.24 There are vehicular pressures on the A1066 Victoria Road and B1077 Denmark Street as they pass through the town, with congestion a barrier to more significant growth.
- 5.25 There is an attractive historic town centre within an extensive conservation area, that extends to Sunnyside at the north and Park Road to the south. The historic core of Diss is formed by the Market Place, Market Hill, and St Nicholas Street and the town includes an exceptional concentration of listed buildings. Several open spaces are located within the heart of the town, including The Mere and adjacent park, as well as private open land that contributes significantly to the character of the town.
- 5.26 The River Waveney is to the south of the town and the Frenze Valley landscape lies to the east and south-east. Consequently, the town has valuable river valley landscapes, which also include several County Wildlife Sites. The Waveney forms the administrative boundary with Mid-Suffolk and Suffolk County Council.
- 5.27 Except for one site, decisions on the allocation or reallocation of development land in Diss are devolved to the neighbourhood planning process. The Diss and District Neighbourhood Plan is a cross boundary plan covering parishes located within both the South Norfolk and Mid-Suffolk districts. The parishes are Brome

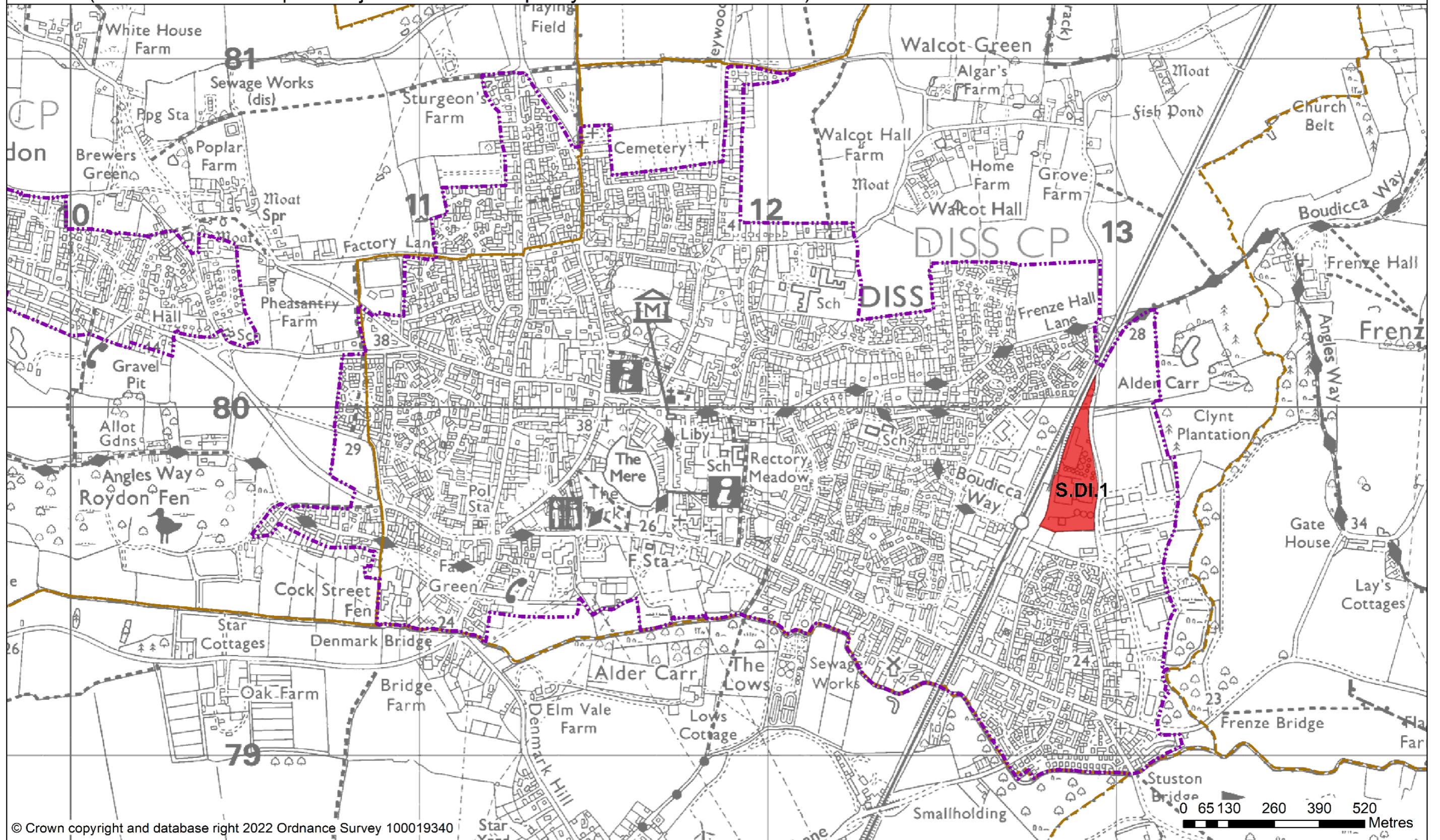
and Oakley, Burston and Shimpling, Diss, Palgrave, Roydon, Scole and Stuston. In October 2023 the plan was 'made' and became part of the adopted Development Plan.

- 5.28 The one allocation made through this plan in Diss is the Frontier Agriculture site on Sandy Lane. This is an established business that has expressed its long-term ambition to relocate, most likely towards the end of the plan period. The brownfield status of the land along with its proximity to the town centre, railway station, and local bus routes, makes it an exceptional opportunity for higher density brownfield redevelopment. Such brownfield sites are prioritised in national planning policy to make effective use of land, particularly where they are well located in relation to public transport and within walking and cycling distance of a good range of employment, services and facilities.
- 5.29 As set out in the housing table in policy 7.2, 400 homes were either delivered in Diss between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites. The new allocation made through this plan at site S.D.1 at Frontier Agriculture is for 150 homes. The Diss and District Neighbourhood Plan has allocated sites to meet the remaining overall housing requirement. This gives a total deliverable housing commitment in policy 7.2 for Diss (including part of Roydon) of a minimum of 784 homes between 2018-2038.
- 5.30 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highway improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity and to avoid landscape intrusion.


# DISS


(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:  
1:10,000



Date: 22/12/2022

## **POLICY S.DI.1: Land at Frontier Agriculture Ltd, Sandy Lane, Diss**

5.31 This site is located to the east of the railway in an area historically characterised by employment premises. Nevertheless, this is an area in transition. In recent years residential development has come forward to the south in the vicinity of Nelson Road. To reflect the land's brownfield status and surroundings policy requirements reference considerations of land contamination, noise from the railway, and surface water flood risk. Various highway, pedestrian and cycle requirements are also required of a future development scheme. The number of homes sought is set at 150 due to the highly sustainable town centre location but the exact figure will be subject to detailed design and viability considerations.

5.32 Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

### **POLICY S.DI.1**

**Land at Frontier Agriculture Ltd, Sandy Lane, Diss (3.61 hectares) is allocated for residential development. The site is likely to accommodate approximately 150 homes.**

The development will achieve the following site-specific requirements:

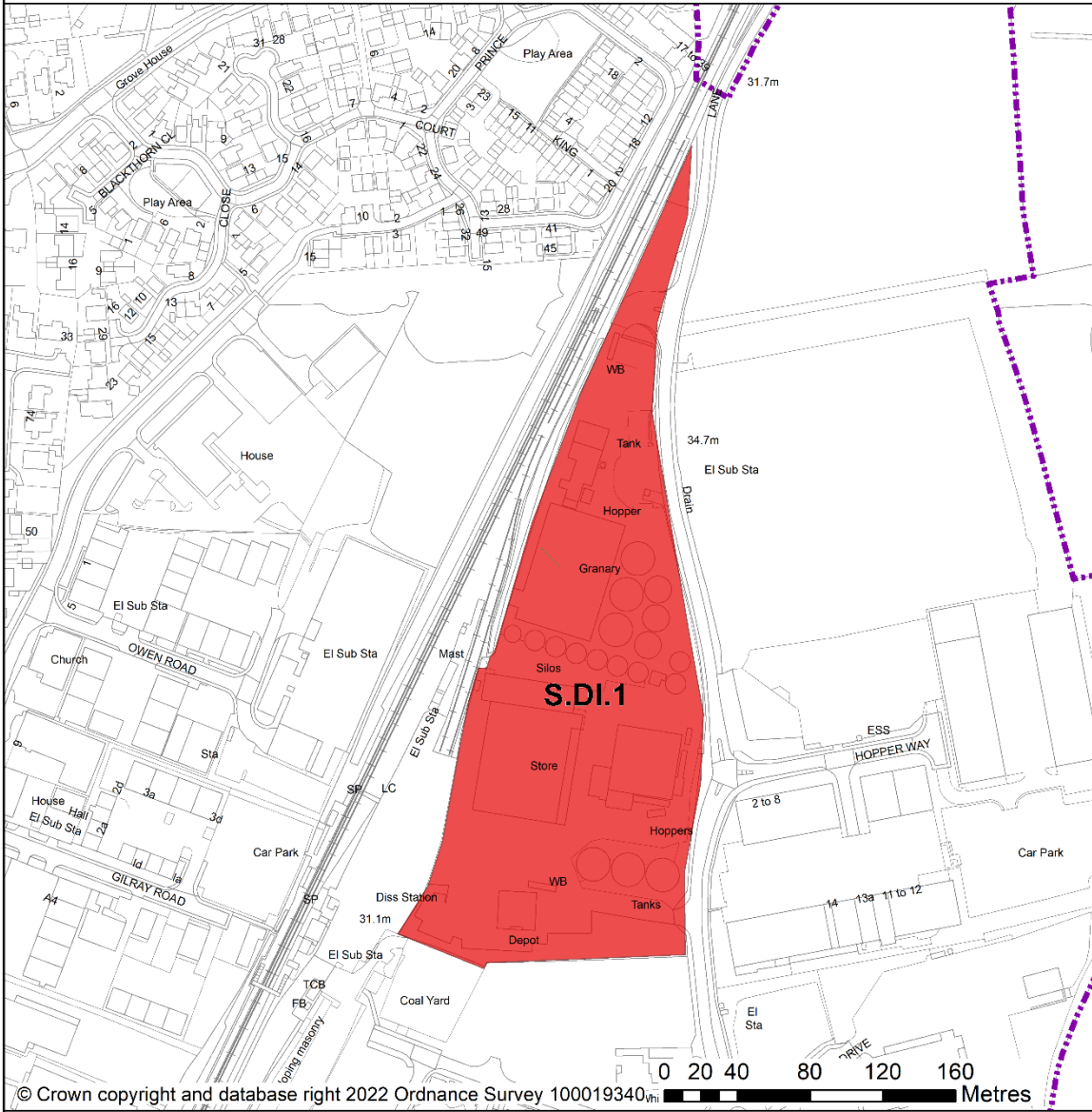
1. Assessment of site contamination with subsequent mitigation and considerations of development viability if required.
2. Assessment and mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity.
3. Consider and mitigate surface water flood risk.
4. Road widening of Sandy Lane to a minimum of 6.0 metres for the extent of frontage.
5. Provision of a 3.0 metre wide cycle/footway at the site frontage to link to Nelson Road.
6. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
7. An archaeological assessment will be required prior to development.






