

COLNEY (Strategic Employment Area)

Colney is a small village, but the parish is a strategic employment location in the urban fringe, including parts of the Norwich Research Park (NRP), the Norfolk & Norwich University Hospital (NNUH) and Spire hospital. Colney is situated on the B1108 close to the A47. The River Yare forms the parish boundary with Norwich City, therefore some areas are prone to fluvial and surface water flood issues and ecological sensitivity. 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.

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' makes reference to the relationship with the adjoining University of East Anglia campus.

The policies limit uses primarily to Use Class B1(b) 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.

Colney is part of the catchment for Little Melton Primary School, but it is geographically separated from Little Melton by the A47, and consequently housing potential is likely to be limited. There are no sites identified as preferred options for residential development in Colney. There are no carried forward allocations but a total of 4 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Colney of 4 homes between 2018 – 2038.

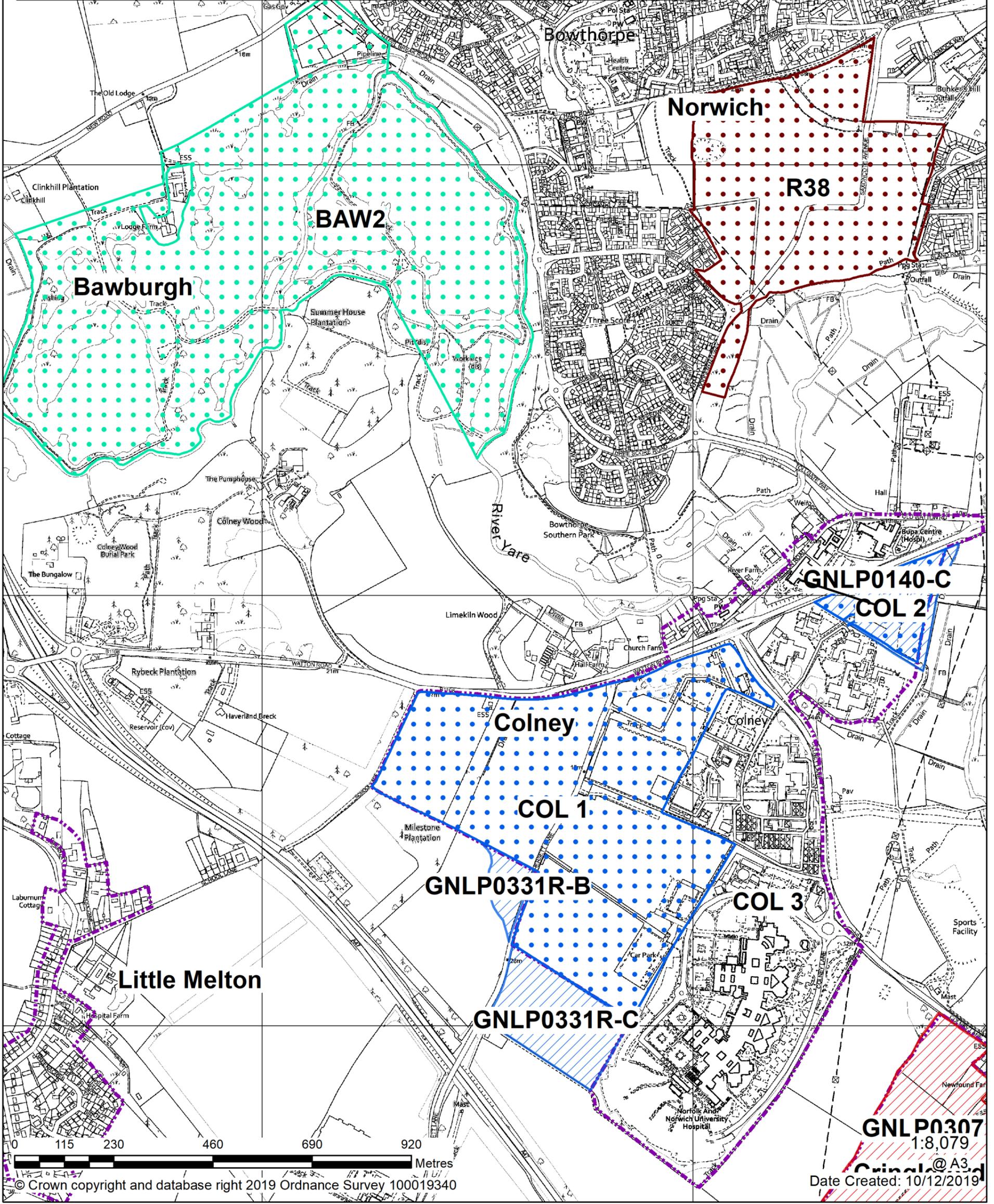
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures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

Colney

Greater Norwich Local Plan Settlement Map

-  Preferred Employment Allocation
-  Preferred Housing Allocation
-  Carried Forward Employment Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Retail/Commercial Allocation

 Existing Settlement Boundaries



New allocations are proposed:

South of Norwich Research Park extension, GNLP0331R-B, 1.26 ha, for a B1(b) 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 COL1.

