

GREAT & LITTLE PLUMSTEAD

Great and Little Plumstead is not clustered with other settlements as the school catchment does not extend to adjoining villages. There is currently capacity at the school. Services include a village hall and public transport service.

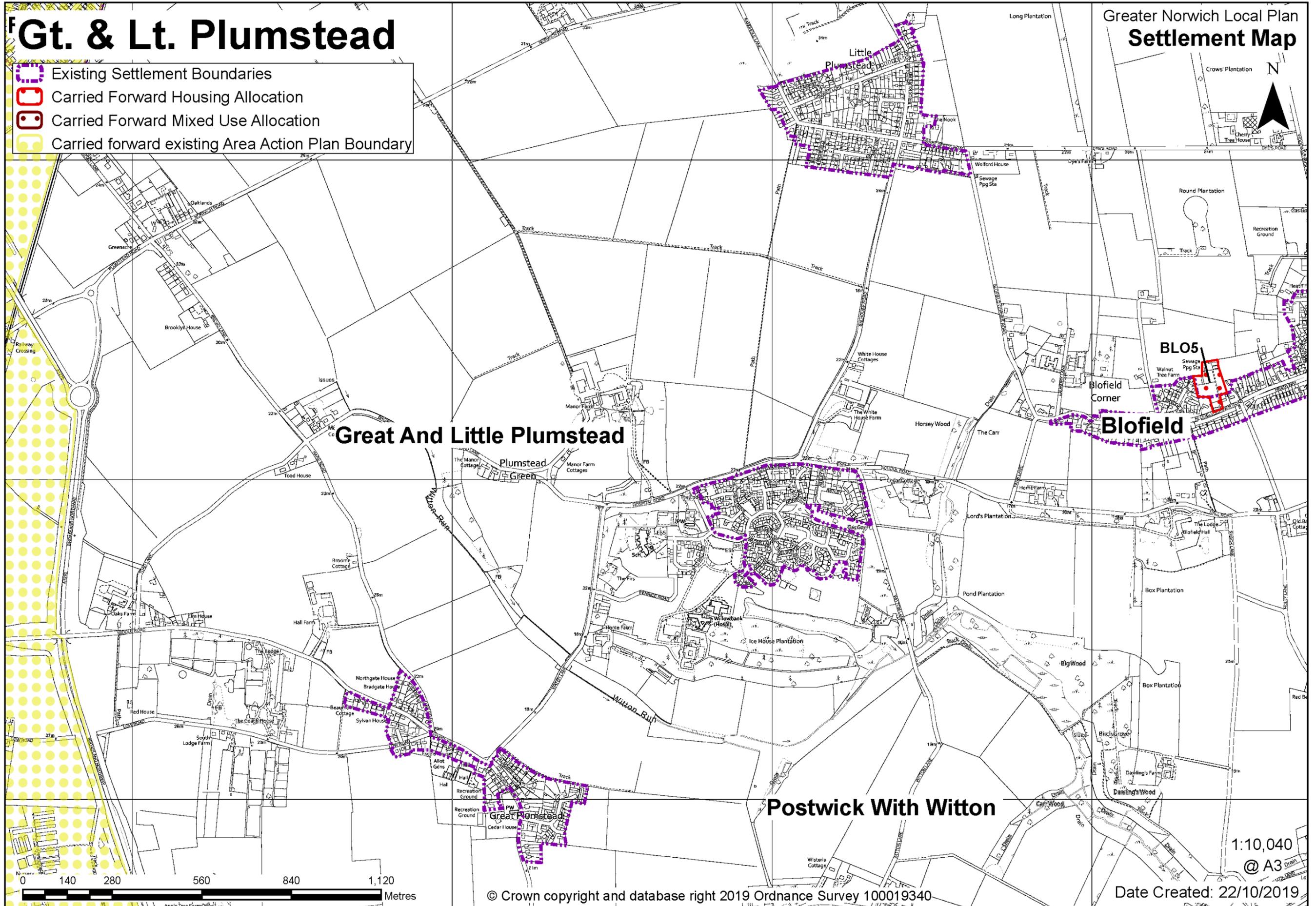
Great and Little Plumstead has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2015 and covers the period to 2034. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 129 dwellings with planning permission on a number of sites. No new allocations are proposed but further development is not ruled out. Windfall development policy 7.4 allows an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.