# DISS

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.DI.1  
LOCATION: Land at Frontier Agriculture Ltd, Sandy Lane  
ALLOCATION: Residential development (150 dwellings)  
SITE AREA: 3.61 ha



-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:3,000



Date: 21/12/2022

## REDENHALL WITH HARLESTON

- 5.33 Harleston is classified as a main town under policy 7.2. The town has a good range of speciality shops, a local supermarket and a full range of local services (including GPs and a secondary school, leisure centre and library). The 2021 census population was 5,100.
- 5.34 Several brownfield sites have been redeveloped over the past two decades and the largest allocation in the 2015 South Norfolk Local Plan has already been completed, meaning the town has experienced a steady level of growth as part of its function as a rural hub.
- 5.35 Whilst Harleston has good access to the A143, which links Gt Yarmouth to Bury St Edmunds, via Diss, the most direct route to Norwich is on rural roads to the north; therefore it is important to continue to support, and where possible enhance, the services and facilities serving the town and its rural catchment. A variety of local bus services use these routes. The rural catchment of the town not only includes the surrounding villages in South Norfolk, but also extends into Suffolk, and cross-border use of facilities works in both directions, with Harleston Magpies (one of the premier sports clubs in the area), based at Weybread.
- 5.36 The town is compact in form and sits on a plateau between Starston Beck to the north and the River Waveney to the south, meaning the town is surrounded by river valley landscapes.
- 5.37 The town centre, which has a designated conservation area, has many historic buildings and is based on a triangle of roads comprising The Thoroughfare, Broad Street, The Old Market Place and Exchange Street. This means the potential for expansion of the town centre is physically limited, therefore limited new retail may be appropriate as part of further housing development. Constraints on town centre parking mean that it will continue to be important to have new housing located within walking distance of the town centre and other facilities. The compact nature of the town and a choice of sites that facilitates walking to the town centre and other facilities, make it a good location for older people's accommodation.
- 5.38 The main employment area, which is to the south of the town, benefits from good access to the A143. Following the loss of some brownfield employment sites to residential development, there has been some subsequent take up of the existing employment allocations, including the majority of site S.HA.5. The remainder of site S.HA.5 and S.HA.6 provide land for employment development which will retain the balance of uses within the town and serve the local catchment.
- 5.39 Existing sewerage infrastructure and surface water flooding are constraints in Harleston, including in the town centre. As a result, all allocated sites will need to show how they will address surface water drainage and sewerage infrastructure constraints to the satisfaction of Anglian Water, the lead local

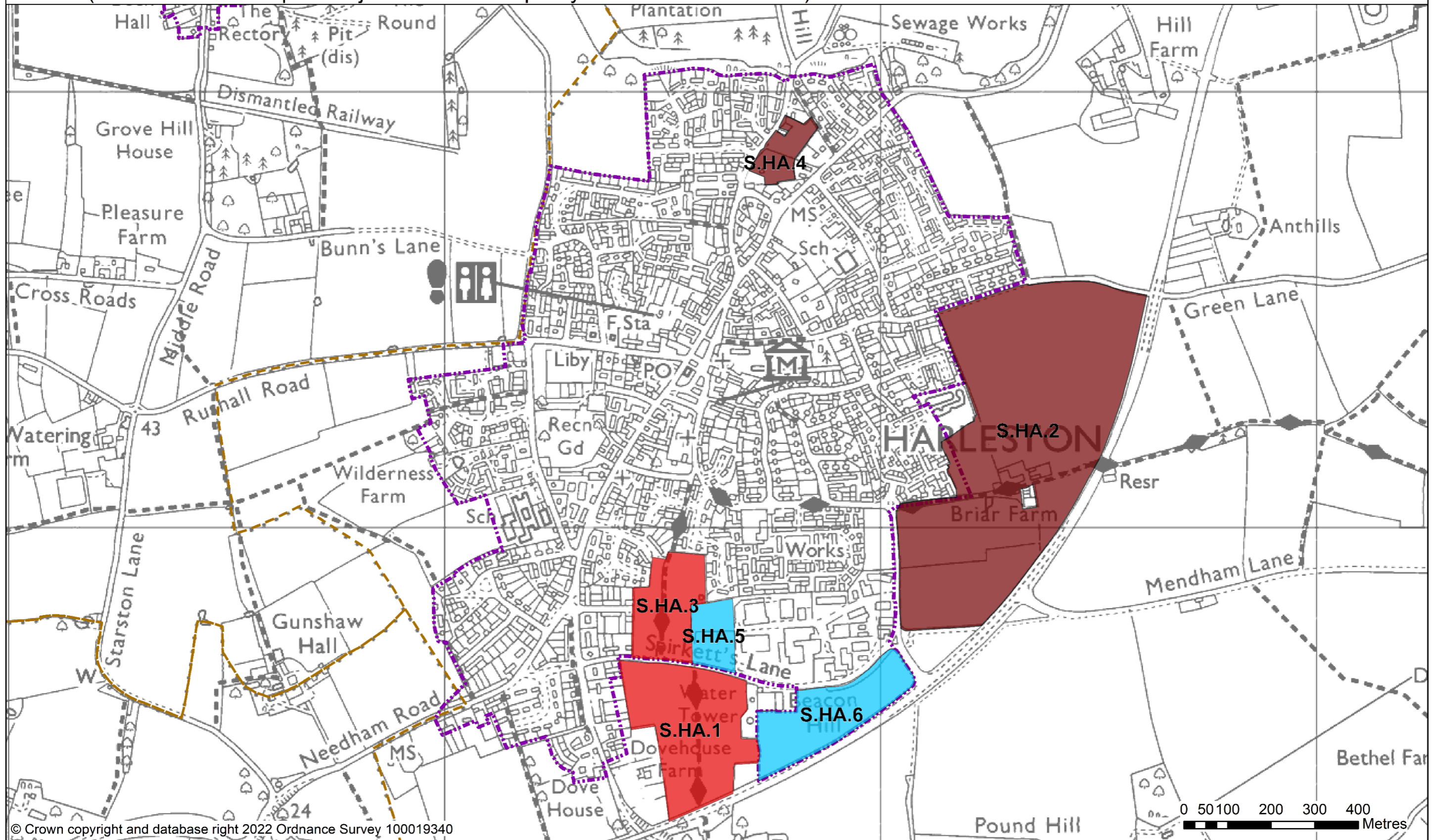
flood authority and the Environment Agency. A new water supply will be required to provide for the proposed level of growth in Harleston.

- 5.40 As set out in the housing table in policy 7.2, 248 homes were either delivered in Harleston between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites. Two new allocations are made through this plan, S.HA.1 for 150 homes and S.HA.2 for approximately 360 homes of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90-unit extra care housing scheme and local facilities. Together this provides the equivalent of 555 new homes for housing delivery calculation purposes. This gives a total deliverable housing commitment in policy 7.2 for Harleston of 803 homes between 2018-2038.
- 5.41 A Neighbourhood Plan covering the Redenhall and Harleston Town Council area was made in October 2022.
- 5.42 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity, and avoid landscape intrusion.

# REDENHALL WITH HARLESTON

(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
- Settlement Boundary
- Mixed Use Allocation
- Parish Boundary

Scale at A3:  
1:8,000  
Date: 22/12/2022

## **POLICY S.HA.1: Land south of Spirkett's Lane, Harleston**

- 5.43 This site is located to the south of the town with access from Spirkett's Lane. Development would require two points of vehicular access from Spirkett's Lane with pedestrian and cycling improvements. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road, as well as the Public Right of Way through the site to the River Waveney. Consideration will be needed to the design layout and landscaping, reflecting the River Waveney location and to recognise surrounding existing development. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal. There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.
- 5.44 Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

### **POLICY S.HA.1**

**Land south of Spirkett's Lane, Harleston (7.18 hectares) is allocated for residential development. The site is likely to accommodate approximately 150 homes and open space.**

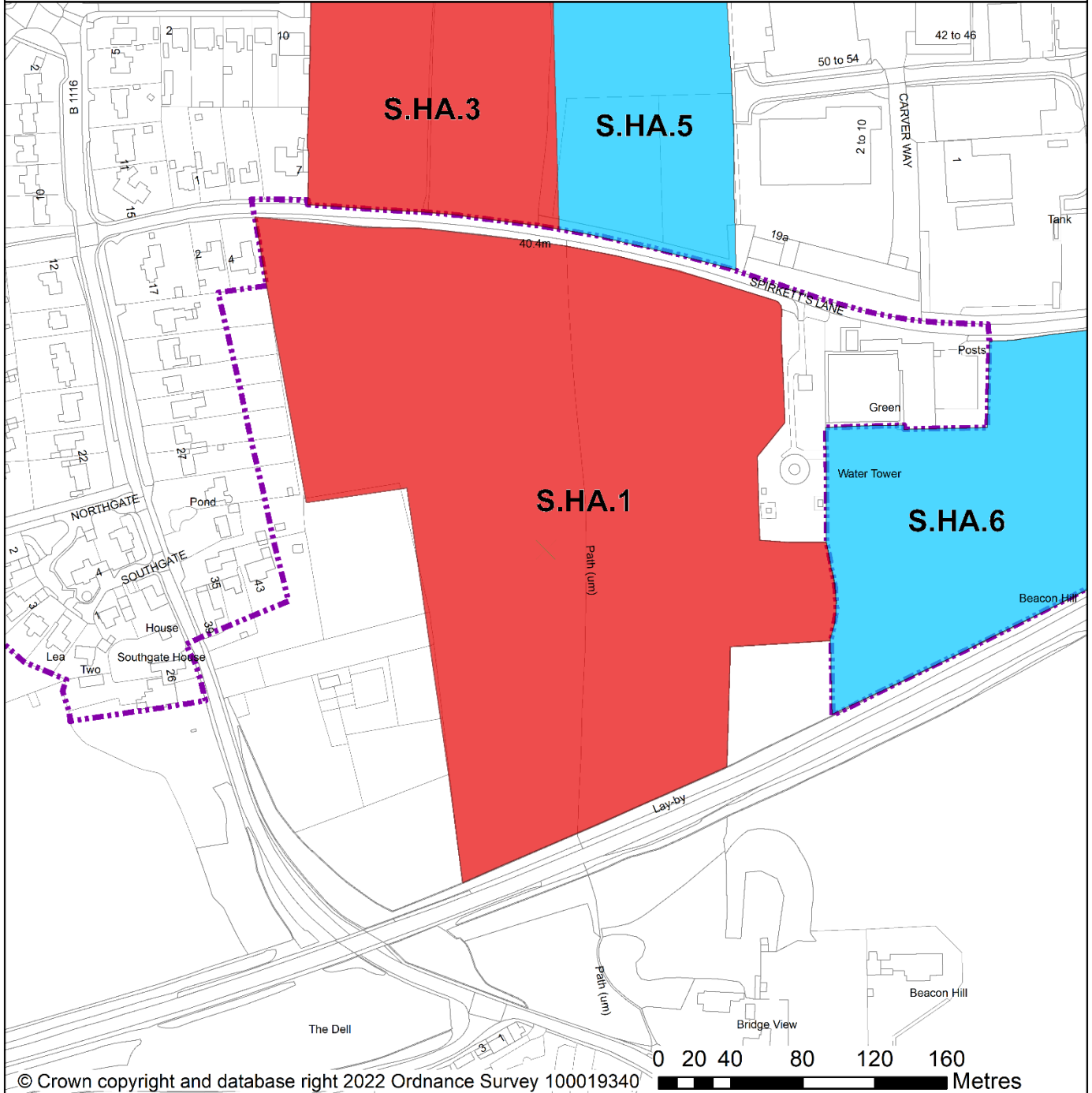
The development will achieve the following site-specific requirements:

1. Two points of access (vehicular and pedestrian) to be from Spirkett's Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Safeguarding of existing Public Right of Way (PROW) to River Waveney.
4. Layout and landscaping to take account of the listed buildings to the west, River Valley location and the potential to mitigate noise from the adjacent A143.
5. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Design and layout to take account of existing residential development on Spirkett's Lane and Shotford Road to the north and west, and employment development/allocations to the north-east and east, to protect the amenity of existing and future residents.
7. An archaeological assessment will be required prior to development.
8. A proportionate contribution towards a new public water supply to help meet the requirements of the development.
9. A suitable drainage strategy.