Notes

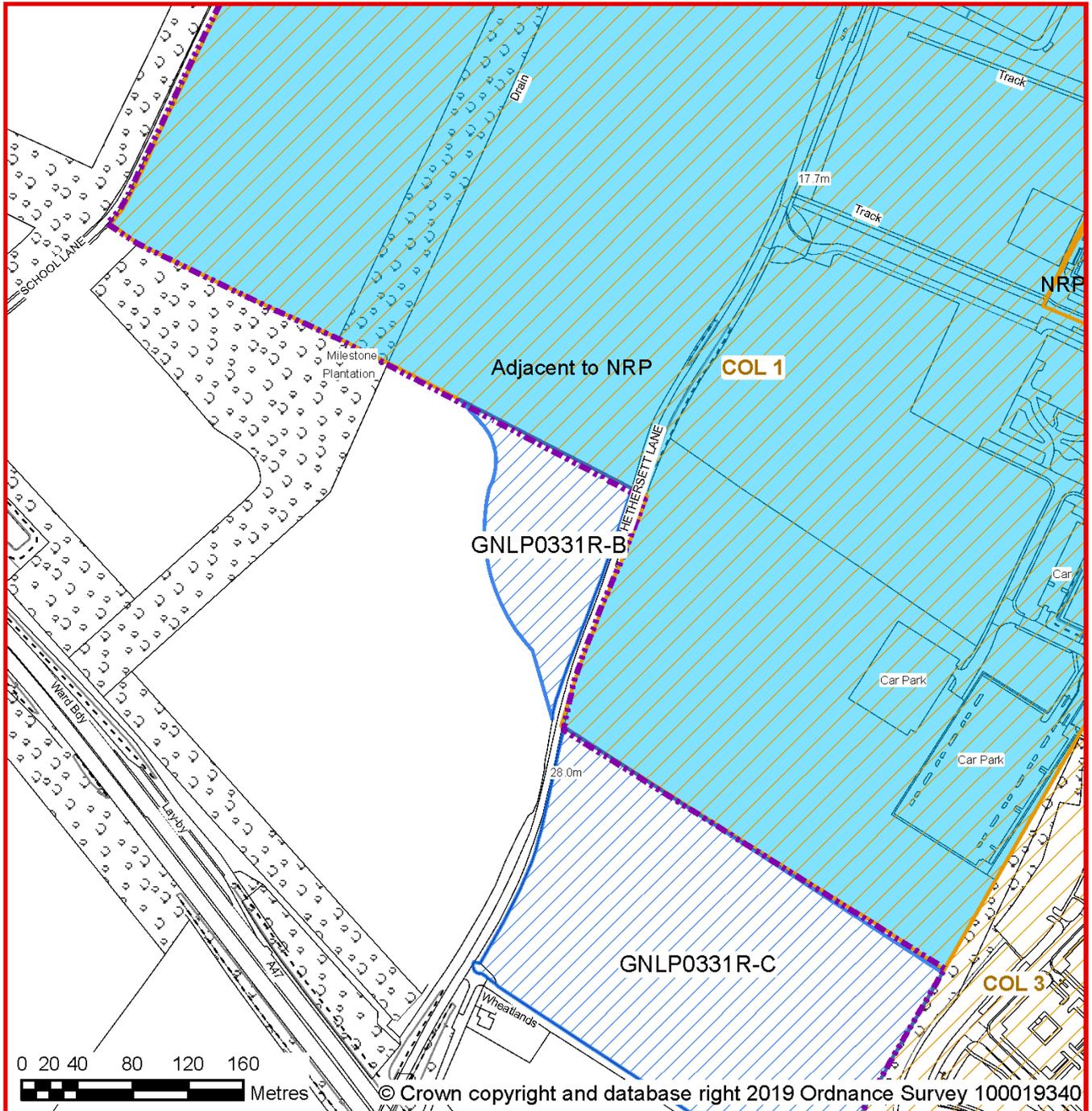
GNLP0331R-B: This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (allocation reference COL 1).

COLNEY

Site Reference GNLP0331R-B
 Location South of NRP extension
 Allocation Employment
 Area 1.26 ha

N
 1:4,000
 @ A4

Date Created: 24/10/2019



-  Preferred Employment Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

South of Norwich Research Park extension, GNLP0331R-C, 5.59 ha, for B1(b) 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 COL1.

Notes

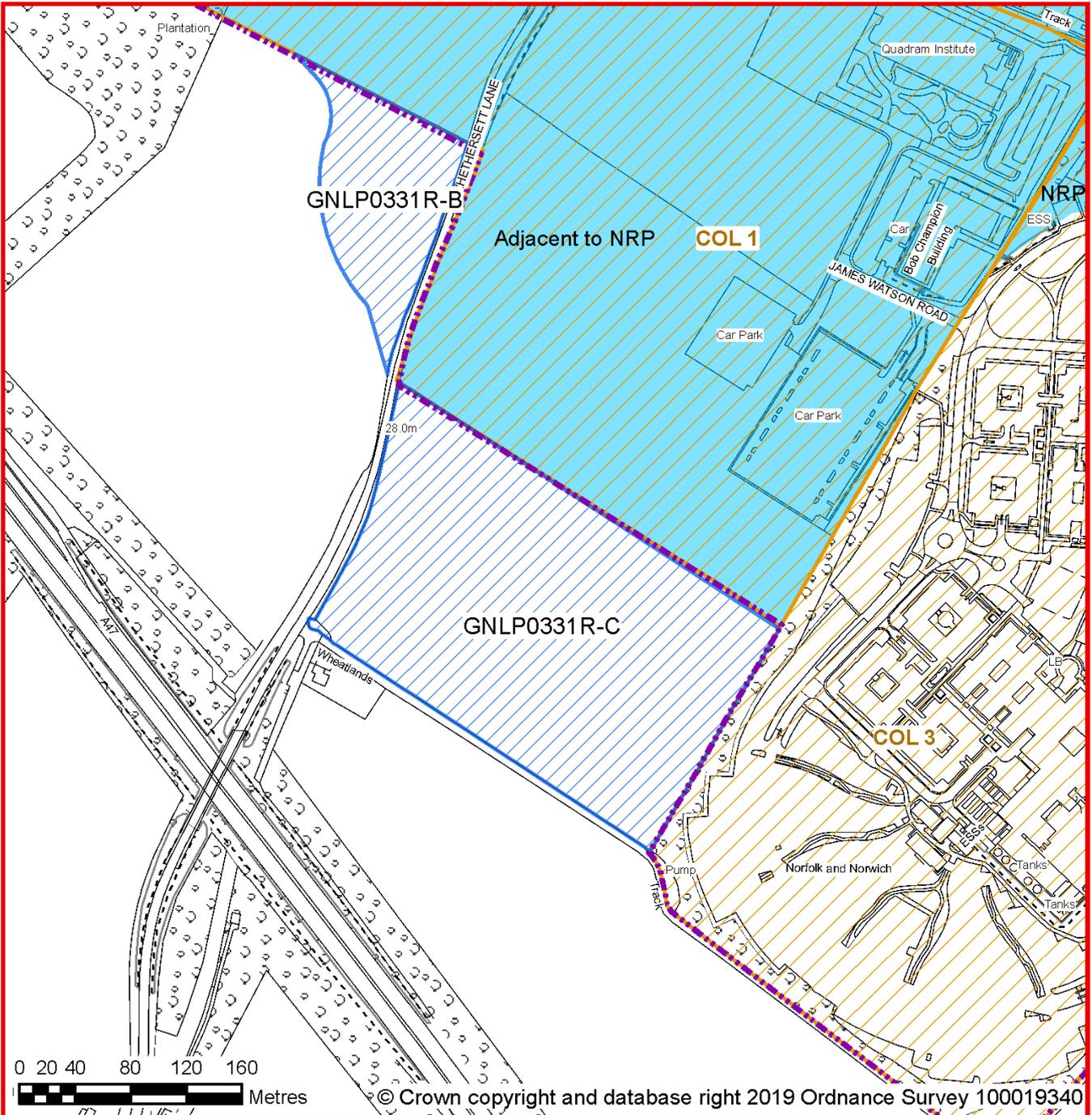
GNLP0331R-C: The site is preferred allowing capacity up to 2038 for continued growth of the allocated science park and hospital expansion in South Norfolk Site Allocations DPD 2015, reference COL1.

