

## **CRINGLEFORD (Including employment allocation at Keswick)**

Cringleford is classified as an urban fringe parish. There are good links to the University of East Anglia, Norfolk & Norwich University Hospital, and Norwich Research Park. Major development is underway in the parish, with significant commitments as yet unbuilt. Amongst the facilities in the parish are a doctors surgery, primary school, shops and community buildings. An additional primary school is planned as part of the currently committed development. The A11/Newmarket Road runs through the parish, joining at Thickthorn with the A47, to the west. To the east, the parish's boundary is formed by the River Yare valley. There are some areas of fluvial and surface water flooding risk and the parish also contains a few County Wildlife Sites. Cringleford has had a Neighbourhood Plan in place since February 2014.

There are no new sites identified as preferred options in Cringleford. There is one carried forward allocation (for 1300 homes, with an uplift of 360 additional homes) and a total of 61 additional dwellings with planning permission. This gives a total deliverable housing commitment for Cringleford of 1,721 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.

# Cringleford

-  Preferred Employment Allocation
-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation

**Neighbourhood Plan  
Settlement Boundary**

**GNLP0307**

**GNLP0327**

**Cringleford**

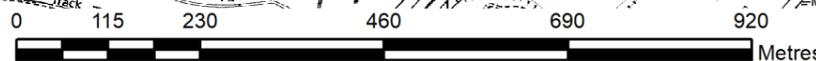
**Hethersett**

**Ketteringham**

**Keswick & Intwood** 1:8,250

The Rooker @ A3

Date Created: 05/12/2019



# Keswick

-  Existing Settlement Boundaries
-  Preferred Employment Allocation
-  Carried Forward Employment Allocation

Norwich

Keswick & Intwood

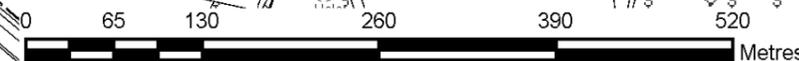
KES 2

KES 2

GNL P0497

1:4,843  
@ A3

Date Created: 22/11/2019



## Existing Neighbourhood Plan allocation carried forward

**Policy Cringleford Neighbourhood Plan HOU1 (GNLP0307/GNLP0327) Land north and south of the A11 (approx. 52.56 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,660 homes.**

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

- Development to respect the policies of the Cringleford Neighbourhood Plan 2013-2026, including that no more than approximately 1,300 homes are built prior to 2026.
- A suitable access strategy, including:
  - a vehicular route through the adjacent development site (reference: 2013/1494), capable of serving as a bus route;
  - footpath and cycleway connections to the Roundhouse Way bus interchange;
  - improvements to Colney Lane;
  - enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA);
  - enhanced walking routes to nearby schools; and
  - safeguarding of land for a pedestrian footbridge over the A47.
- Approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
- Adequate landscaping and green infrastructure to be provided.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
- Provision of a drainage system (SUDs).
- Mitigations to address utilities infrastructure crossing the site.