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

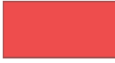



SITE REFERENCE: S.HA.1  
LOCATION: Land South of Spirketts Lane  
ALLOCATION: Residential development (150 dwellings)  
SITE AREA: 7.18 ha



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0 20 40 80 120 160 Metres

Scale at A4:  
1:3,000

-  Housing Allocation
-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 21/12/2022

## **POLICY S.HA.2: Land at Briar Farm, Harleston**

- 5.45 This site is located to the south of the town with access from Mendham Lane. A masterplan and transport assessment are necessary for the site. Amongst the considerations for the masterplan is the relationship between the different uses of development proposed and the impact on adjacent existing development, provision of vehicular accesses, pedestrian and cycle access, the connectivity of the Public Right of Way through the site, green infrastructure, and landscaping. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road.
- 5.46 Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal. The importance of early and continued engagement with local residents and groups in the town is also emphasised. The purpose being to ensure the design and long-term maintenance of open space and land for community use is affectively achieved. There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.
- 5.47 For calculating strategic housing requirement, a 90 unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for S.HA.2 is calculated at 405, and with S.HA.1, the total housing on newly allocated sites in Harleston equals 555.

### **POLICY S.HA.2**

**Land at Briar Farm, Harleston (27.04 hectares) is allocated for mixed-use development. The site is likely to accommodate approximately 360 homes, of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90 unit extra care housing scheme, 0.8 hectares of retail or employment land and 1.6 hectares for community use, allotments, and public open space.**

The development will achieve the following site-specific requirements:

1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. At least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit.

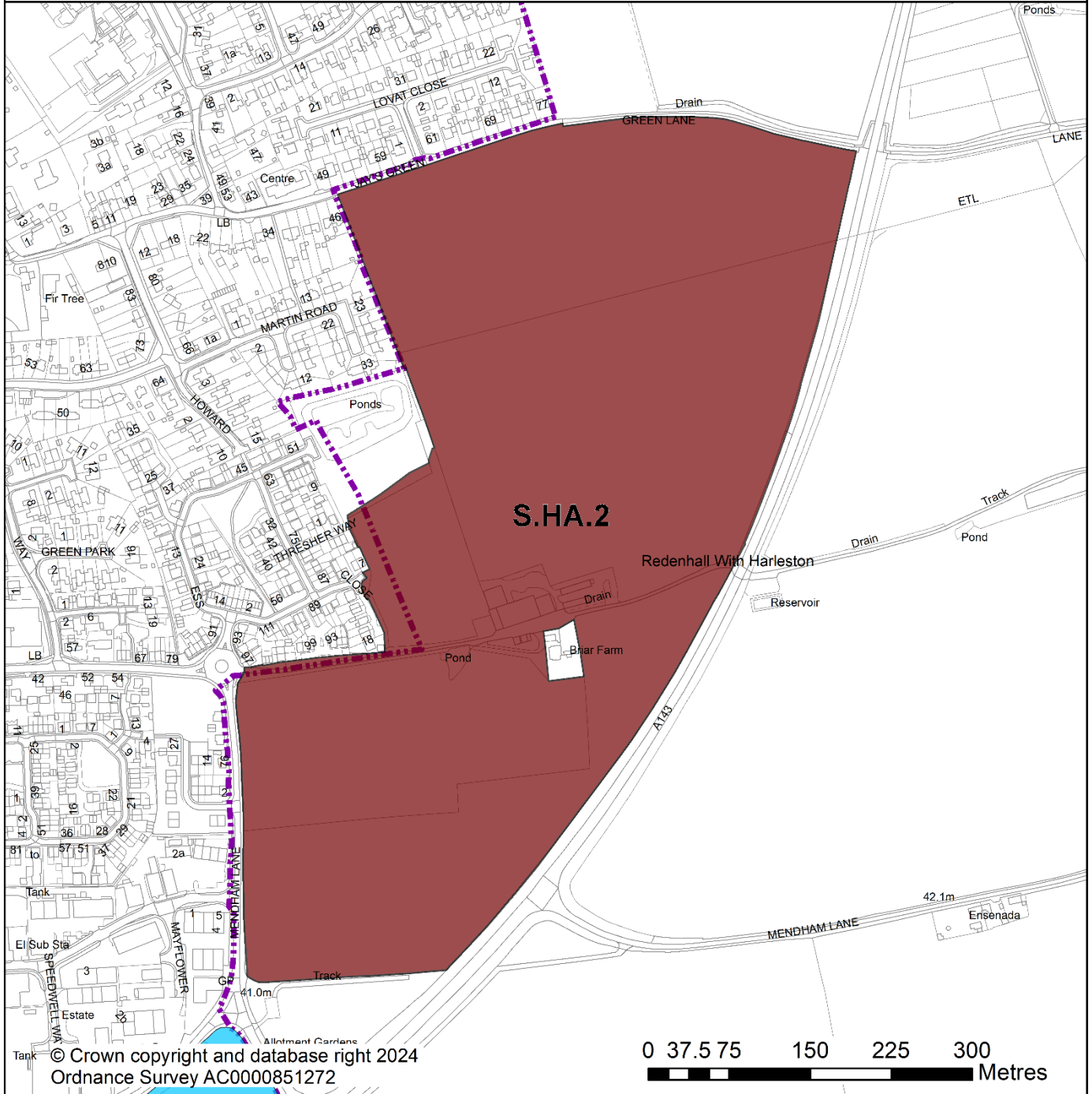
4. A new footpath connection to the existing Public Right of Way to the north of the site, creating a new link to the proposed open space to Angles Way.
5. Safeguarding of existing Public Right of Way east of Mendham Lane.
6. Design and layout to take account of the existing residential and employment development to the west, north-west and north of the site, to protect the amenity of existing and future residents.
7. Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143.
8. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
9. Appropriate investigation works and mitigation measures to address the surface water flooding to the north-east of the site will be required.
10. A proportionate contribution towards a new public water supply to help meet the requirements of the development.







# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HA.2  
LOCATION: Land at Briar Farm  
ALLOCATION: Mixed-use  
SITE AREA: 27.04 ha



-  Mixed-Use Allocation
-  Settlement Boundary
-  Employment Allocation
-  Parish Boundary

Scale at A4:  
1:5,000



Date: 06/02/2024

### **POLICY S.HA.3: Land at Spirkett's Lane, Harleston**

5.48 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

5.49 There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

#### **POLICY S.HA.3**

**Land at Spirkett's Lane, Harleston (3.31 hectares) is allocated for residential development. This will accommodate approximately 95 homes.**

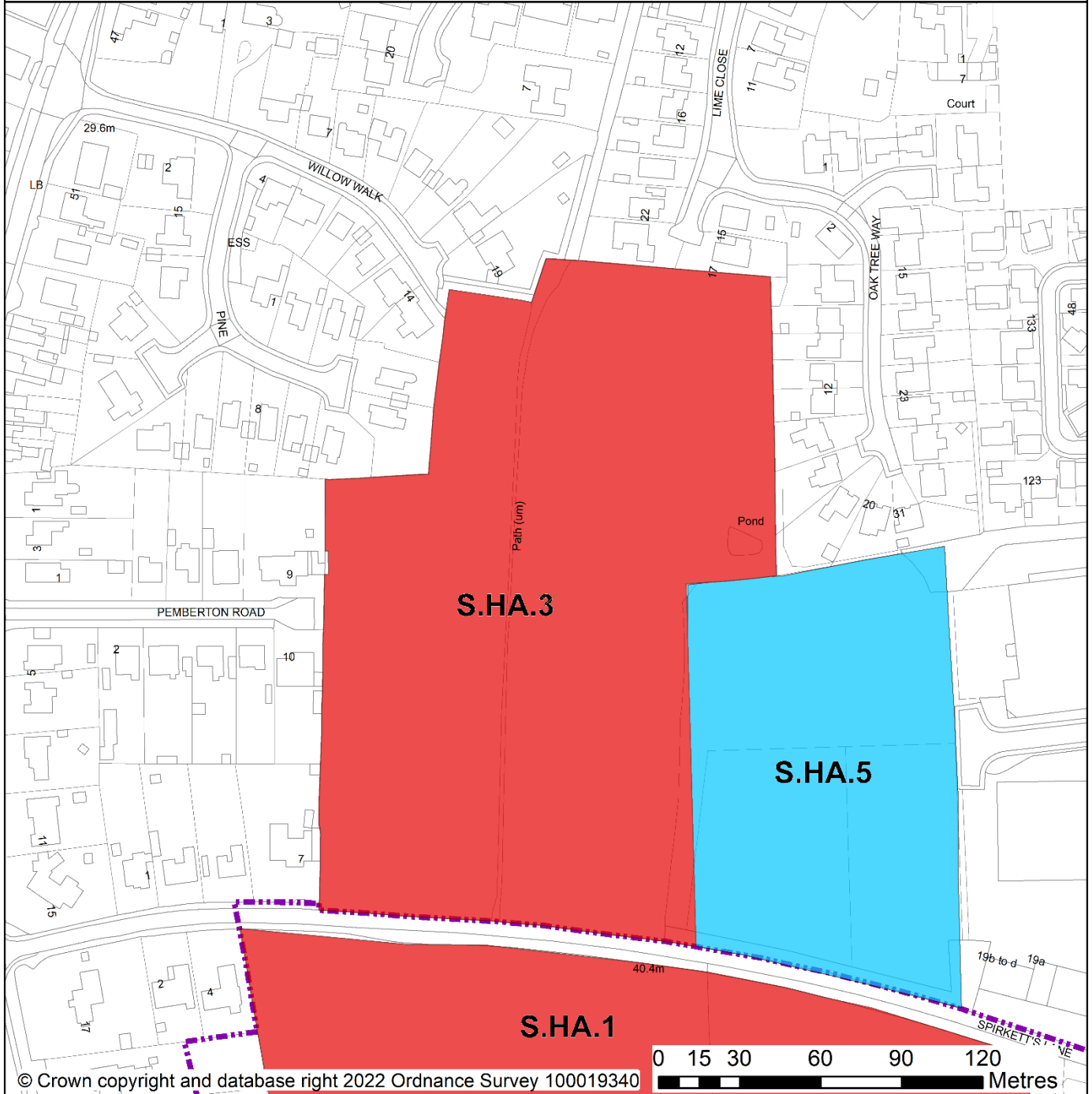
The development will achieve the following site-specific requirements:

1. Provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites.
2. Provide highways access via Spirkett's Lane.
3. Provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas.
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
5. Implement a suitable drainage strategy where practicable.