COLNEY

Site Reference GNLP0331R-C
 Location South of NRP extension
 Allocation Employment
 Area 5.59 ha

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 1:4,000
 @ A4

Date Created: 24/10/2019



-  Preferred Employment Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

Existing allocations to be carried forward:

POLICY COL 1 Land adjacent to Norwich Research Park (NRP), Colney (approx. 39.4 ha) is allocated principally for a B1(b) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

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

Uses

- Acceptable uses will be research and development use under Class B1(b) 'research and development' of the Town and Country Planning (Use Classes) Order 1987 (as amended) plus hospital and hospital related uses. Other uses clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable.

Master plan/infrastructure plan

- Provision of a masterplan (having regard to the masterplan associated with planning permission 2012/1880, as appropriate), that includes: phasing in relation to the delivery of infrastructure and integration with existing uses; provision of high-quality buildings and spaces; and a landscape strategy and green infrastructure plan.
- The masterplan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below.
- Proposals for smaller sites within the overall allocation should accord with the principals of any agreed masterplan and infrastructure plan.

Transport

Measures which address the impacts of the proposed development, including where appropriate:

- Improvements to the B1108 Watton Road junctions which accesses the NRP.
- Improvements to the capacity at the B1108/A47 junction, to ensure that it does not become a constraint to development.
- Maintaining and enhancing safe and convenient access to the Norfolk and Norwich University Hospital.
- Public transport access and provision, to encourage significant modal shift to/from and within the wider NRP, including measures identified through the Transport for Norwich programme.
- Safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing (specifically at Cringleford, Hethersett and Threescore/Bowthorpe), including completion of the Hethersett to NRP cycleway.
- Parking ratios of approximately 1 space per 60m² of floor area (excluding plant).

- The developer should ensure that sufficient land is made available to deliver the required infrastructure.

Design and Landscape

- Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP.
- Exemplar sustainable development, achieving at least BREEAM 'very good' standard for new construction.
- Development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape.
- Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping.

Constraints

- Site specific flood risk assessments.
- Layout to take account of water main and sewers crossing the site;
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

COL 1: The site was allocated in 2015 as part of the current local plan. Science park and hospital related uses remain appropriate, and COL 1 is re-allocated.

COLNEY

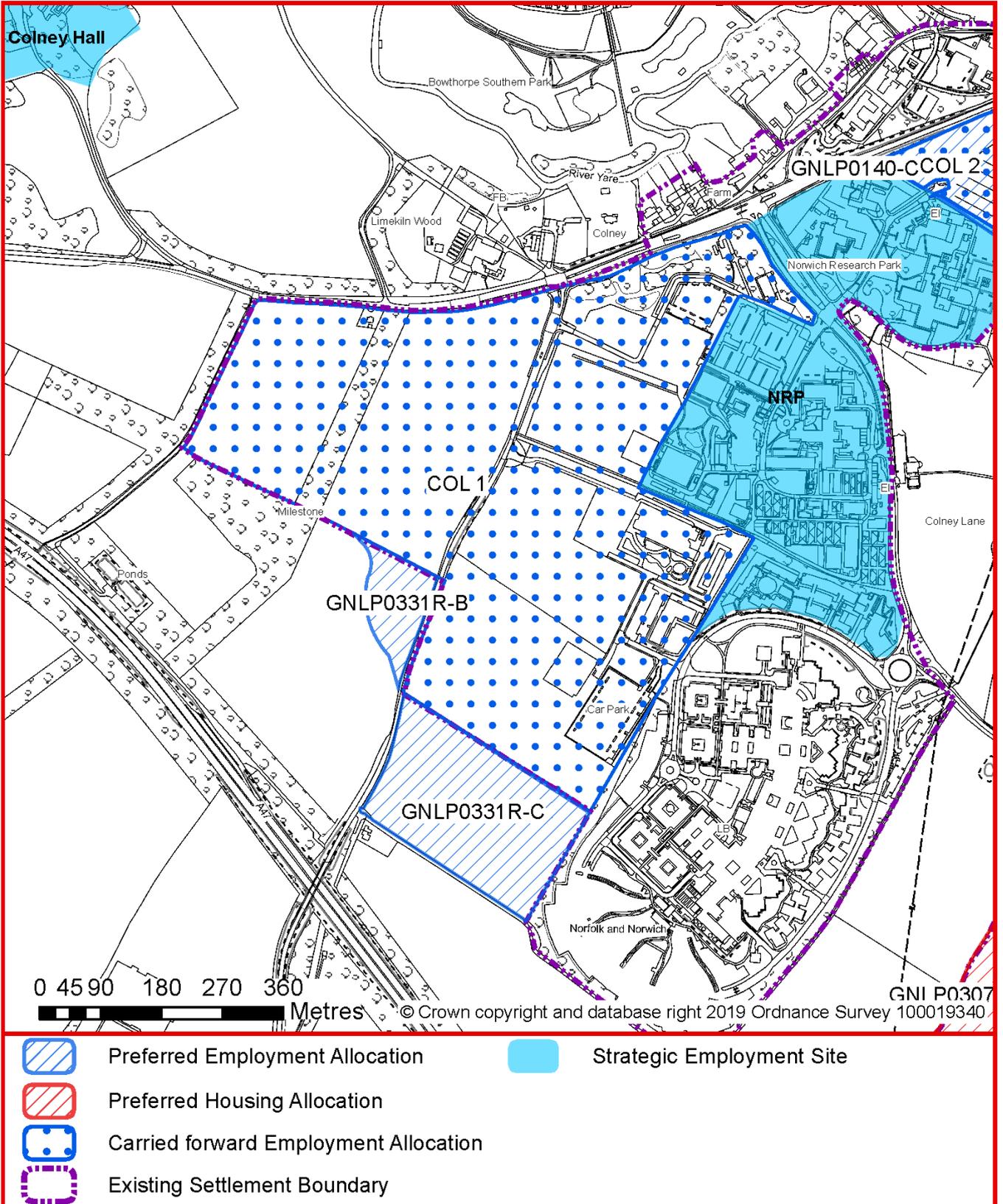
Greater Norwich Local Plan Carried Forward Allocation