### Notes

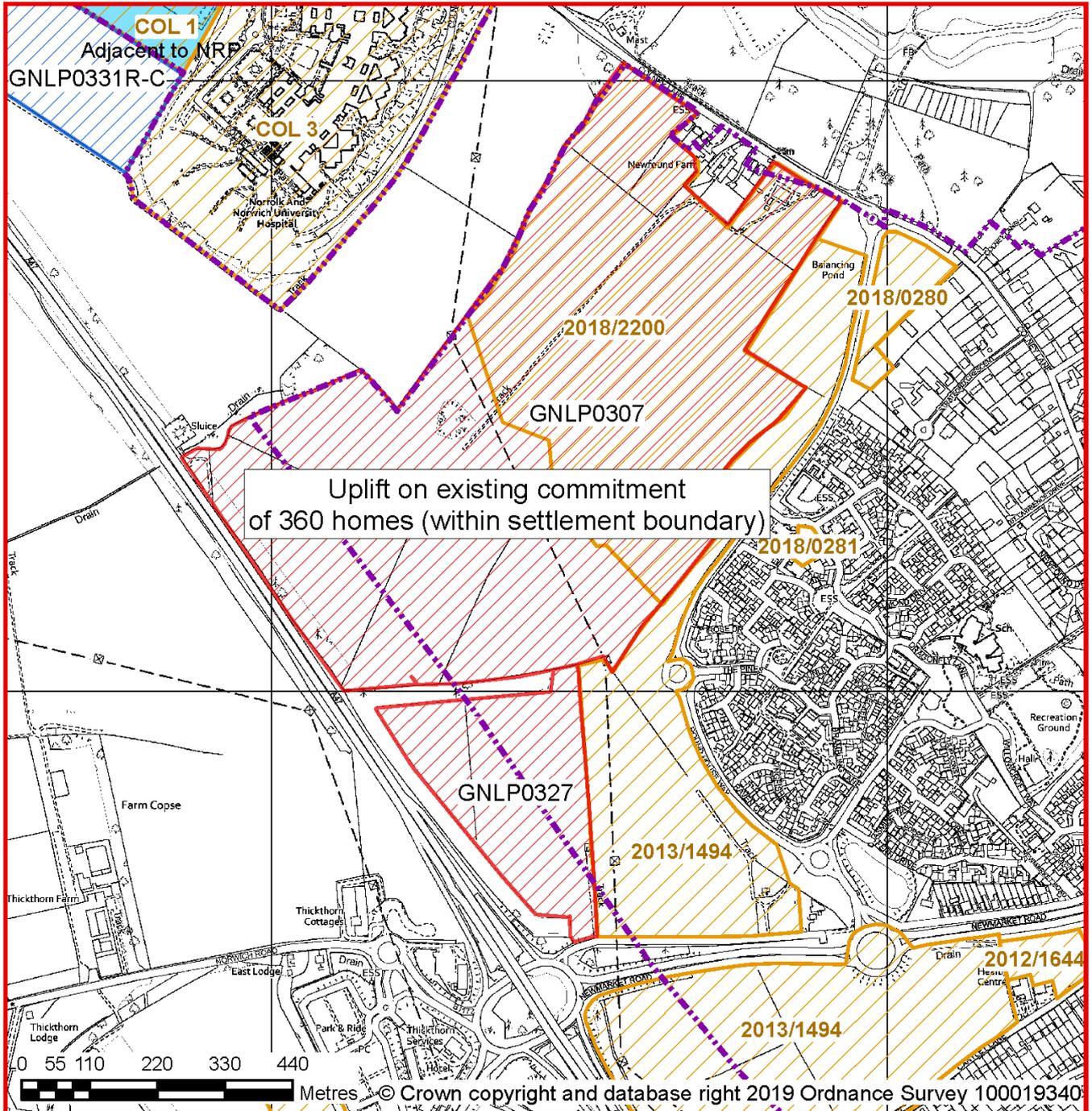
GNLP0307/GNLP0327: The Cringleford Neighbourhood Plan identified an area for approximately 1,200 new homes for which permissions are in place (outline application references 2013/1494 and 2013/1793) for up to 1,300. These permissions do not occupy the whole of the housing site allocation in the Neighbourhood Plan. The remaining area of land identified in the Neighbourhood Plan as suitable for development is located between the Norwich southern bypass Landscape Protection Zone (set out in the Neighbourhood Plan) and the edge of the permitted schemes, giving potential for further development beyond 2026. The uplift in housing on land allocated for development is estimated as an extra 360 dwellings on top of the 1,300 dwellings already permitted. In addition, both outline permissions make provision for a primary school site, but only that within outline 2013/1793 will be required. The primary school site within outline permission 2013/1793 is approximately 2 hectares, the identified housing uplift is likely to require a larger school site, to be accommodated on land adjoining the already identified site.

# CRINGLEFORD

Site Reference GNL0307/0327  
 Location Land south west of New Found Farm, Colney Lane  
 Allocation Uplift in numbers on existing allocation  
 Area 52.56 ha

N  
 1:9,000  
 @ A4

Date Created: 29/10/2019



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

## Existing allocation to be carried forward

### **POLICY KES 2 (including GNLP0497) Land west of Ipswich Road, Keswick (approx. 12 ha) is allocated for employment uses.**

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

- Mixed use development within Use Classes B1, B2 and B8, the ratio of uses being subject to acceptable highways impacts;
- An access road across the site from B1113 to A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140, to be agreed with Highways Authority.
- Restriction of a right turn movements at the existing B1113/A140 junction.
- Off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140.
- Appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich.
- Off-site strategic landscaping north-west of the B1113.
- Sustainable drainage, reflecting the implications of the river valley location.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

#### Notes

KES 2/GNLP0497: This site is preferred for allocation recognising that employment allocation KES2 from the South Norfolk Local Plan now has planning consent (reference 2017/2794) on a larger boundary that incorporates site GNLP0497. The carried forward allocation will be redrawn accordingly.

