

BRUNDALL (Including Postwick with Witton)

Brundall is identified as a Key Service Centre. Services include a primary school, library, doctors surgery, a food store, and public transport.

The Brundall Neighbourhood Plan was 'made' in May 2016 and covers the period to 2026. The vision for the Brundall Neighbourhood Plan is for Brundall to remain a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community.

Postwick with Witton is a small village with a rural character lying predominantly to the south of the Norwich to Brundall railway line and some way to the north of the marshes adjoining the River Yare. The village has few facilities in its own right and the southern part of the parish lies within the Broads Authority Executive Area. The southern quarter of the Broadland Business Park and the Park & Ride are within Postwick Parish, but both are relatively inaccessible due to the 'barrier' created by the A47/Postwick Hub Interchange.

There are currently no new or carried forward allocations proposed in Brundall but there are 175 dwellings with planning permission. This gives a total deliverable housing commitment for Brundall of 175 homes between 2018 – 2038.

There are no sites identified as preferred options in Postwick with Witton, no carried forward allocations and 16 dwellings with planning permission on smaller sites.

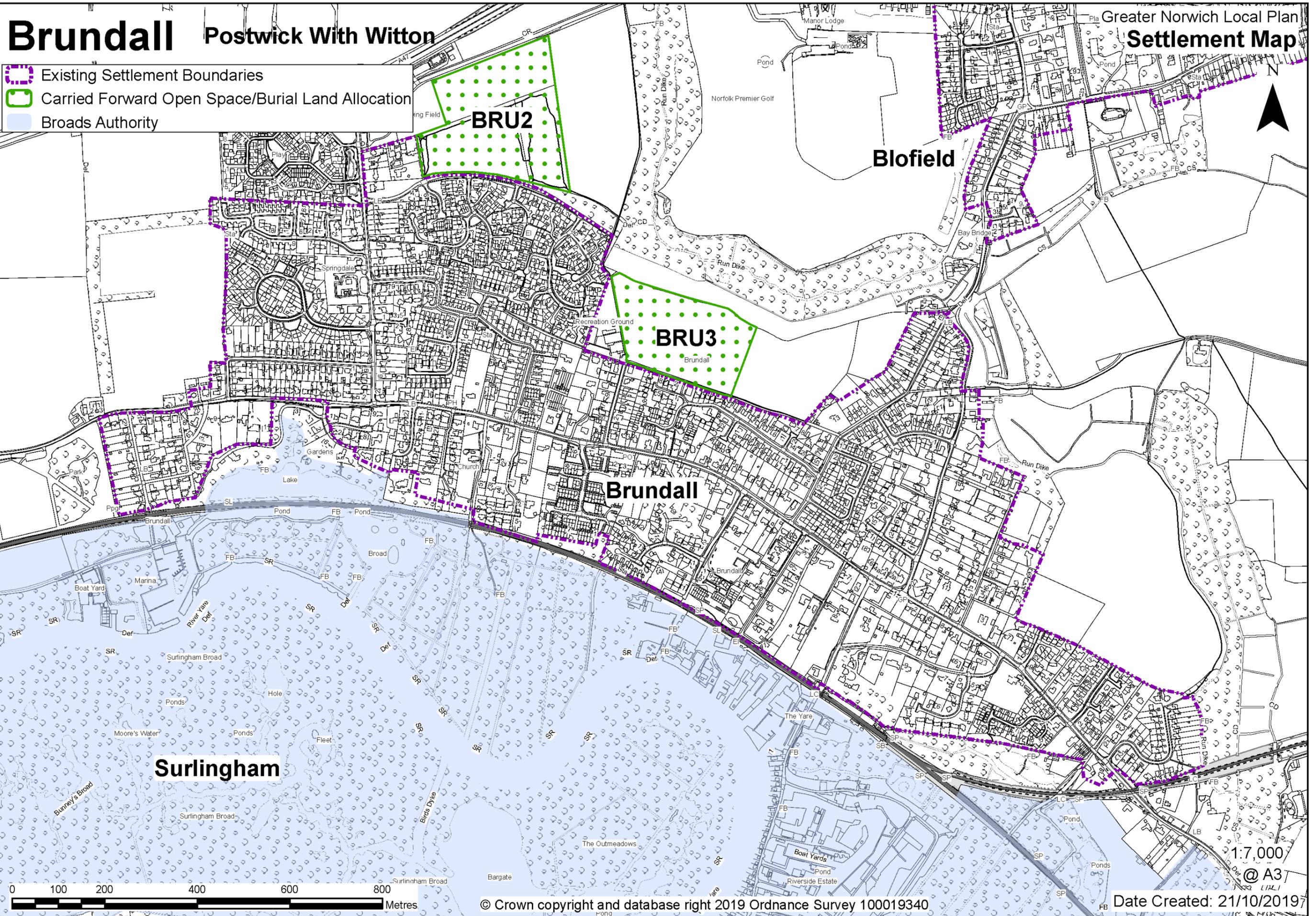
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Brundall