Site Reference COL 1
 Location Land adjacent to Norwich Research Park (NRP)
 Allocation Extension to NRP, principally B1(b)
 Area 39.4 ha

(Also shown as commitments
on other maps)

N
 1:7,500
 @ A4

Date: 01/12/2019



POLICY COL 2 / GNLP0140-C Land rear/east of Institute of Food Research (IFR), Colney (approx. 3.7 ha) is allocated principally for a B1(b) 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 COL1

Notes

COL 2 (GNLP0140-C): This site is the same as existing allocation COL2 from the South Norfolk Local Plan. COL2 is allocated for science park development, hospital expansion or other development which would complement these uses. Site GNLP0140-C seeks to maintain this allocation for these uses in the new local plan to 2038.

COLNEY

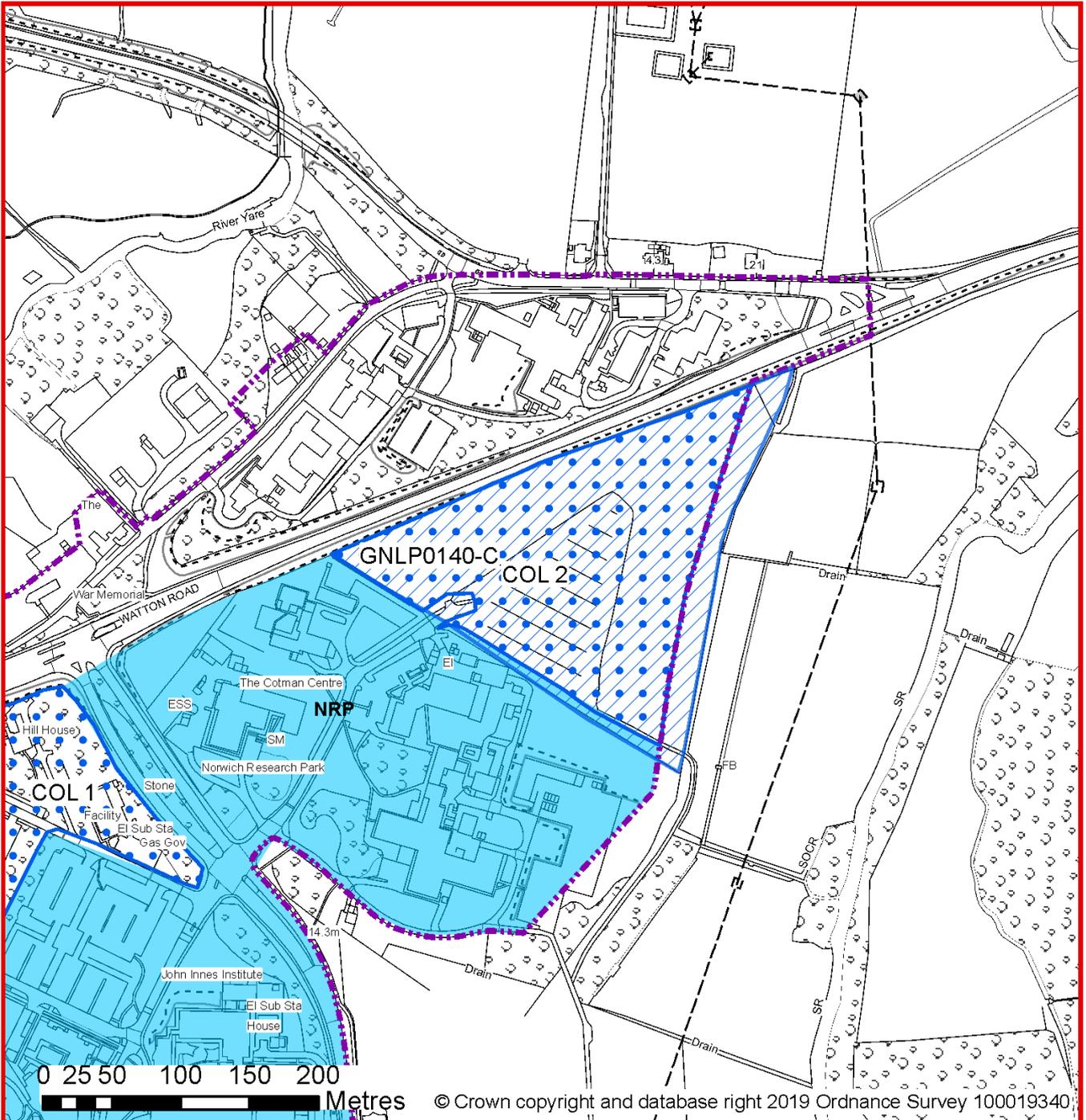
Greater Norwich Local Plan Carried Forward Allocation