Gt. & Lt. Plumstead

Greater Norwich Local Plan Settlement Map

-  Existing Settlement Boundaries
-  Carried Forward Housing Allocation
-  Carried Forward Mixed Use Allocation
-  Carried forward existing Area Action Plan Boundary



1:10,040
@ A3

© Crown copyright and database right 2019 Ordnance Survey 100019340

Date Created: 22/10/2019

No new allocations proposed.

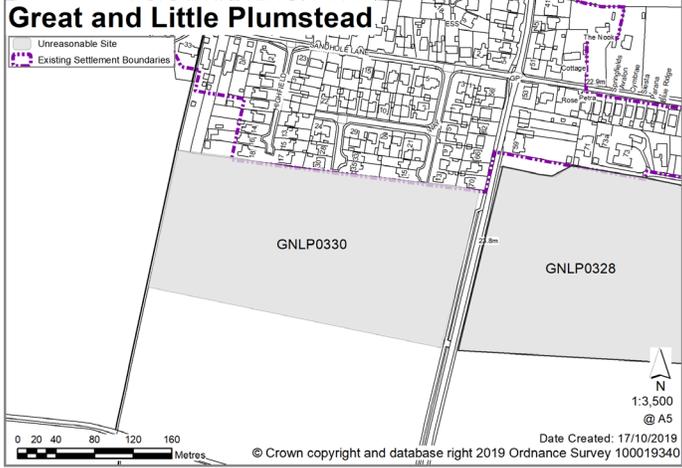
No existing allocations to be carried forward.

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Great and Little Plumstead				
NO REASONABLE ALTERNATIVE SITES				

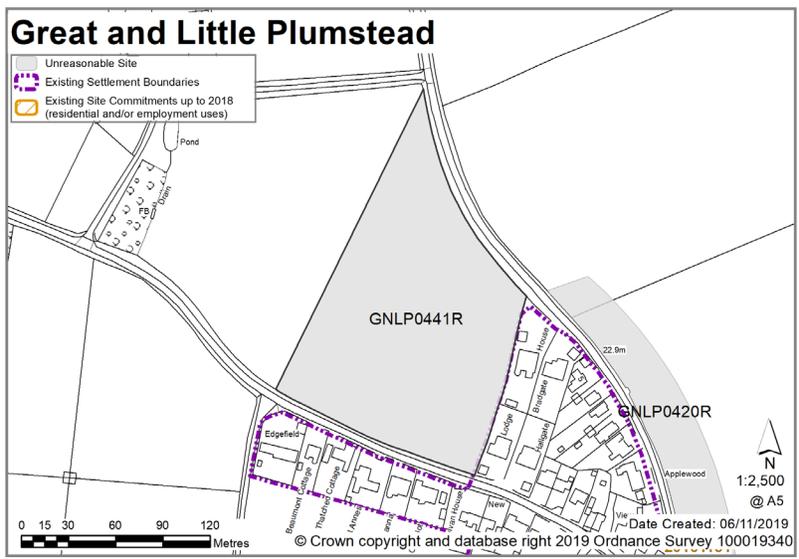
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Great and Little Plumstead				
Land east of Salhouse Road	GNLP0328	5.18	Approx. 110-165 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
Land west of Salhouse Road	GNLP0330	4.90	108-162 dwellings	This site is not considered to be reasonable for allocation due to the level of