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

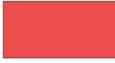



SITE REFERENCE: S.HA.3  
LOCATION: Land at Spirketts Lane  
ALLOCATION: Residential development (95 dwellings)  
SITE AREA: 3.31 ha



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0 15 30 60 90 120 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary



Date: 21/12/2022

#### **POLICY S.HA.4: Land off Station Hill, Harleston**

- 5.50 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. A planning application (2019/2115) was approved for up to 40 dwellings in March 2022, so the allocated commercial/community uses may not come forward.
- 5.51 The Historic Environment Service should be consulted to determine any need for archaeological surveys prior to development.
- 5.52 There is an existing water main and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

#### **POLICY S.HA.4**

**Land off Station Hill, Harleston (1.23 hectares) is allocated for mixed use. Employment uses will include class E(g) office, research and development, and industrial processes that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities.**

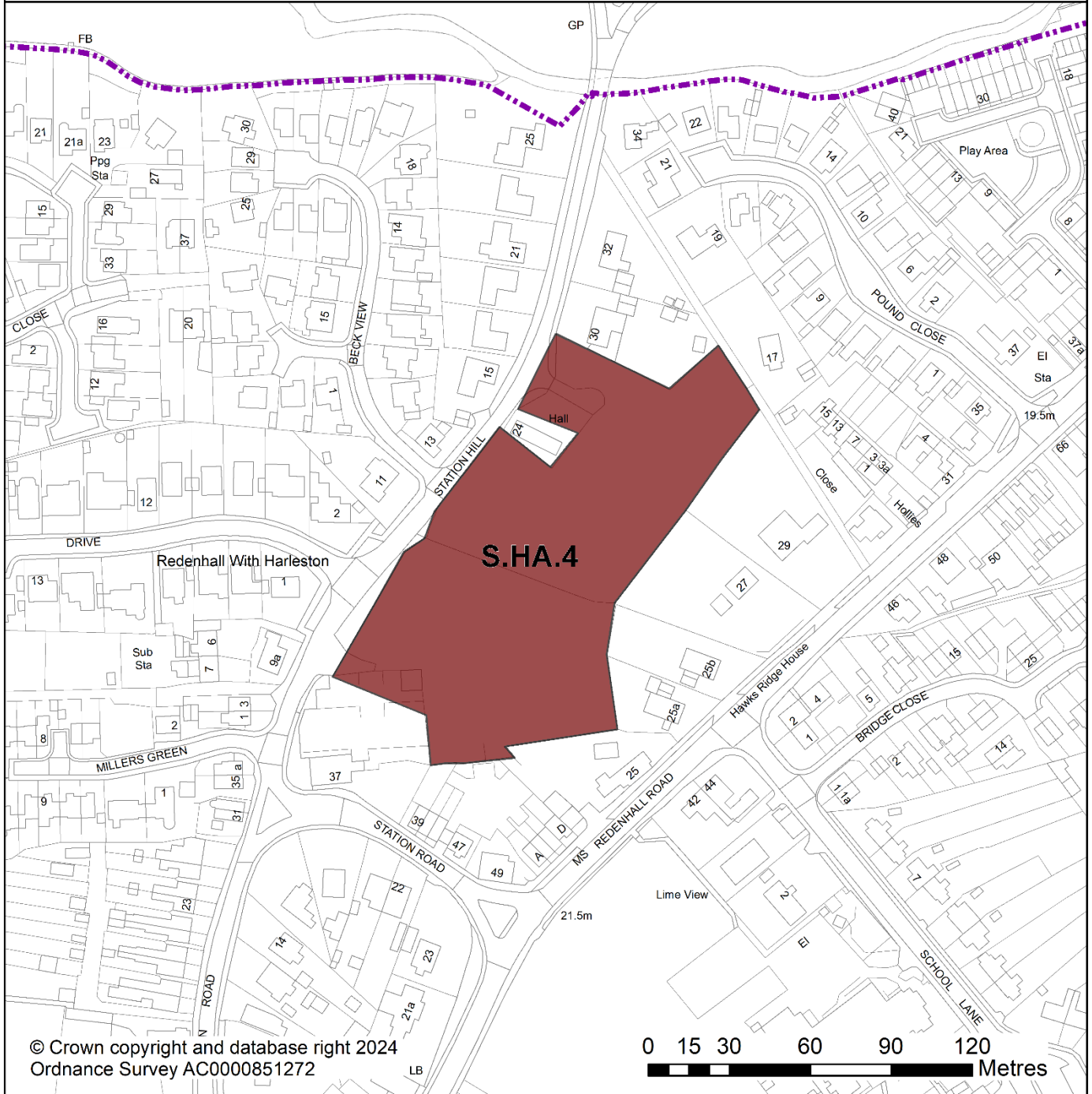
The development will achieve the following site-specific requirements:




1. Will be limited to any food store provision to a single site of 270m<sup>2</sup> net floorspace, to be run by a single operator.
2. Will not be allowed for development of any dedicated non-food retail, E(c) financial and professional services, E(b) food and drink establishments, pubs, or take-aways.
3. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public).
4. Will be restricted to E(g) employment uses (B2 general industrial and B8 storage distribution uses will not be permitted).
5. Must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development.
6. Must ensure the layout, form and character of development relates well to the adjacent housing, listed building setting and ex-railway station buildings.
7. An archaeological assessment will be required prior to development.

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HA.4  
LOCATION: Land off Station Hill  
ALLOCATION: Mixed-use  
SITE AREA: 1.23 ha



-  Mixed-Use Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



Date: 06/02/2024

## **POLICY S.HA.5: Land north of Spirkett's Lane, Harleston**

5.53 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Fuller Road. The site's location is recognised for commercial uses and the land is substantially developed as premises for a retail wholesaler and a lorry park for a haulage company. 0.22 hectares remains available and it is expected that the remainder of the site will build out over the plan period up to 2038.

5.54 There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

### **POLICY S.HA.5**

**Land north of Spirkett's Lane, Harleston (1.48 hectares) is allocated for employment uses in Class E(g)/B2.**

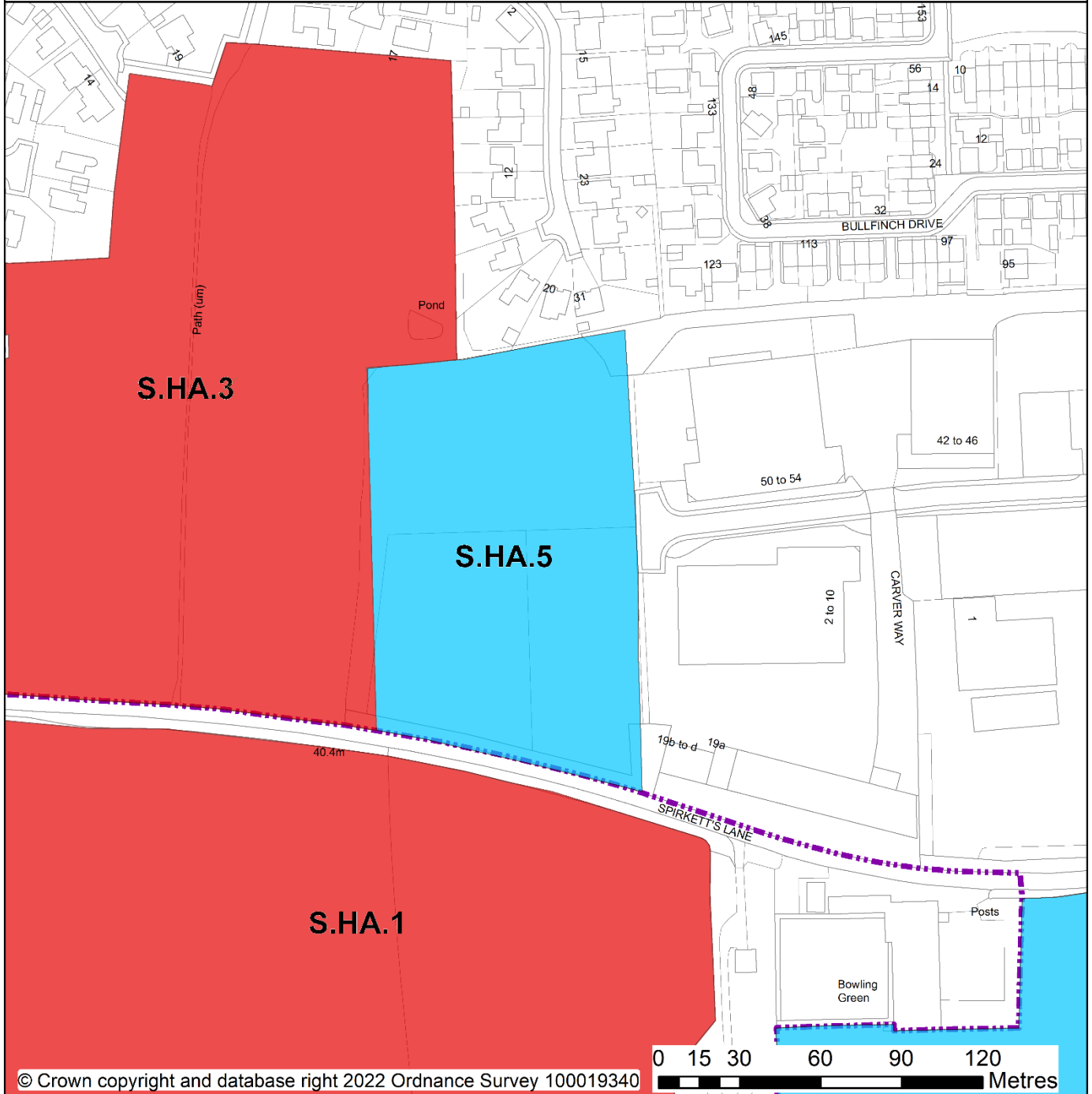
The development will achieve the following site-specific requirements:

1. Restrict employment uses to ensure that amenity impacts on adjacent housing are not unacceptable.
2. Deliver pedestrian and cycleway links to Spirkett's Lane and existing and proposed adjacent housing areas to the west.
3. Provide enhanced landscape screening on western and northern boundaries of the site.
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
5. Deliver a suitable drainage strategy (SuDS where practicable).