Site Reference COL 2 / GNLP0140-C
 Location Land rear/east of Institute of Food Research
 Allocation (IFR) Extension to IFR, principally B1(b)
 Area 3.7 ha

(Also shown as commitments
on other maps)

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Date: 01/12/2019



-  Preferred Employment Allocation
-  Carried forward Employment Allocation
-  Existing Settlement Boundary
-  Strategic Employment Site

POLICY COL 3 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 COL 1, to the extent that is proportionate to the scale and nature of the proposal.

Notes

COL 3: The development boundary of Colney was defined in 2015 as part of the previous local plan and seeks to guide the range of uses permitted. Retention of the development boundary and policy to guide the uses permitted is considered justified. Policy COL 3 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.

COLNEY

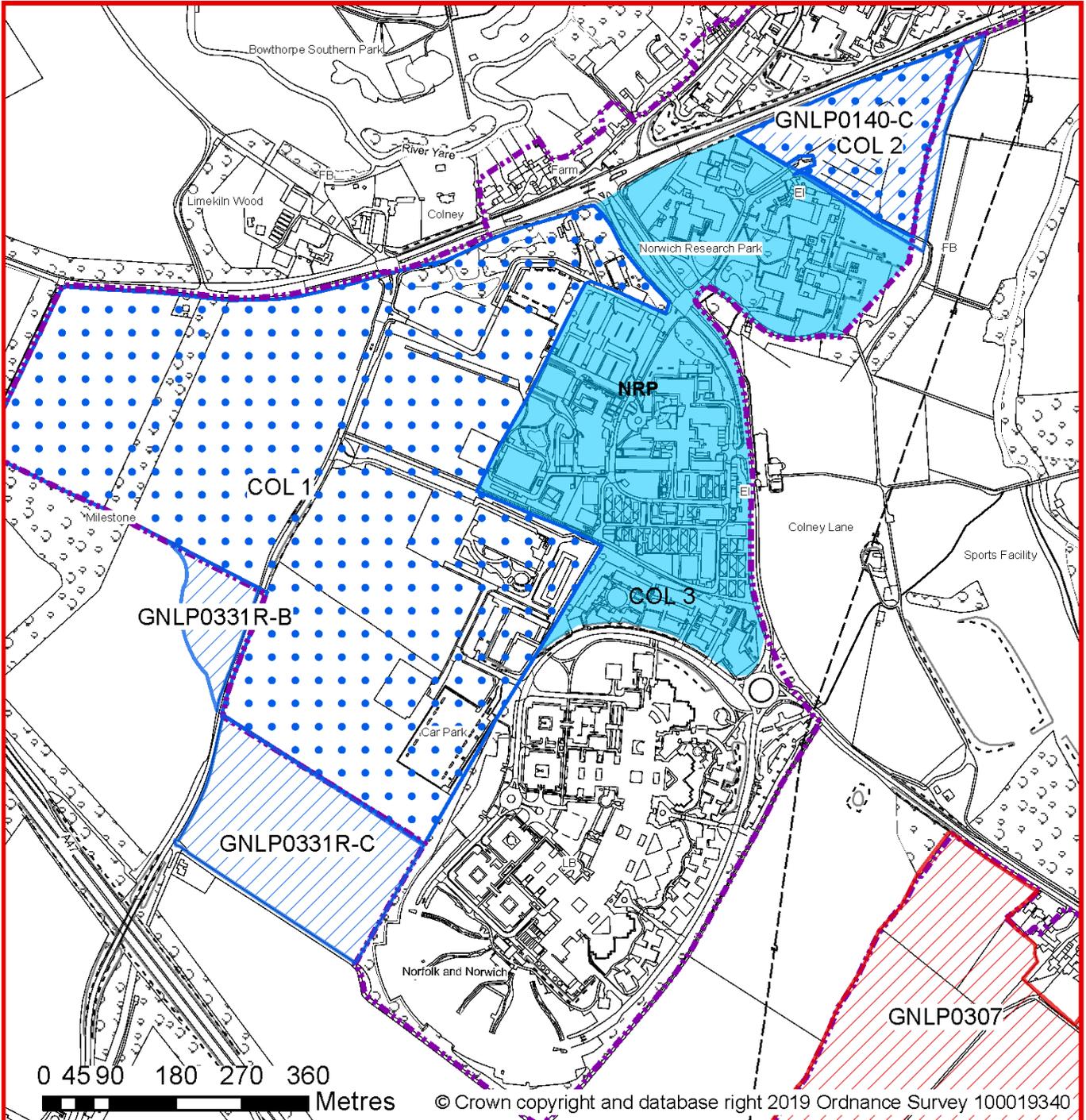
Greater Norwich Local Plan Carried Forward Allocation

Site Reference COL 3
 Location Norwich Research Park
 Allocation Redevelopment of existing hospital and science park uses with the Colney Development Boundary
 Area 44.32 ha

(Also shown as commitments on other maps)

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Date: 01/12/2019



- Preferred Employment Allocation
- Preferred Housing Allocation
- Carried forward Employment Allocation
- Existing Settlement Boundary
- Strategic Employment Site

POLICY BAW 2 Bawburgh and Colney Lakes (approx. 73.5ha) is allocated for a water-based country park.