Postwick With Witton

Greater Norwich Local Plan Settlement Map

-  Existing Settlement Boundaries
-  Carried Forward Open Space/Burial Land Allocation
-  Broads Authority



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Date Created: 21/10/2019

No new allocations are proposed:

Notes:

Brundall has a high amount of existing development commitment and infrastructure constraints, including access to the A47 at Cucumber Lane, that limits the potential for additional housing.

Existing allocations to be carried forward

POLICY BRU2 Land north of Berryfields, Brundall (approx. 7.2 ha) is allocated for recreational open space.

The development will be expected to address the following specific matters:

- Vehicular access from Berryfields.
- Footway provision on the northern side of Berryfields and a suitable crossing may be required.
- Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.
- The open space will be primarily for formal recreation uses such as playing pitches.

Notes

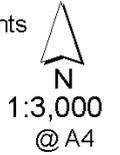
BRU2: The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. However, it is likely that the allocation of BRU2 will need further revision given the recent planning permission on the site for 155 dwellings which includes alternative provision for recreation (reference: 20161483). The site was also promoted through the local plan process as GNLP0325. The recreational allocation under BRU2 remains appropriate pending the residential development taking place.

BRUNDALL

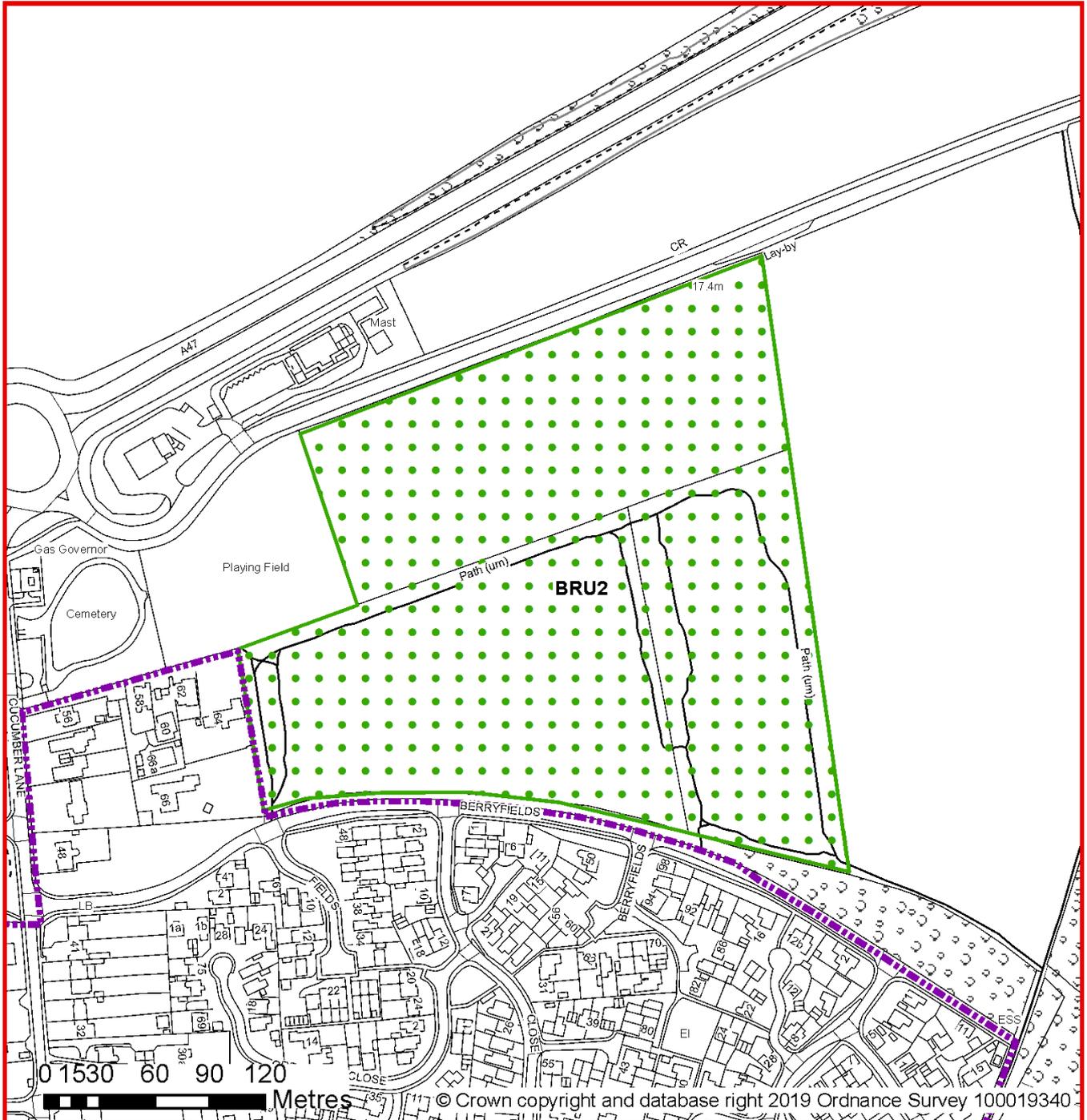
Greater Norwich Local Plan Carried Forward Allocation