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

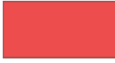



SITE REFERENCE: S.HA.5  
LOCATION: Land north of Spirketts Lane  
ALLOCATION: Employment  
SITE AREA: 1.48 ha



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0 15 30 60 90 120 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary



Date: 21/12/2022

## **POLICY S.HA.6: Land south of Spirkett's Lane, Harleston**

5.55 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

5.56 Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

### **POLICY S.HA.6**

**Land south of Spirkett's Lane, Harleston (4.47 hectares) is allocated for employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution.**

The development will achieve the following site-specific requirements:

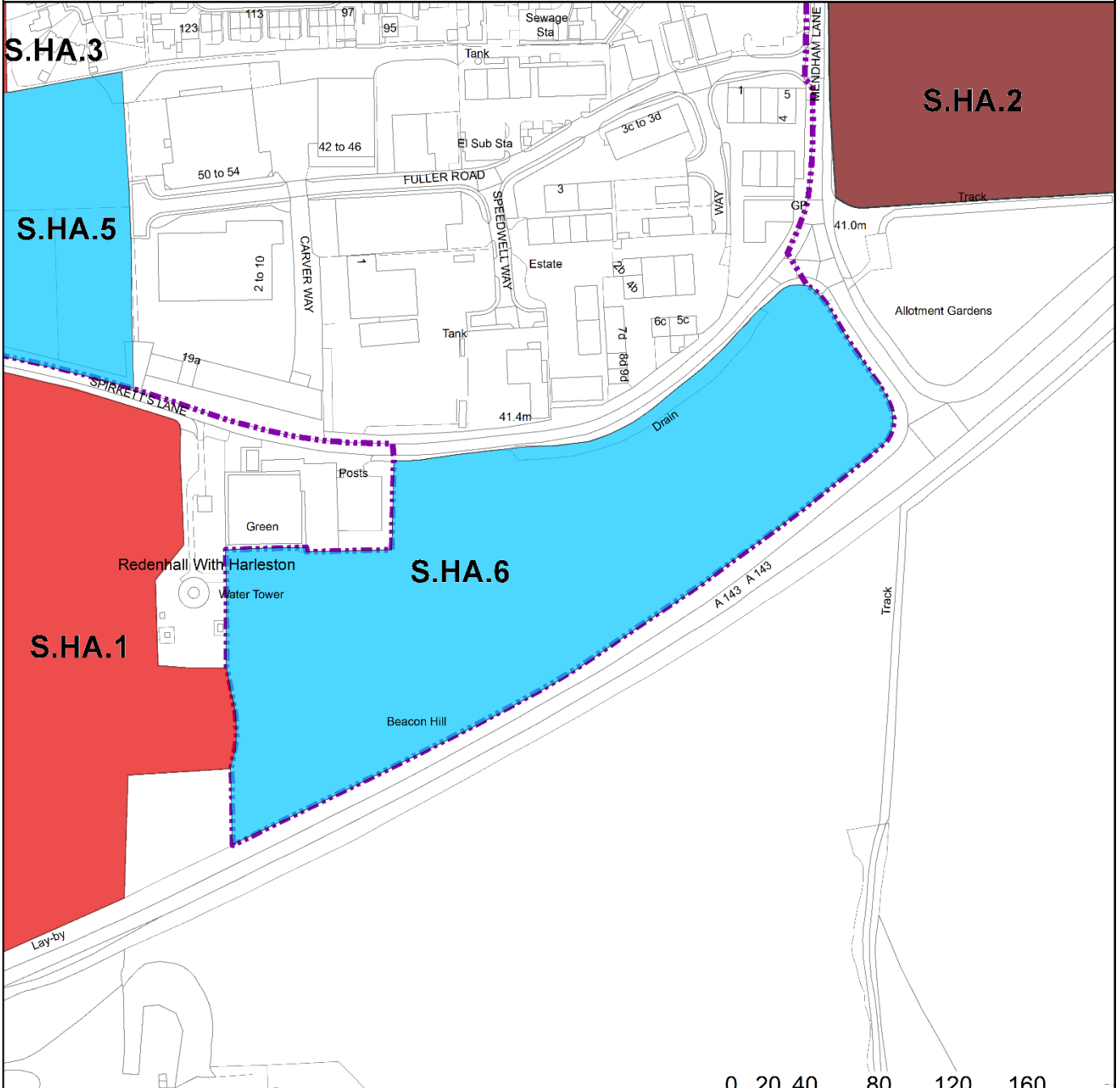
1. Provide road access from Spirkett's Lane (rather than directly off the A143).
2. Provide footway/cycleway links for the length of the Spirkett's Lane site frontage to join to new footway/cycleway links from allocated housing site S.HA.3.
3. Provide enhanced planting along all site boundaries.
4. Protect the mature tree belt along the Spirkett's Lane frontage. If the loss of trees is unavoidable to secure a safe and suitable vehicular access to serve the site then compensatory planting will be required.
5. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Deliver a suitable drainage strategy (SuDS where practicable).
7. An archaeological assessment will be required prior to development.



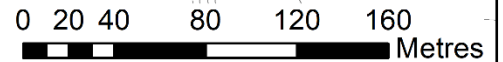
# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HA.6  
LOCATION: Land south of Spirketts Lane  
ALLOCATION: Employment  
SITE AREA: 4.47 ha



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Scale at A4:  
1:3,000

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



Date: 06/02/2024

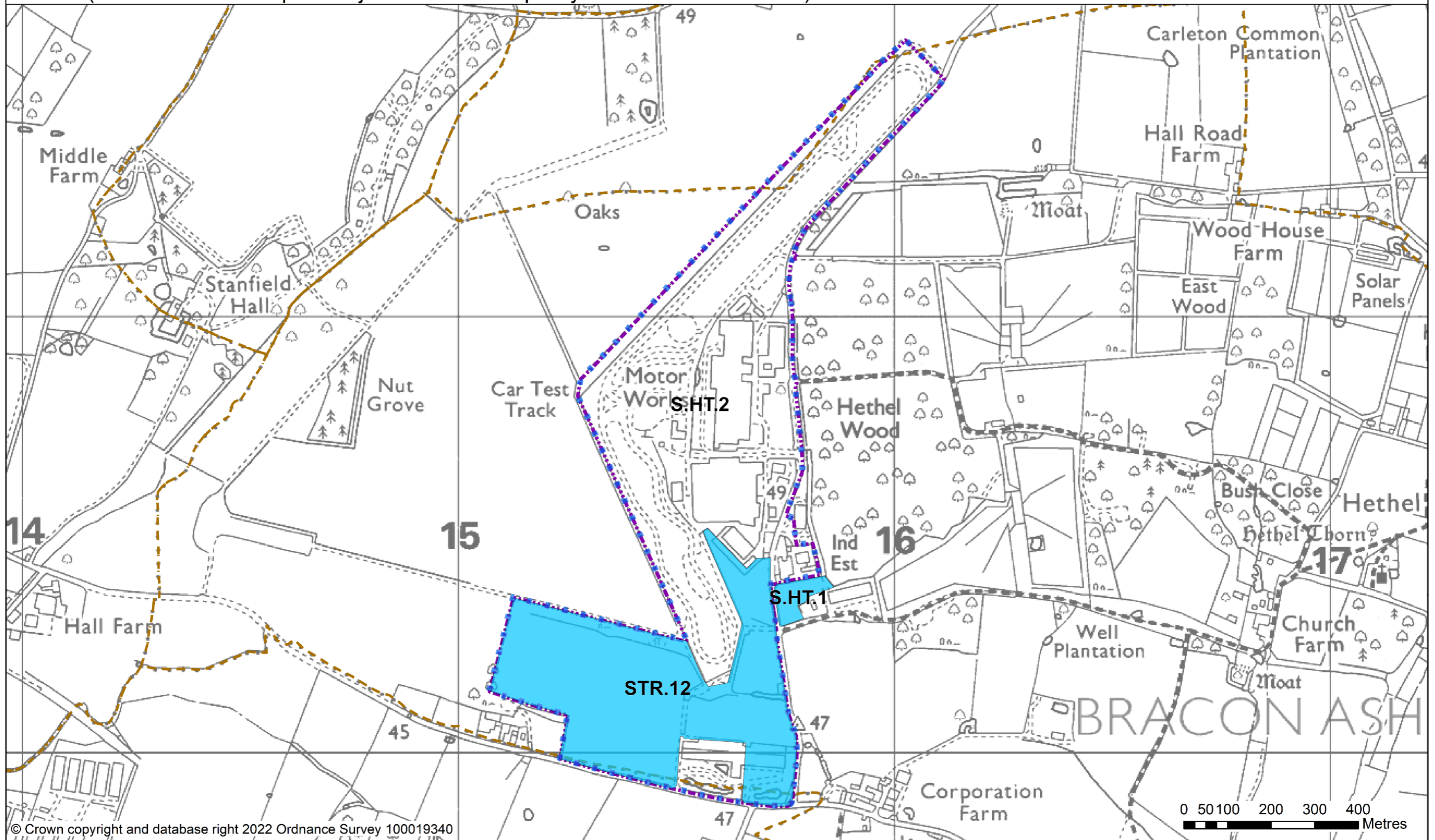
## **HETHEL (Strategic Employment Area)**

- 5.57 Hethel is a small village within the parish of Bracon Ash and Hethel. It is predominately rural in character, comprising isolated housing and farm buildings. However, it is also a strategic employment location and is home to Lotus Cars and the Hethel Engineering Centre. The settlement has a very limited range of services other than those provided by the existing businesses and consequently housing potential is limited. General employment is also not appropriate in this location. The strategic objective is to reinforce the continued growth of advanced engineering and technology-based businesses.
- 5.58 Hethel has been home to the head office and factory of Lotus Cars since the 1960s. The Lotus factory is located on the former RAF Hethel airbase, with the test track using sections of the old runway. More recently the Hethel Engineering Centre has been developed in a prominent position on Wymondham Road, and a number of other employment uses have been developed immediately to the east. Hethel Engineering Centre is dedicated to supporting the growth and success of high-performance engineering and manufacturing and offers business incubation space, specialist business support, engineering consultancy and conference/training facilities.
- 5.59 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highway improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity and prevent landscape intrusion.

# HETHEL

(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
- Redevelopment of Existing Uses within Settlement Boundary
- Parish Boundary
- Settlement Boundary

Scale at A3:  
1:8,000  
Date: 22/12/2022

## **POLICY S.HT.1: South of Hethel Industrial Estate, Hethel**

5.60 This site has access from Potash Lane and is located adjacent to industrial premises to the north and east. As a relatively small site S.HT.1 adds diversity to the land options for employment growth and it is anticipated that development can come forward within the local plan time-period up to 2038. Within the policy wording regard is given to the residential amenity and heritage value of nearby Brunel House to the south-east. Various requirements are set too for providing landscaping, highways improvements, mitigating surface water flood risk, and ecological impact assessment.