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

- Public access to be provided;
- Footpath and cycle link with access for major residential developments at various points of entry to be agreed with the local Highways Authority;
- 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.

Notes

BAW 2: This site was allocated in the previous 2015 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan.

BAWBURGH

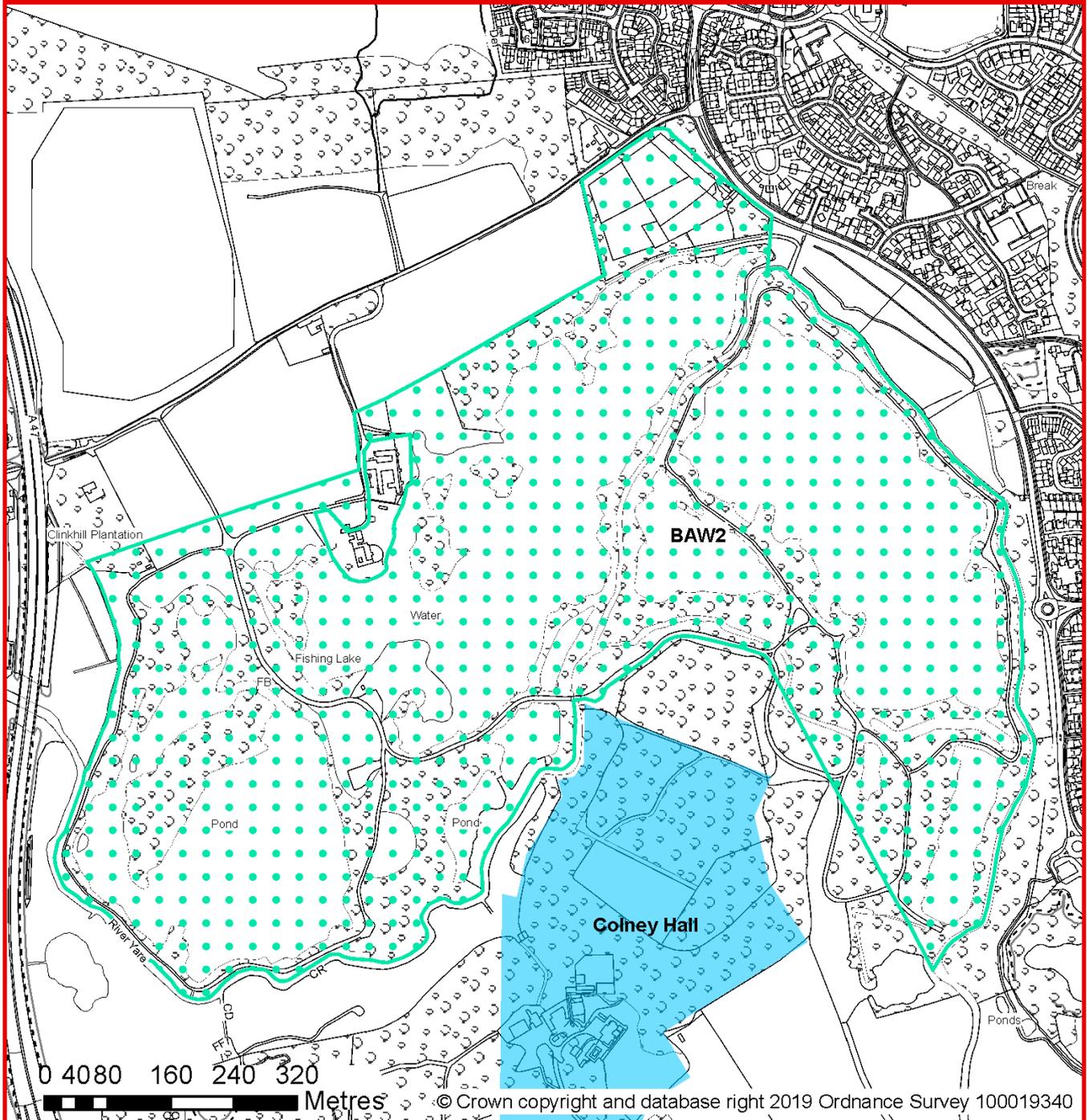
Greater Norwich Local Plan Carried Forward Allocation

Site Reference BAW2
 Location Bawburgh and Colney lakes
 Allocation Water Based Country Park
 Area 73.5 ha

(Also shown as commitments
on other maps)