Site Reference BRU 2
 Location Land north of Berryfields)
 Allocation Recreational Open Space
 Area 7.2 ha

(Also shown as commitments
on other maps)



Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Open Space/Burial Land Allocation

POLICY BRU3 Land east of the Memorial Hall, Brundall (approx. 4.9 ha) is allocated for recreational open space.

The development will be expected to address the following specific matters:

- Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access.
- Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue.
- Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3).
- The open space will be for formal recreational uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc.

Notes

BRU3: The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. A planning application was made for up to 170 dwellings with alternative recreation provision but was refused (reference 20171386)

BRUNDALL

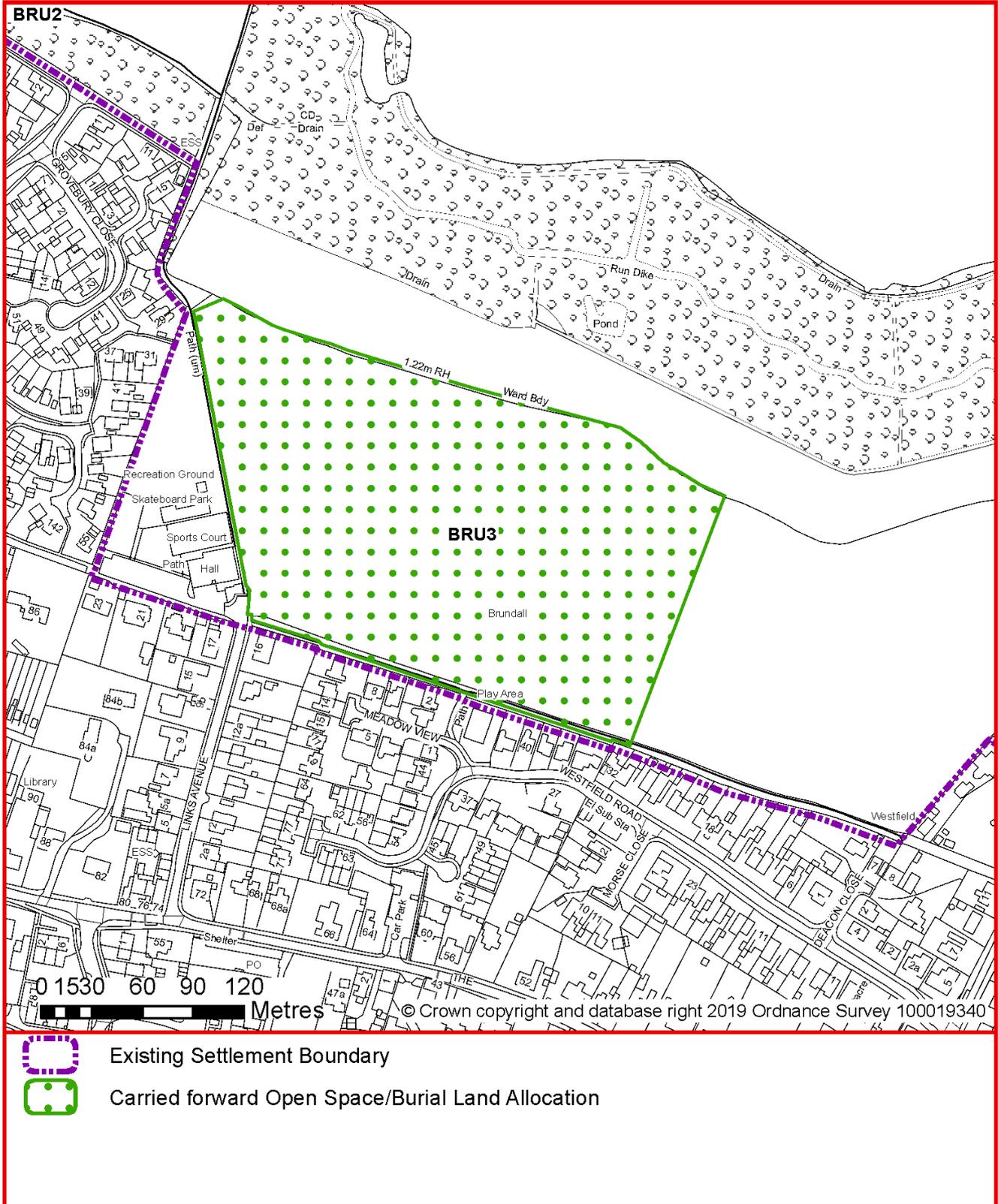
Greater Norwich Local Plan Carried Forward Allocation