5.61 Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

### **POLICY S.HT.1**

**South of Hethel Industrial Estate, Bracon Ash (0.79 hectares) is allocated for employment uses associated with, or ancillary to, advanced engineering and technology-based business.**

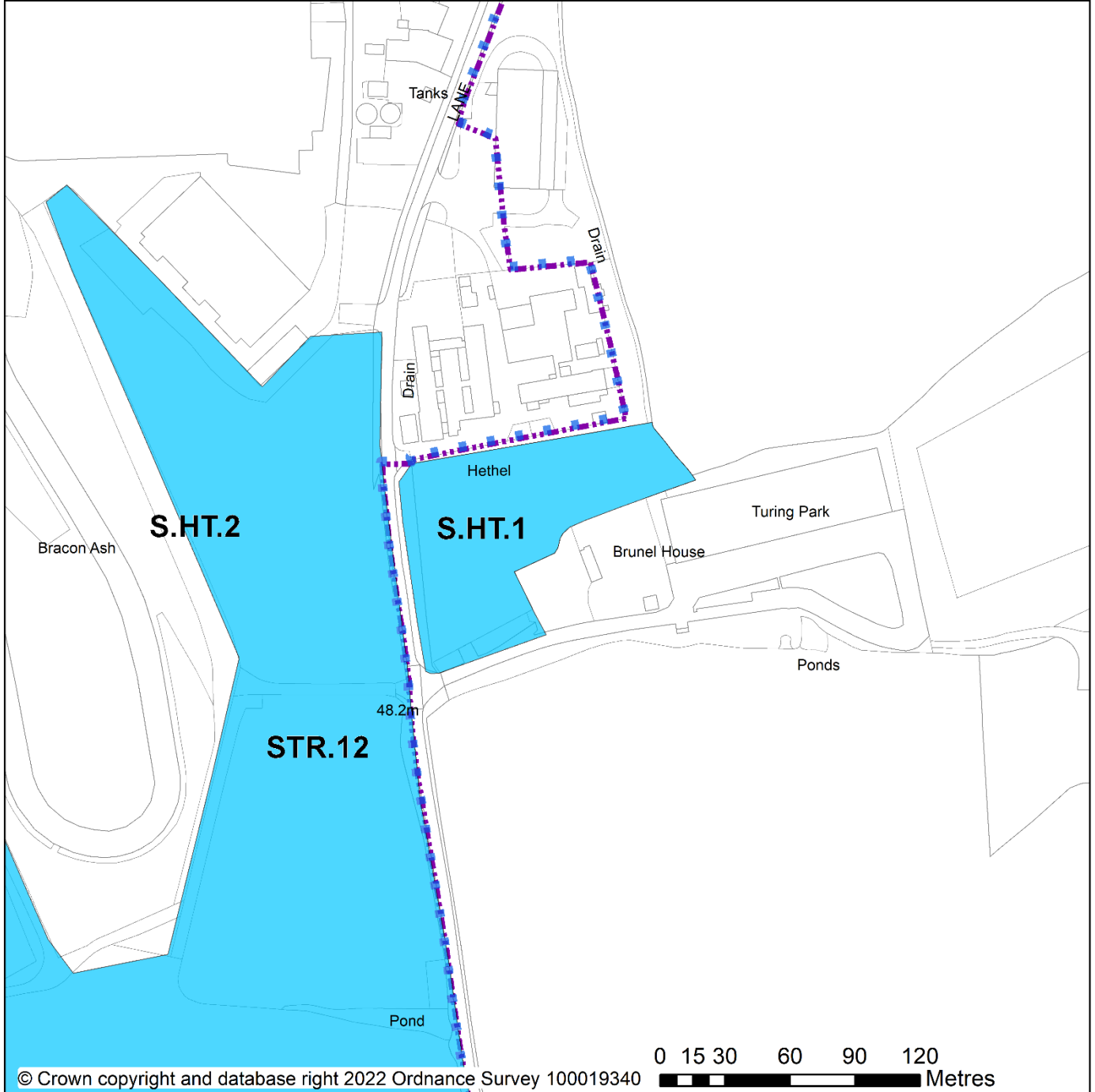
The development will achieve the following site-specific requirements:

1. Limited to uses associated with or ancillary to advanced engineering and technology.
2. Design and layout to have regard to any approved master-plan on the adjoining STR.12 site.
3. Any necessary off-site improvements.
4. Layout, height and design to protect the residential amenity and conserve and enhance the significance of nearby Grade II Little Potash (Brunel House).
5. Adequate landscaping and green infrastructure to be provided.
6. Ecological Impact Assessment is required.
7. An archaeological assessment will be required prior to development.
8. A site-specific Flood Risk Assessment is required.

# BRACON ASH

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HT.1  
LOCATION: South of Hethel Industrial Estate  
ALLOCATION: Employment  
SITE AREA: 0.79 ha



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

Scale at A4:  
1:2,500



Date: 07/11/2022

## **POLICY S.HT.2: Restriction of employment uses at Hethel**

5.62 A development boundary is drawn for the promotion of advanced engineering and technology-based businesses.

### **POLICY S.HT.2**

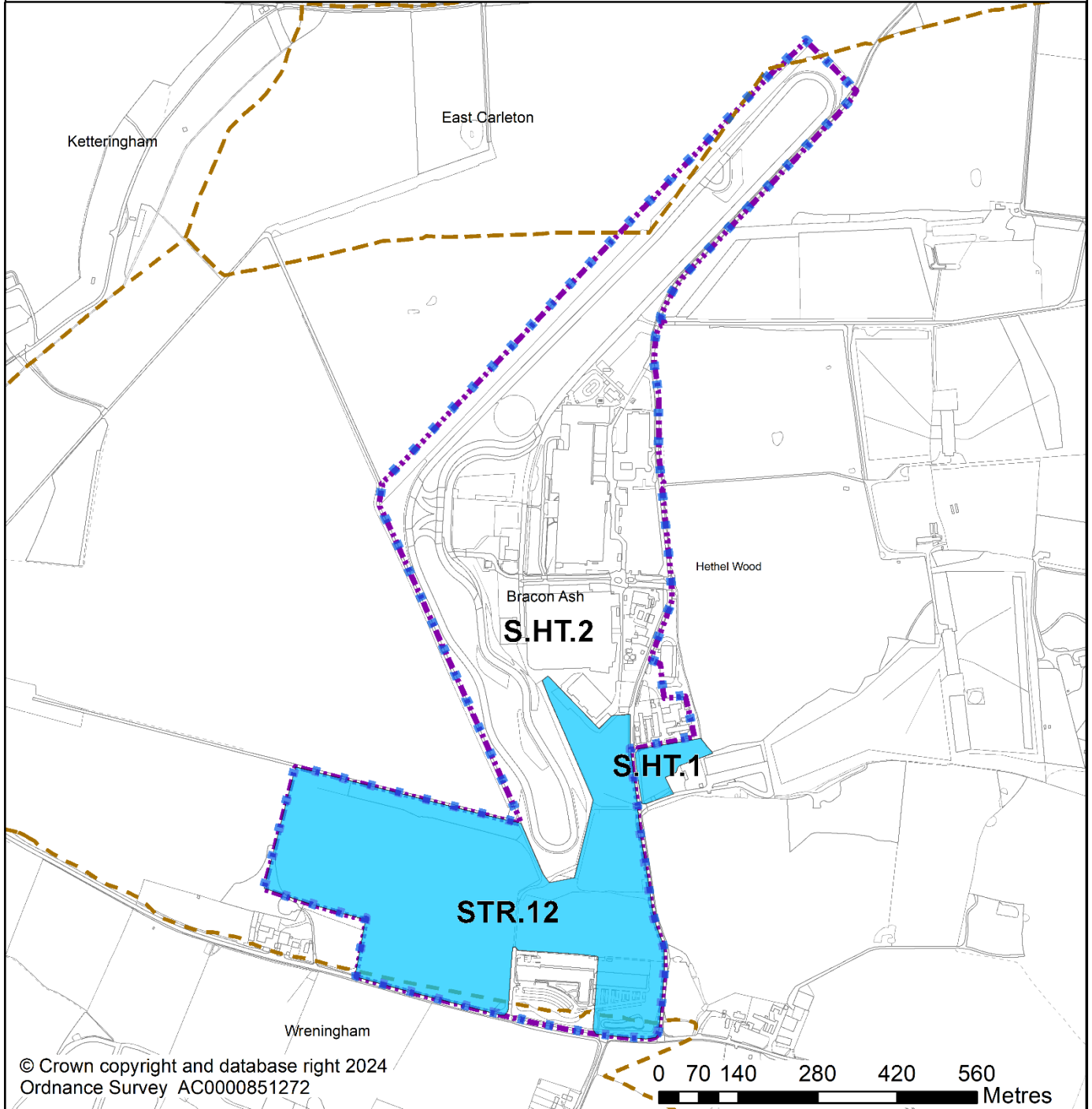
#### **Restriction of employment uses at Hethel**

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology-based businesses.

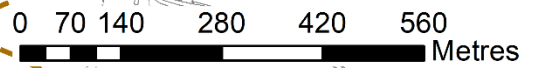
# HETHEL

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.HT.2  
LOCATION: Hethel Development Boundary  
ALLOCATION: Restriction of employment uses at Hethel



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Ordnance Survey AC0000851272



Scale at A4:  
1:9,500

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



Date: 06/02/2024

**POLICY STR.12: Land south and south-west of Lotus Cars, Hethel**

5.63 The policy and supporting text for the land south and south-west of Lotus Cars allocation can be found in the strategic sites section at the beginning of the Sites Plan.



## **LONG STRATTON (including part of Tharston and Hapton parish)**

- 5.64 Long Stratton is a large village which is set to grow into a small town, with a town council having recently been established. It is therefore identified as a main town under policy 7.2. This is in line with the vision in the 2016 Long Stratton Area Action Plan, which is not being replaced by the GNLP.
- 5.65 Long Stratton has a good range of services and facilities that are mainly located along The Street/Ipswich Road (A140). On the western side of the town there are primary and secondary schools, a GP surgery, library, and a leisure centre. Long Stratton has a strong employment base, including a wide variety of businesses at Tharston Industrial Estate.
- 5.66 The 2021 census population of the Long Stratton area (including the parts of the neighbouring villages of Tharston, Hapton and Wacton which form part of the built-up area) was 5,200.
- 5.67 The historic core of Long Stratton evolved north-south along the A140, which is a main arterial route between Norwich and Ipswich. Whilst the A140 provides good connectivity for Long Stratton, including regular bus services between Diss and Norwich, the volume of traffic and the proportion of HGVs, means it also has a detrimental impact on the environmental quality and attractiveness of the centre.
- 5.68 In recent decades estate development has been added away from this central area; whilst those to the west have excellent walking and cycling opportunities to access the main services and facilities, the current A140 is more of a barrier to housing to the east.
- 5.69 In terms of the landscape and environment, the Tas Valley is to the west and various designated common lands are to the east and south. The sensitivity of these landscapes, both to intrusion by development and local visitor impact, is recognised in the level of green infrastructure required in the area action plan. Several listed buildings can be found along the A140, with the core of Long Stratton being a designated conservation area.
- 5.70 Current plans for Long Stratton, including parts of Tharston and Hapton parish, are set out in the Long Stratton Area Action Plan (LSAAP, May 2016), which allocates a minimum of 1,800 new houses, 12 hectares of employment, an enhanced town centre and supporting infrastructure, most significantly including a by-pass on the eastern side of the settlement. The bypass is designed to benefit the whole community. These plans will grow Long Stratton from a well-served large village, to a small town, with the bypass facilitating a better-quality environment for the town centre. The growth also aims to maintain a balance between housing, employment and the necessary supporting infrastructure.
- 5.71 The bulk of the LSAAP proposals are being taken forward in two parallel planning applications that gained approval in September 2023. The Long Stratton bypass has been identified as a regional Major Road Network priority