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Date: 29/10/2019



Carried forward Retail/Commercial Allocation

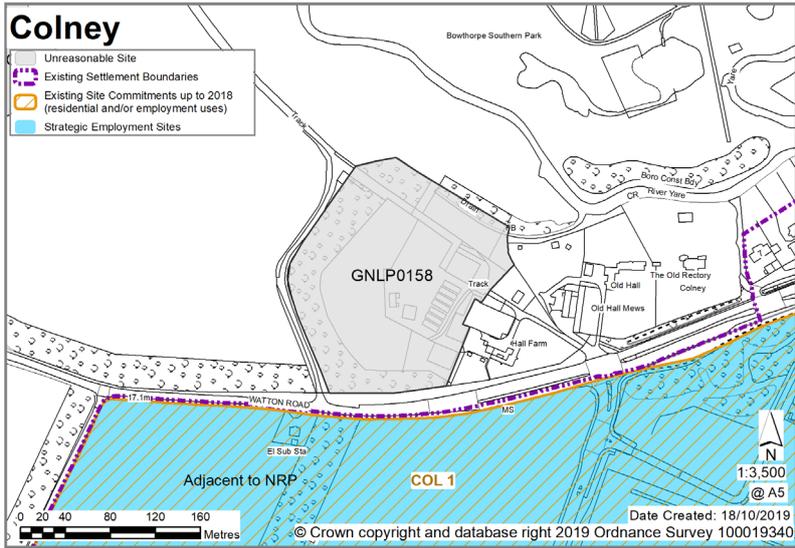


Strategic Employment Site

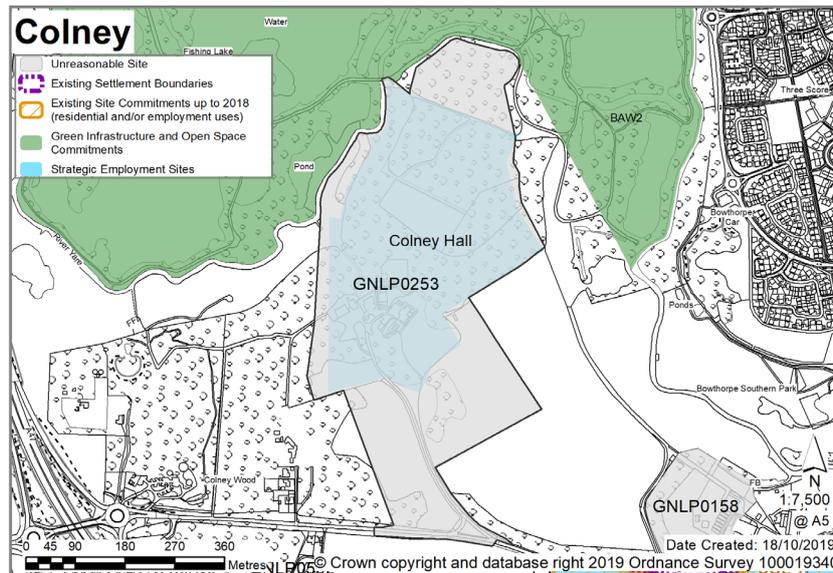
Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Colney				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites - Residential

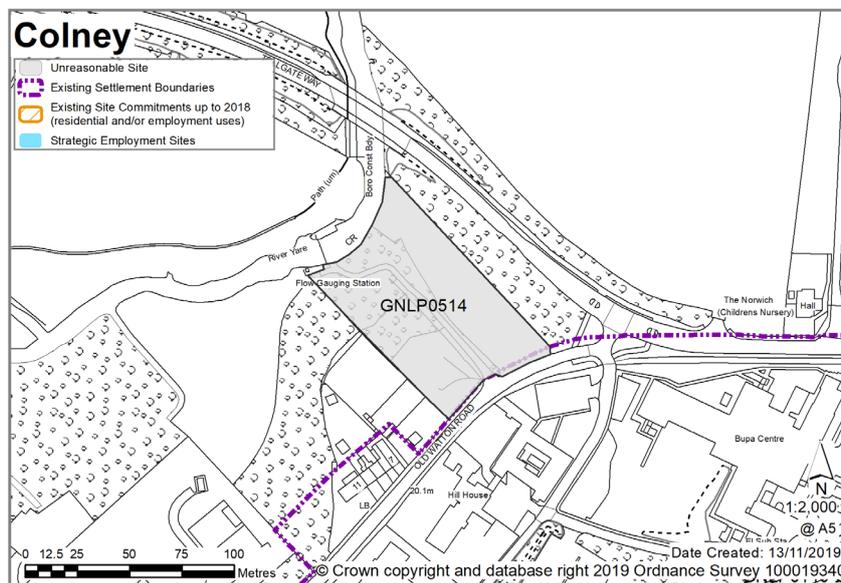
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Colney				
Land at Hall Farm, Watton Road, Colney	GMLP0158	2.92	Residential (unspecified number)	This site is located north of the B1108 in the river valley. It is considered to be unreasonable for allocation due its relative remoteness and poor relationship with the form and character of existing development. There is no safe walking route to Little Melton Primary School, over 3km away, and due to the distance, it would not be feasible or viable to provide one.
				
Colney Hall, Watton Road, Colney	GMLP0253	26.30	Mixed-use residential development, proposed for 200 retirement	Currently there is no detailed evidence to quantify the need for retirement housing per se, although the County

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			properties, an associated facility for life-long learning and support, and a well-being therapy centre.	Council's strategy <i>Living Well – Homes for Norfolk</i> identifies a need for 2,842 additional extra care units in the county by 2028. There are no definite site-specific proposals yet promoted by an extra care housing provider, and so a generally supportive policy of allowing extra care housing in sustainable locations is the preferred policy approach through the GNLSP.



Old Watton Road, Colney	GNLSP0514	0.59	Residential (unspecified number)	This site is located off the Old Watton Road, adjoining the River Yare in the river valley. Despite its location near to existing housing in Colney it is remote from services and facilities and there is currently no settlement limit. Development in this location would encroach on the open character of the river valley. The site has significant trees, so development would harm landscape character. In addition, the northern section
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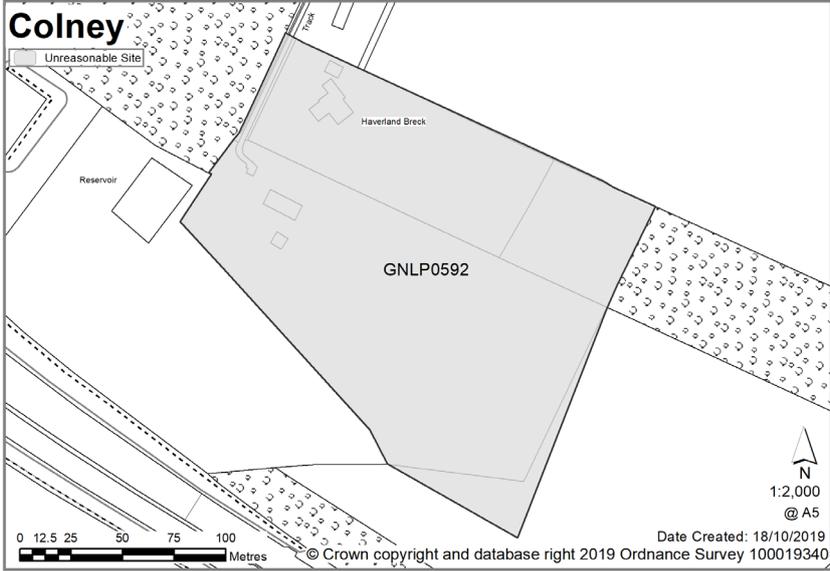
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				of the site is within flood zone 3 with identified surface water flood issues. There is no safe walking route to Little Melton Primary School over 3km away, and due to the distance, it would not be feasible or viable to provide one. It is recognised that the site is closer to schools in Bowthorpe, with a potential safe route, but these are still over 2km away and are not the catchment school.