Site Reference BRU 3
 Location Land east of the Memorial Hall
 Allocation Recreational Open Space
 Area 4.9 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



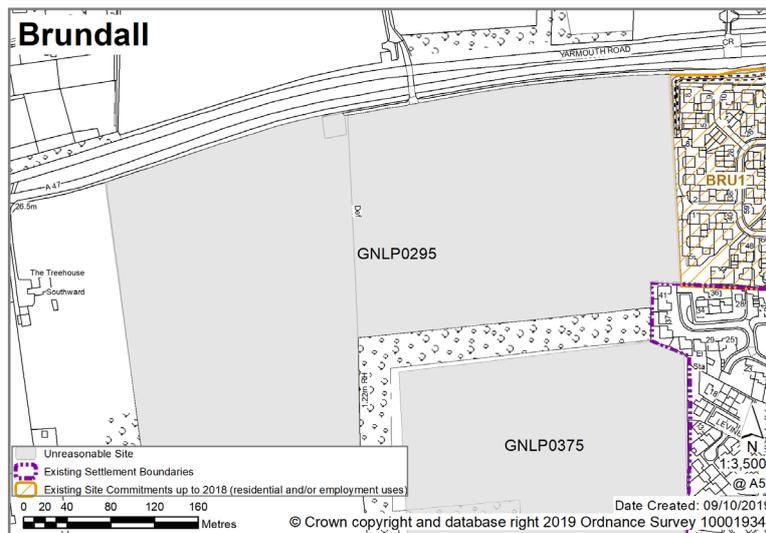
Reasonable Alternatives

| Address | Site Reference | Area (ha) | Promoted for | Reason for not allocating |
|--|----------------|-----------|--------------|---------------------------|
| Brundall and Postwick with Witton | | | | |
| NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING | | | | |