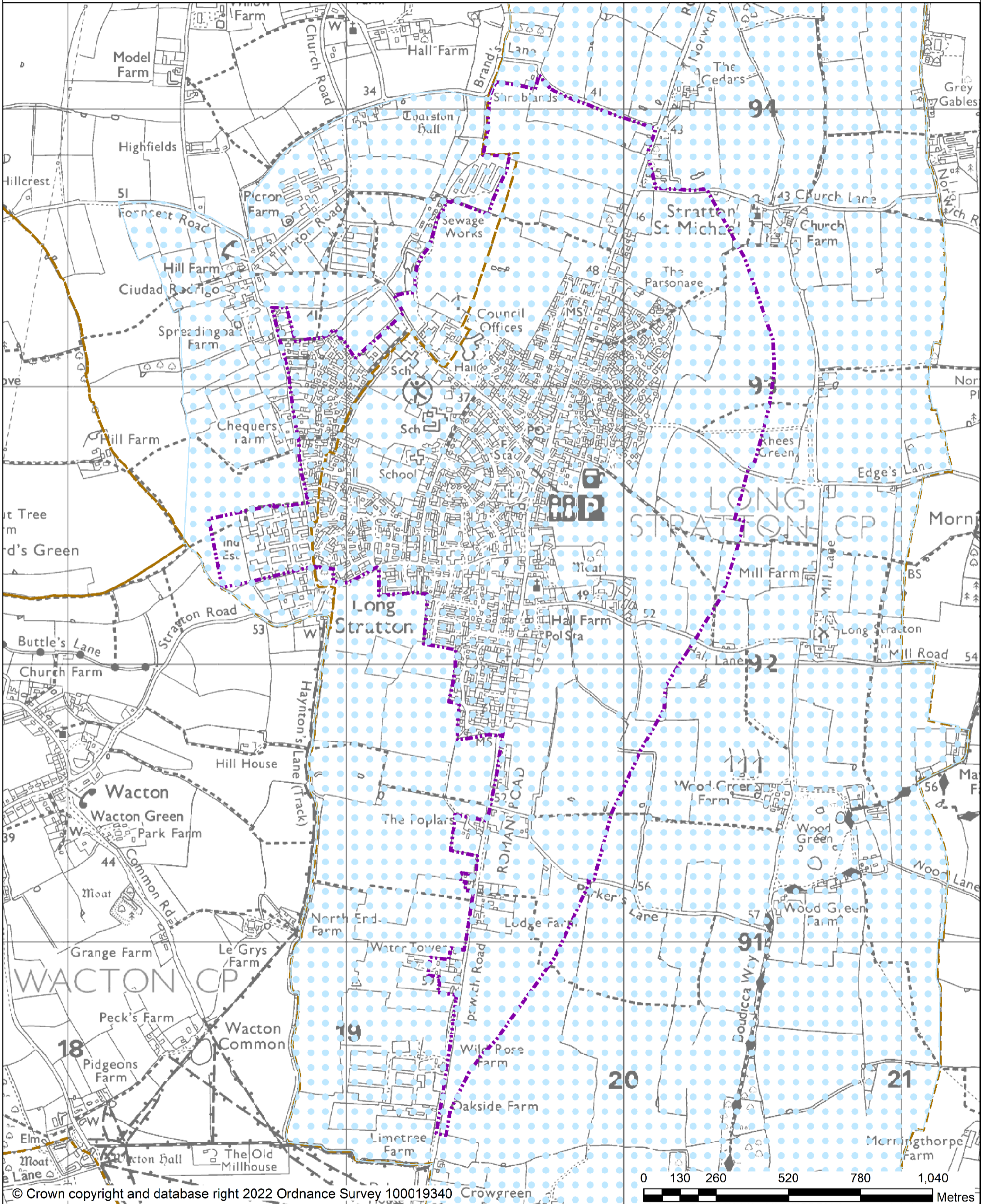
and given conditional approval for Government funding. Construction of the Long Stratton bypass could commence in Spring 2024.

- 5.72 In 2016 a Neighbourhood Plan area for Long Stratton was agreed that covers the same extent as the LSAAP. The Neighbourhood Plan was made in October 2021. The plan includes policies on housing types, design and character, the town centre, green infrastructure, outdoor recreation, and community infrastructure; but it does not make any additional site allocations.
- 5.73 The Long Stratton Area Action Plan (or any successor document) remains the primary document for site allocations, but regard should be given to the strategic policies and requirements of the GNLP and it is expected that standard requirements are met. These vary from place to place, but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity, and to minimise landscape intrusion.
- 5.74 As set out in the housing table in policy 7.2, 1,798 homes were either delivered in Long Stratton between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites, mainly on the sites allocated in the AAP. No new allocations are made through this plan. This gives a total deliverable housing commitment in policy 7.2 for Long Stratton of 1,798 homes between 2018-2038.

# LONG STRATTON

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

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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0 130 260 520 780 1,040 Metres

- Long Stratton Area Action Plan Boundary
- Settlement Boundary
- Parish Boundary

Scale at A3:  
1:12,500



Date: 22/12/2022

## WYMONDHAM

- 5.75 Wymondham is classified as a main town under policy 7.2. The town is the largest settlement in South Norfolk with a 2021 census population of 17,500.
- 5.76 The town has a wide range of services and facilities, including primary and secondary schools, GP surgeries, a leisure centre, a library, extensive outdoor recreation facilities, and a variety of commercial and employment opportunities. Reflecting this, the town received the largest allocation in South Norfolk in the Joint Core Strategy (2014), of at least 2,200 new homes. Many of these homes have been, or are in the process of being, delivered.
- 5.77 Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. This forms part of the Strategic Growth Area established in policy 1 of this plan. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of recent development and the existing commitment.
- 5.78 The town has a long and rich history. Wymondham Abbey was founded in 1107, and the 17th Century Market Cross remains the focal point of the town. There are over 200 listed buildings and the quality of the built environment helps support the continued success of retail and business activity. Wymondham continued to grow during the 20th century, particularly with development to the north, with various residential areas accessed from the B1135 Tuttle Lane West.
- 5.79 During the 1990s and 21st century, development continued: north-east of Tuttle Lane East (either side of Norwich Road towards Hethersett); east of Harts Farm Road off the B1172; and, at the south of the town, east of Silfield Road. Recent allocations in the 2015 Wymondham Area Action Plan (WAAP) have focussed on rebalancing development to the south of the town, between the Norwich/Cambridge rail line and the A11 bypass, and around the station.
- 5.80 On the edge of town, the Gateway 11 Business Park is well-established, and the town also has good access to high quality employment opportunities at Norwich Research Park and Lotus/Hethel Engineering Centre. Additional employment allocations were made in the WAAP, predominantly either side of Browick Road.
- 5.81 To the west of the town the River Tiffey Valley remains a largely intact rural landscape. Likewise, to the south-west, undeveloped views remain of the Abbey from a considerable distance. Despite substantial development pressure in the A11 corridor, planning policies have helped protect the separate identities of Wymondham and the nearby settlements of Hethersett and Spooner Row. The requirements of the AAP also seek significant elements of green infrastructure to support the level of development allocated to the town.

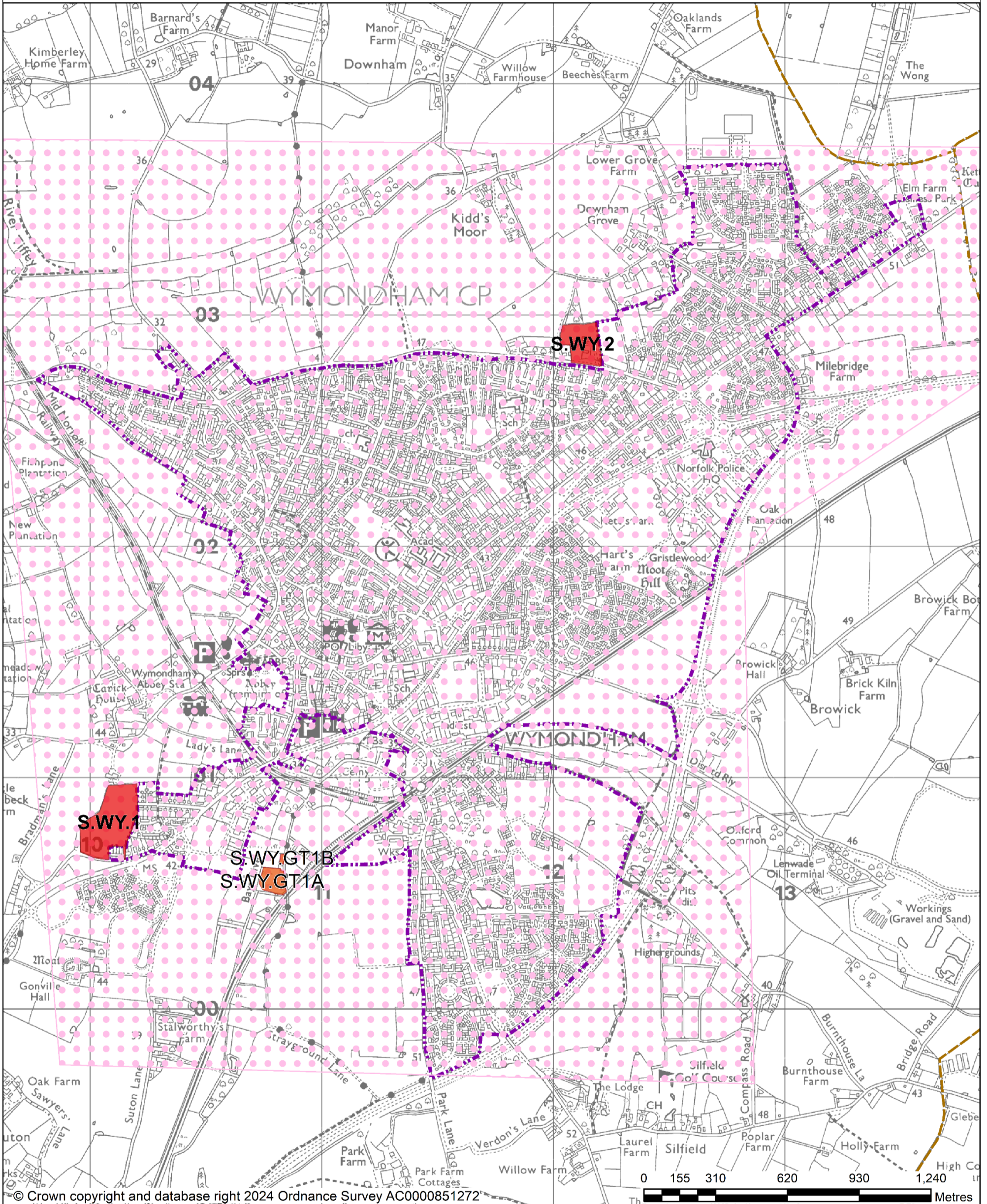
- 5.82 The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document). All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity, and prevent landscape intrusion.
- 5.83 The Wymondham Neighbourhood Plan was 'made' in July 2023 and covers the period to 2038. The vision for the Wymondham Neighbourhood Plan is for 'One Wymondham'; a traditional and vibrant market town in the Norfolk countryside, with an inclusive community that values its heritage and greenspaces whilst embracing the future.
- 5.84 As set out in the housing table in policy 7.2, 2,363 homes were either delivered in Wymondham between the plan's base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022 or were planned to be delivered on already committed sites. Two new allocations are made through this plan at sites S.WY.1 for 100 homes and S.WY.2 for 50 homes. This gives a total deliverable housing commitment for Wymondham in policy 7.2 of 2,513 homes between 2018-2038.