# KESWICK AND INTWOOD

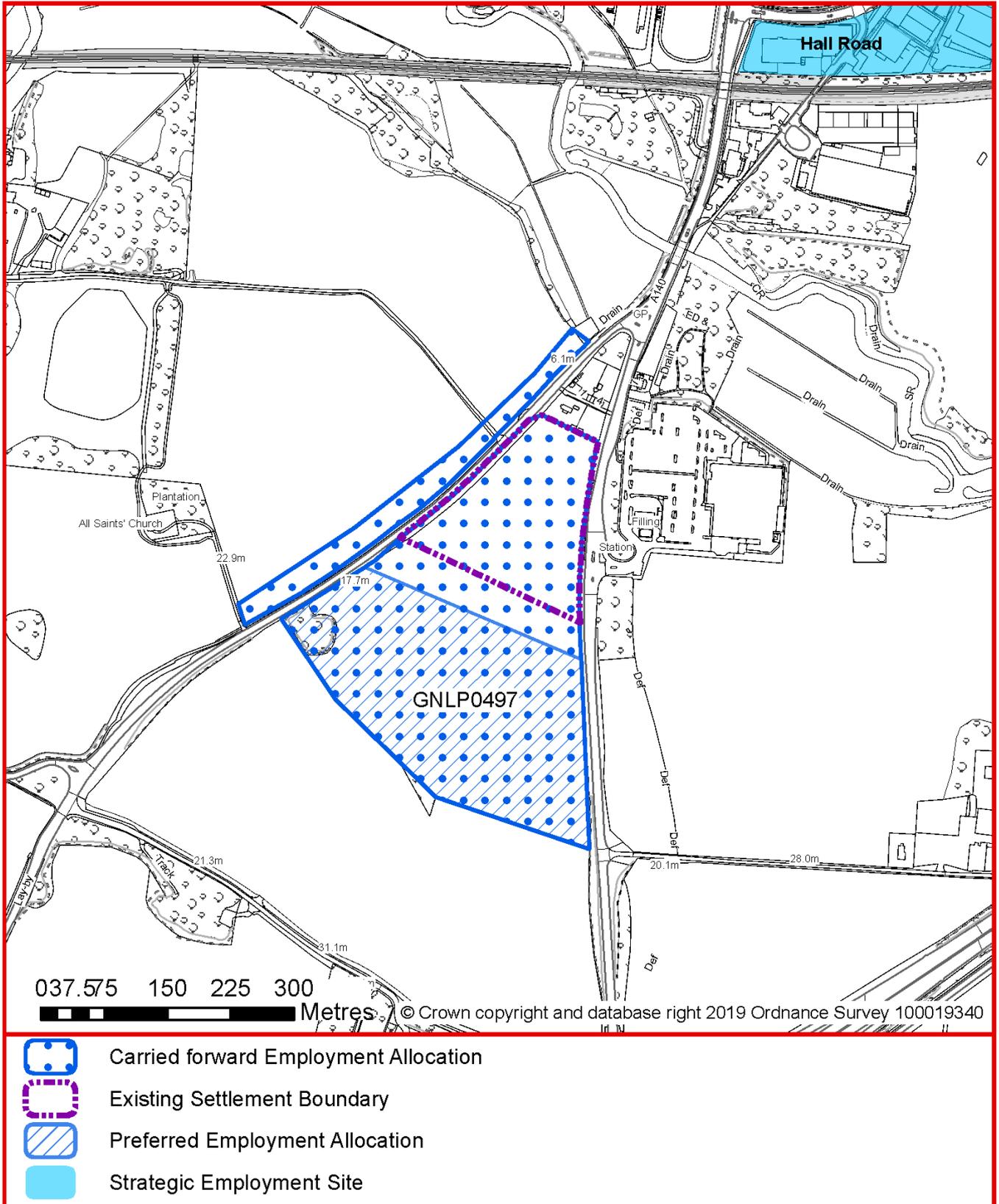
Greater Norwich Local Plan  
Carried Forward Allocation

Site Reference: KES 2 / GNLP0497  
 Location: Land West of Ipswich Road, Keswick  
 Allocation: Employment  
 Area: 12.4 ha

(Also shown as commitments  
on other maps)

N  
 1:6,000  
 @ A4

Date: 22/11/2019

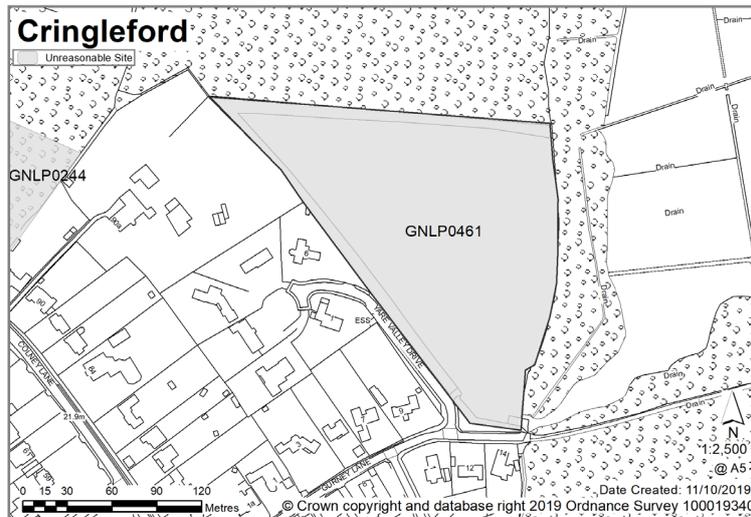


## Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Cringleford</b>				
NO REASONABLE ALTERNATIVE SITES				

## Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Cringleford</b>				
Land off Gurney Lane	GNLP0461	2.79	Approx. 40 dwellings with open space for amenity purposes	This site is not considered to be suitable for allocation, as it is not feasible to achieve an acceptable visibility splay southward along Colney Lane from Gurney Lane. There are also possible landscape impacts on the Yare Valley to consider.



## Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
<b>Cringleford (including employment land at Keswick)</b>				
A140/Mulbarton Road, Keswick	GNLP3047	16.10	Employment	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. This area is outside the planning application boundary for the extended KES2 allocation in the South Norfolk Local Plan.