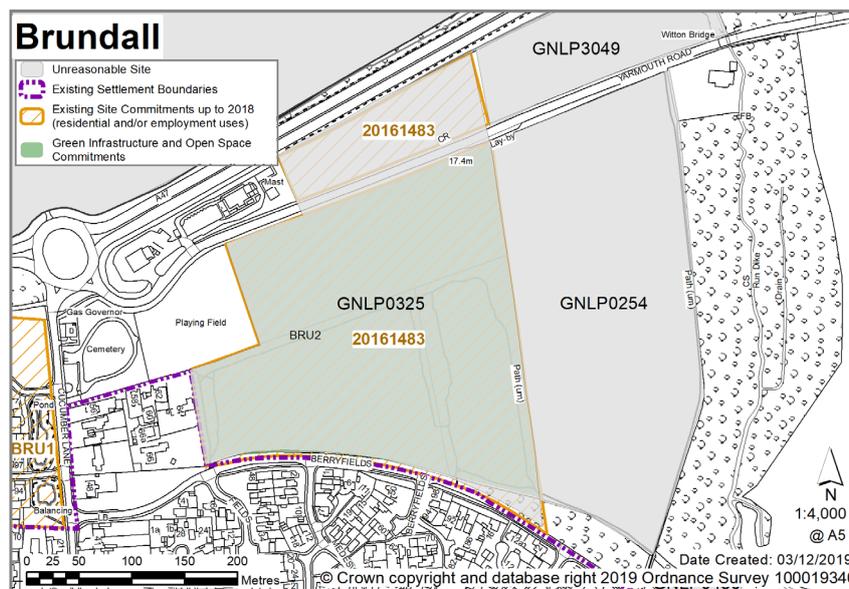
Unreasonable Sites - Residential

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|----------------------------------|---|
| Brundall and Postwick with Witton | | | | |
| Land at Yarmouth Road | GNLP0254 | 6.62 | Residential (unspecified number) | This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. |
| | | | | |
| Land west of Maurecourt Drive | GNLP0295 | 12.23 | Approx. 387 dwellings | This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site is poorly related to the school and has townscape/landscape issues. Access arrangements are also unclear. |

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|---------|----------------|-----------|--------------|--------------------------------------|
|---------|----------------|-----------|--------------|--------------------------------------|

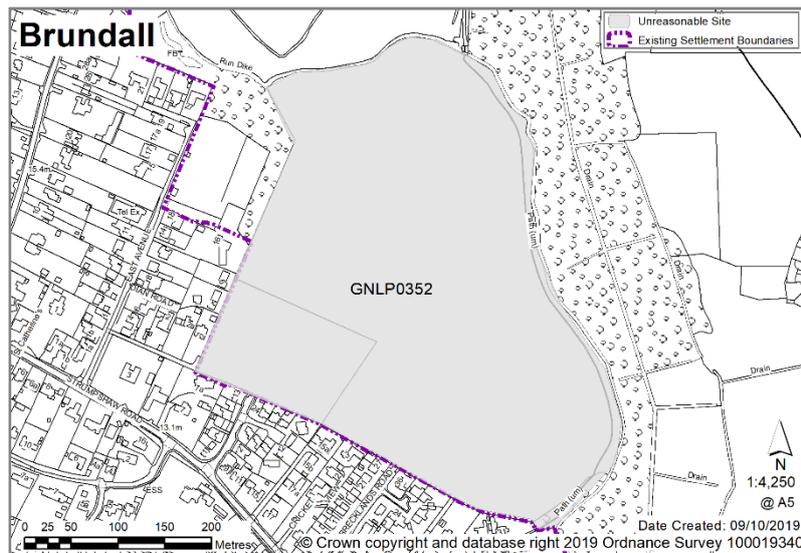


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|------------------------------|----------|------|--|---|
| Yarmouth Road and Berryfield | GNLP0325 | 8.86 | Up to 192 dwellings and public open space. Retail supermarket and car parking spaces | This site is not considered to be suitable for allocation as the site is already committed with an outline planning permission for retail and residential (reference 20161483). A subsequent reserved matters application has been submitted for the residential element (reference 20190604). Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. |
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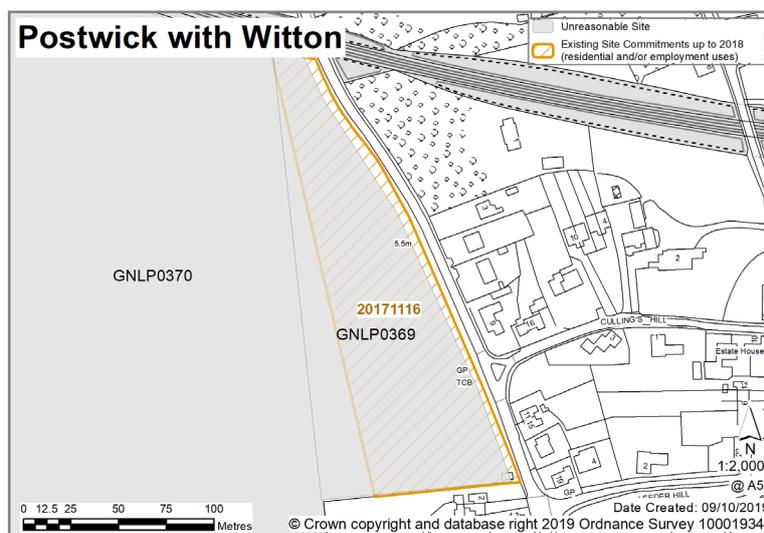