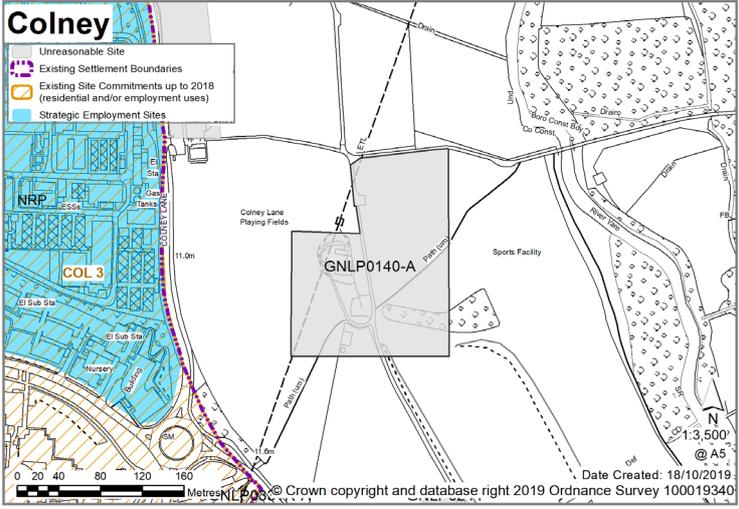
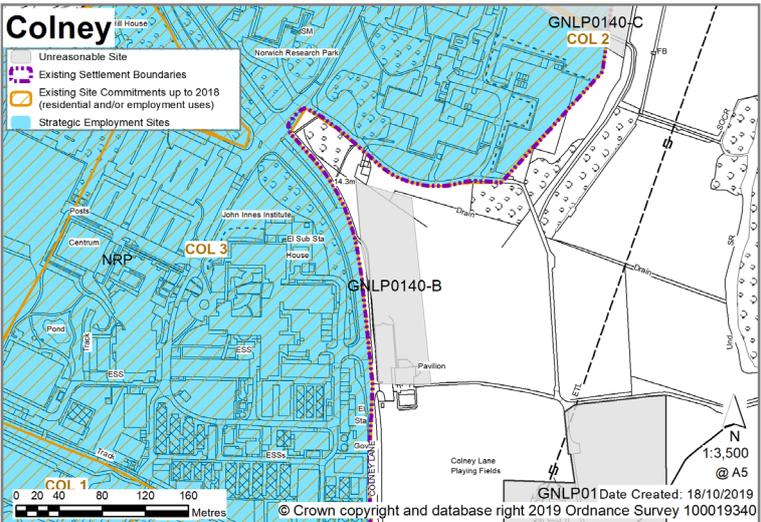
32 Watton Road, Colney	GNLP0592	2.99	Residential development of an unspecified number or continuation of the Research Park.	This site is located some distance to the west of Colney south of the B1108 towards the junction with the southern bypass. It is wholly within the southern bypass landscape protection zone. It is considered to be unreasonable for allocation due its relative remoteness and poor relationship with the form and character of existing development. There is no safe walking route to Little Melton Primary School, and due to the distance, it would
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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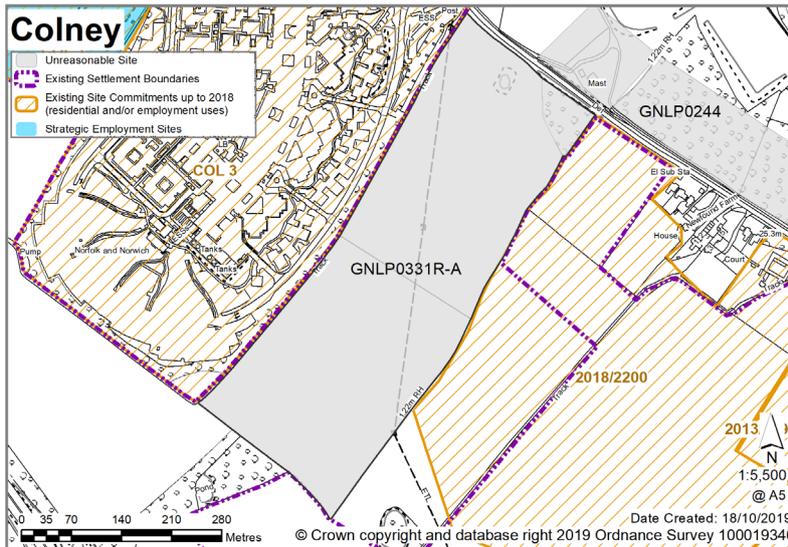
not be feasible or viable to provide one.



Unreasonable Sites – Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Colney				
University of East Anglia, Colney	GNLP0140-A	2.50	Proposed clubhouse, pavilion and pitch site	This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.
				
University of East Anglia, Colney	GNLP0140-B	0.80	Proposed car park extension	This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.
				

<p>South-east of Norfolk & Norwich University Hospital</p>	<p>GNLP0331R-A</p>	<p>14.80</p>	<p>Employment-led mixed use</p>	<p>This site is not preferred for allocation due to townscape and landscape constraints. It currently acts as an area of open land between the hospital and existing/proposed residential development. There are also high voltage power lines running across the site.</p>
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<p>Land at Colney Lane, Cringleford</p>	<p>GNLP0244</p>	<p>7.34</p>	<p>University related</p>	<p>This site is not preferred for allocation due to landscape constraints and concern about the loss of open space. Development in this location would significantly change the character of the area.</p>
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