•

# WYMONDHAM

# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP

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



- Housing Allocation
- Gypsy and Traveller Site Allocation
- Wymondham Area Action Plan Boundary
- Settlement Boundary
- Parish Boundary

Scale at A3:  
1:15,000

Date: 06/02/2024

N



## **POLICY S.WY.1: Land at Johnson's Farm, Wymondham**

5.85 This site is located to the south-west of the town with vehicular access proposed from London Road. Pedestrian access improvements are required to aid connectivity back to the town centre via Preston Avenue. Landscape and green infrastructure enhancements are a key priority too, particularly given the Grade I listed Wymondham Abbey and also Grade I listed Cavick House to the north.

### **POLICY S.WY.1**

**Land at Johnson's Farm, Wymondham (5.39 hectares) is allocated for residential development. The site is likely to accommodate approximately 100 homes.**

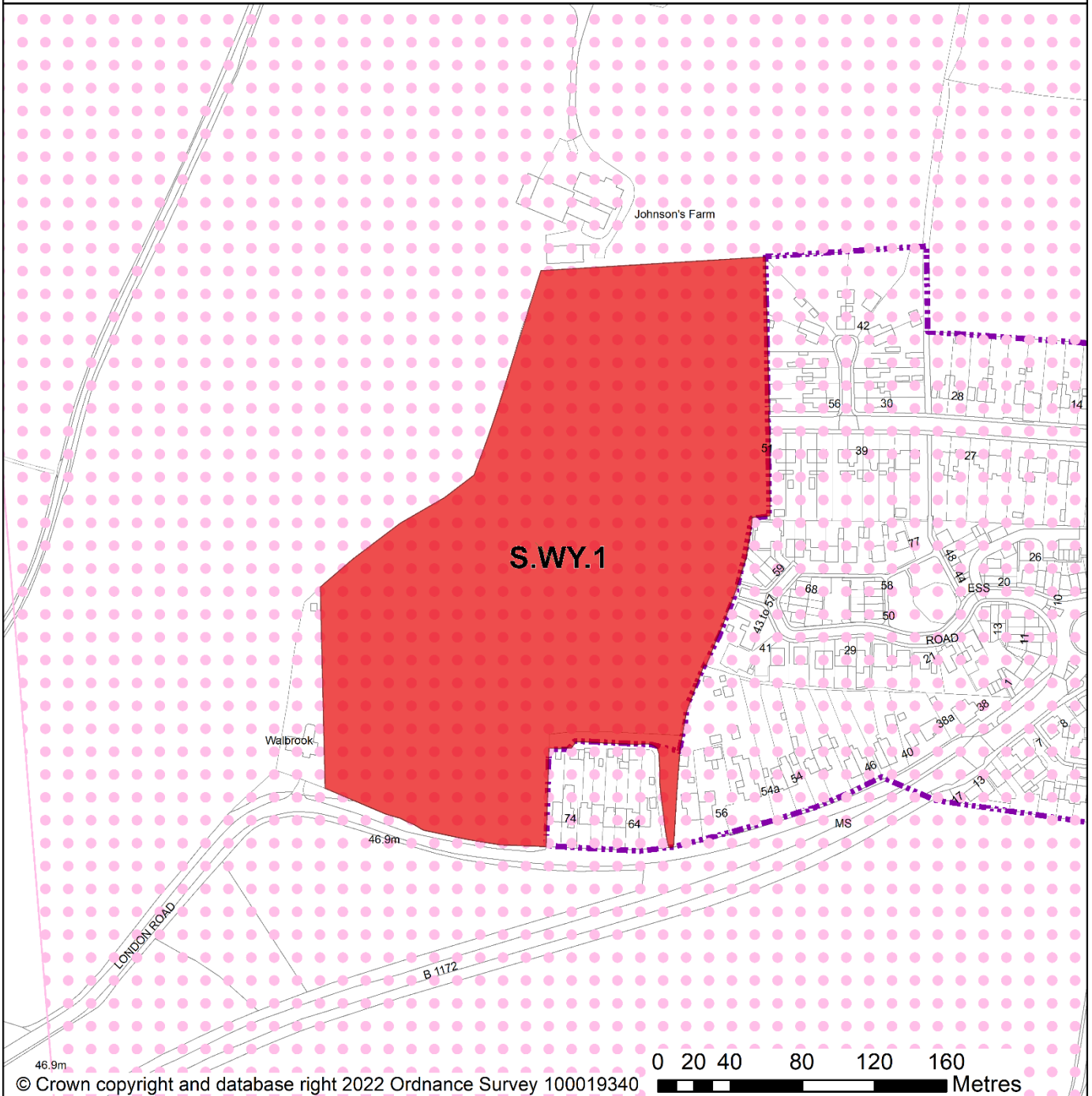
The development will achieve the following site-specific requirements:

1. Submission of a masterplan and transport assessment with or in advance of the first application for planning permission with implementation of approved measures.
2. Vehicular access via London Road with a minimum 5.0 metre carriageway width, and 2.0 metre footway provision across the site frontage.
3. Provision of a 2.0 metre wide pedestrian/cycle access via Preston Avenue.
4. Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.
5. The trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme, acknowledging that pedestrian/cycle access at Preston Avenue will be required.
6. Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

# WYMONDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

**SITE REFERENCE:** S.WY.1  
**LOCATION:** Land at Johnson's Farm  
**ALLOCATION:** Residential development (100 dwellings)  
**SITE AREA:** 5.39 ha



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- |   |                    |   |   |
|---|--------------------|---|---|
|  | Housing Allocation |  | Wymondham Area<br>Action Plan<br>Boundary |
|  | Parish Boundary    |  | Settlement<br>Boundary                    |

Scale at A4:  
1:3,000



Date: 21/12/2022



## **POLICY S.WY.2: Land north of Tuttlles Lane, Wymondham**

5.86 This site is located to the north-east of the town with vehicular access from Tuttlles Lane East. Various requirements are set on providing landscaping, mitigating surface water flood risk, and retaining trees and hedgerows on the site. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency to address impact on the River Tiffey and its tributaries.

### **POLICY S.WY.2**

**Land north of Tuttlles Lane, Wymondham (2.54 hectares) is allocated for residential development. The site is likely to accommodate approximately 50 homes.**

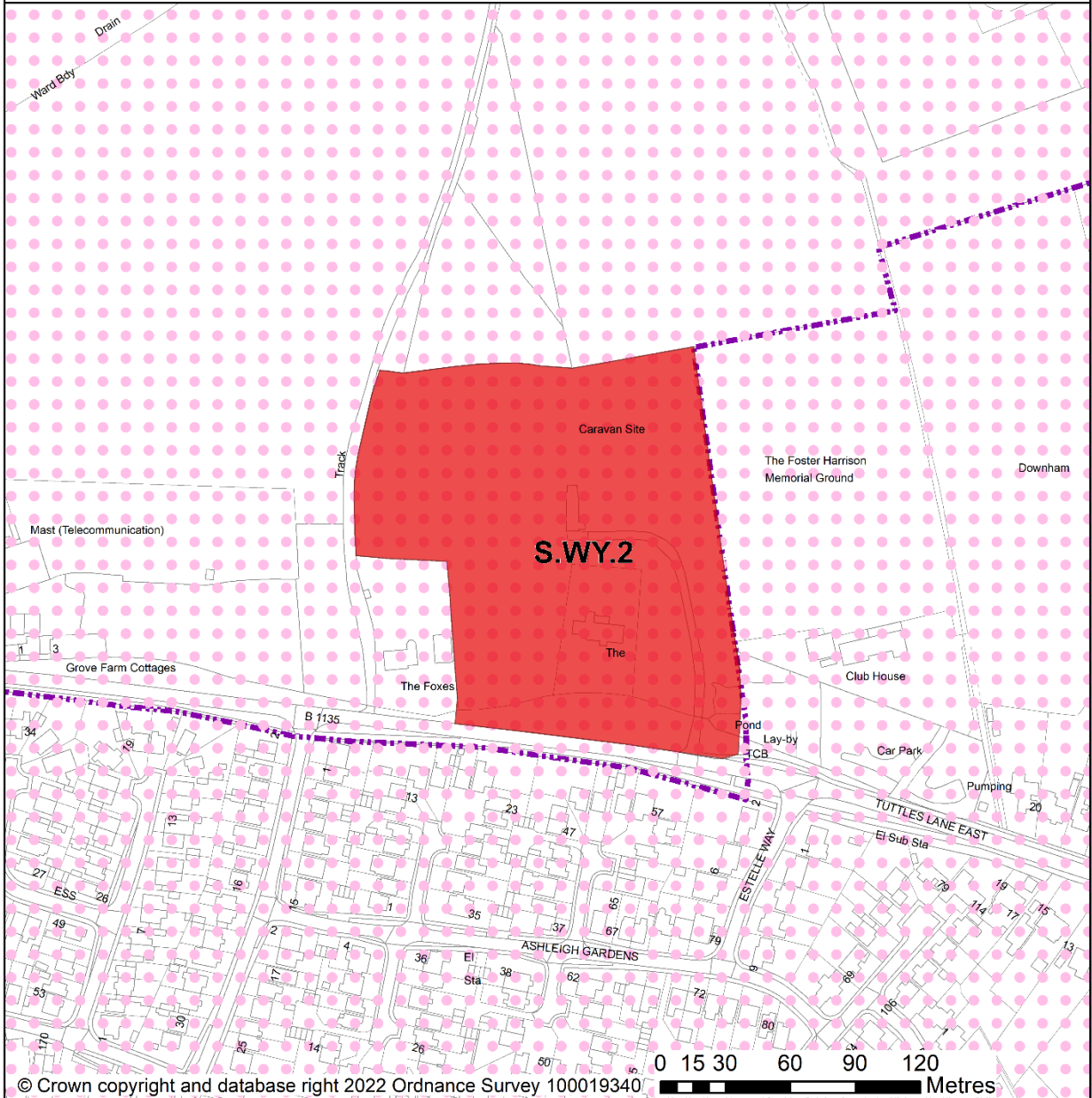
The development will achieve the following site-specific requirements:

1. Provision of an appropriate visibility splay and frontage footways that link with existing connections.
2. Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
3. Consideration and mitigation of surface water flood risk.
4. The tree belts and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
5. Provide an ecological assessment to determine any need for mitigation to address impact on the River Tiffey and its tributaries.

# WYMONDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: S.WY.2  
 LOCATION: Land North of Tuttle Lane  
 ALLOCATION: Residential development (50 dwellings)  
 SITE AREA: 2.54 ha



- Housing Allocation
- Parish Boundary
- Wymondham Area Action Plan Boundary
- Settlement Boundary

Scale at A4:  
1:2,500



Date: 21/12/2022