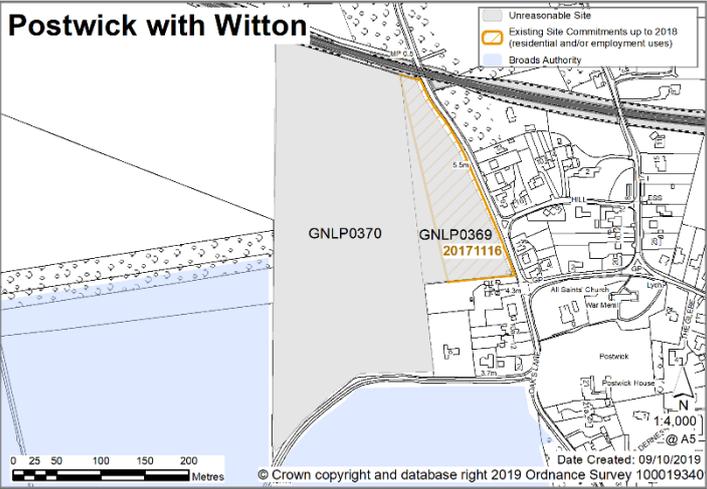
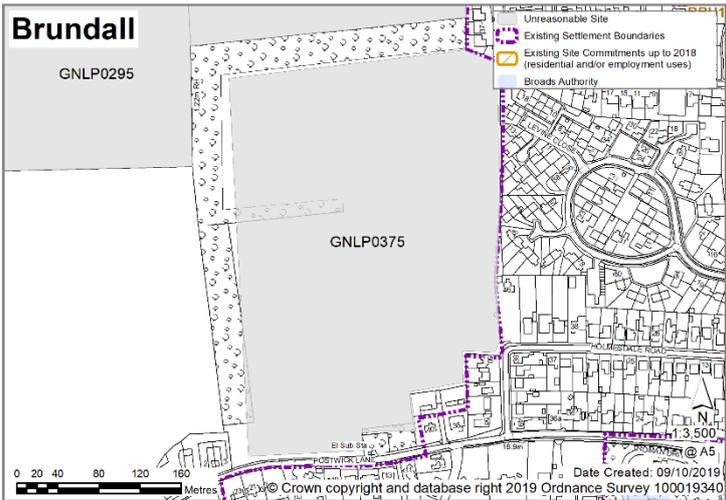
| | | | | |
|---------------|----------|-------|----------------------------------|--|
| Land north of | GNLP0352 | 14.67 | Residential (unspecified number) | This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial |
|---------------|----------|-------|----------------------------------|--|

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|-----------------|----------------|-----------|--|---|
| Brecklands Road | | | including self-build and affordable housing with parkland and enhanced public access to Run Dike | existing commitment and concerns about capacity of the A47 roundabout. Development on this site would have potentially significant landscape impacts. |



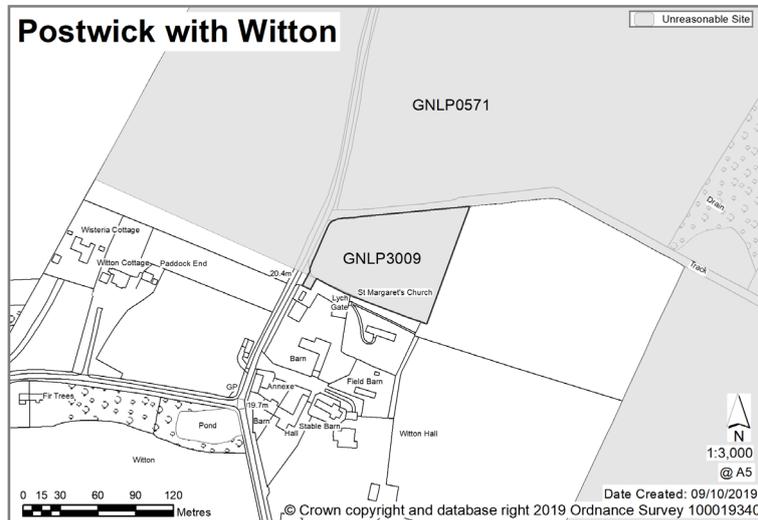
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|--|----------|------|--|---|
| Land west of Oaks Lane, Postwick (Site A1) | GNLP0369 | 1.47 | 32-48 dwellings, land for primary school and associated facilities | This site is not considered to be suitable for allocation as it is constrained by landscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School over 4km away. |
|--|----------|------|--|---|



| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|---|--|
| Land west of Oaks Lane, Postwick (Site A2) | GMLP0370 | 6.28 | 75-115 dwellings, land for primary school and associated facilities | This site is not considered to be suitable for allocation as it is constrained by landscape, townscape and heritage matters. In addition, there is no safe walking route to Brundall Primary School which is over 4km away. |
|  | | | | |
| Land north of Postwick Lane/ West of Holmesdale Road | GMLP0375 | 8.91 | Approx. 200-250 dwellings, open space and possible community facilities | This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. The development of this site would raise landscape and townscape concerns. |
|  | | | | |
| Land north of Links Avenue | GMLP0436 | 17.17 | Up to 250 dwellings plus open space, recreation and leisure uses | This site is not considered to be suitable for allocation. The site is subject to a current planning application (reference 20171386) for 170 dwellings and associated recreational space and |

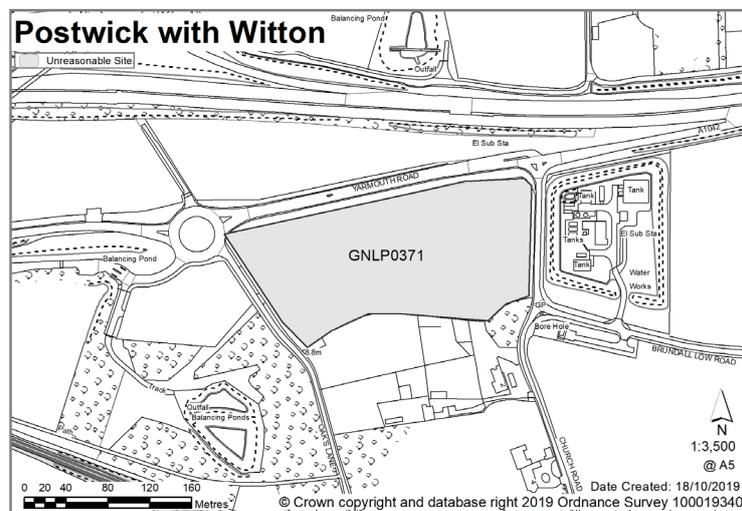
| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|--|----------------|-----------|---|--|
| | | | | green infrastructure. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. |
| | | | | |
| Land north of the A47, North and East of Witton Hall and west of Dawlings Wood, Postwick | GNLP0571 | 65.48 | New village with access off A47 and links to Little Plumstead | Constraints exist in respect to issues of access, impact on the road network, landscape, townscape, ecological designations, and heritage assets. The submitted information gives no indication that the necessary infrastructure and mitigations can be overcome. On this basis the site is not considered to be suitable for allocation. GNL0571 is also out of step with the strategic proposals in the plan. |
| | | | | |

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|-------------------------------|----------------|-----------|--|---|
| East of Witton Lane, Postwick | GNLP3009 | 0.77 | Residential development, 4-5 dwellings | This site is not considered to be suitable for allocation as it is remote with no safe walking route to the local primary school in Brundall. |



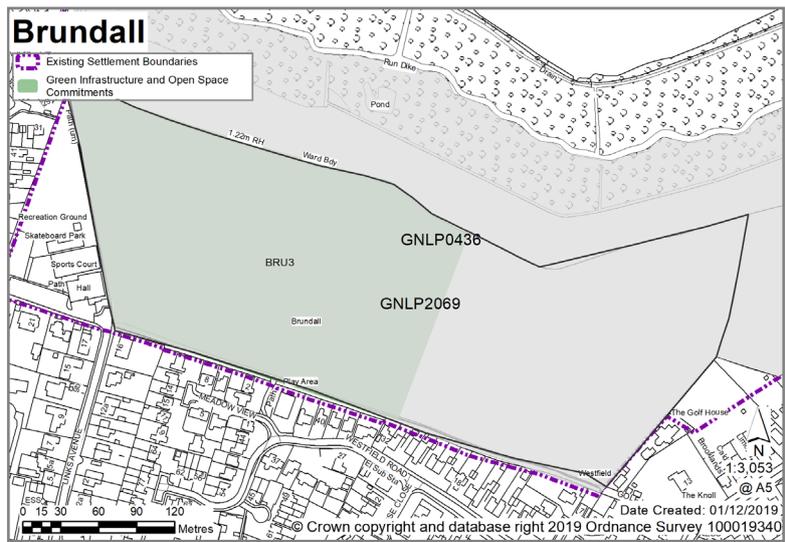
Unreasonable Sites - Non-Residential

| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|--|----------------|-----------|------------|--|
| Brundall (including Postwick) | | | | |
| Land south A1042 Yarmouth Road, Postwick | GNLP0371 | 3.08 | Commercial | This site is not preferred for allocation as consent has already been given under planning application reference 20180504. |

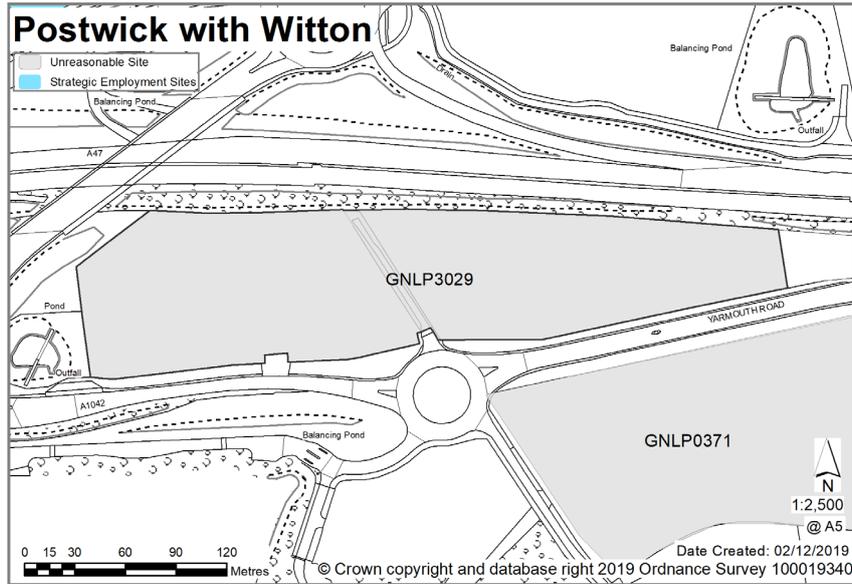


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|------------------|----------|------|------------------------|--|
| East of Brundall | GNLP2069 | 8.67 | Recreation and Leisure | A planning application on this site (reference 20171386) for 170 |
|------------------|----------|------|------------------------|--|

| | | | | |
|-------------------------|--|--|--|---|
| Memorial Hall, Brundall | | | | dwellings, sports pavilion, country park and outdoor recreation was refused in July 2019. This means that existing open space allocation BRU3 from the Broadland Local Plan will be carried forward but on a smaller boundary than this site. It is not proposed to enlarge the area of the BRU3 allocation so this site is considered to be unreasonable for allocation. |
|-------------------------|--|--|--|---|



| | | | | |
|--|----------|------|---|--|
| Land adjacent Postwick Interchange, Postwick with Witton | GNLP3029 | 3.12 | Mixed use including leisure, roadside, retail | This site is well located, being surrounded on all sides by strategically important roads. To the immediate west is the Postwick Interchange and the site itself would be accessed from the A1042. At the time of writing a planning application (reference 20190300) has been submitted for a petrol filling station and two drive through restaurants. This site is not preferred for allocation as it is recognised that a proposal of this nature is better dealt with through the development management process. |
|--|----------|------|---|--|



Land North of Yarmouth Road, Brundall

GNLP3049

1.71

Employment

This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.