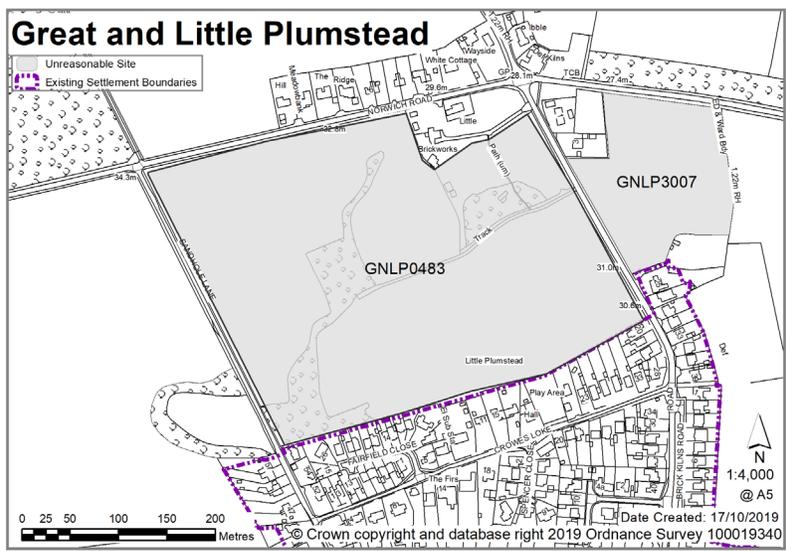
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
 <p>The map, titled 'Great and Little Plumstead', shows a residential area with a road network. Two specific sites are highlighted in grey: GNL0330 and GNL0328. A legend in the top left corner identifies 'Unreasonable Site' with a purple dashed line and 'Existing Settlement Boundaries' with a solid purple line. A scale bar at the bottom left indicates distances up to 160 metres. A north arrow and scale of 1:3,500 @ A5 are shown in the bottom right. The map is dated 17/10/2019 and includes a copyright notice for Ordnance Survey 100019340.</p>				
Land at Hare Road	GNLP0420R	10.93	10-15 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<p>Great and Little Plumstead</p> <p>Unreasonable Site Existing Settlement Boundaries Existing Site Commitments up to 2018 (residential and/or employment uses)</p> <p>GNLP0441R GNLP0420R 20161151</p> <p>Scale: 1:2,500 @ A5 Date Created: 17/10/2019 © Crown copyright and database right 2019 Ordnance Survey 100019340</p>				
Land at Middle Road	GNLP0441R	4.23	30 dwellings	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Planning application 20161151 will provide part of the footway connection but the local highway authority does not support the allocation of this site as visibility at the Church Road/Hare Road junction is poor.

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

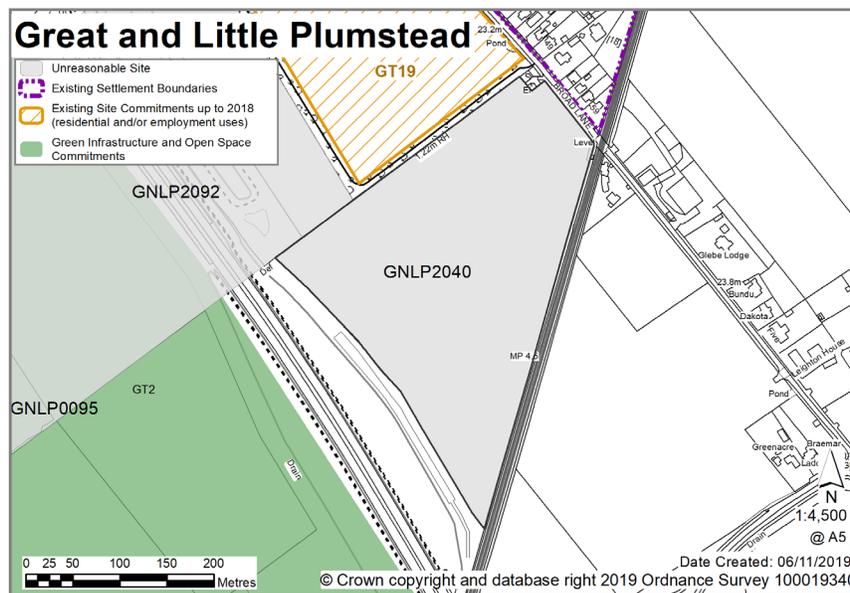


Land east of Salhouse Road	GNLP0483	11.12	86 dwellings with 5.83 ha of green infrastructure and new play equipment	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
----------------------------	----------	-------	--	--



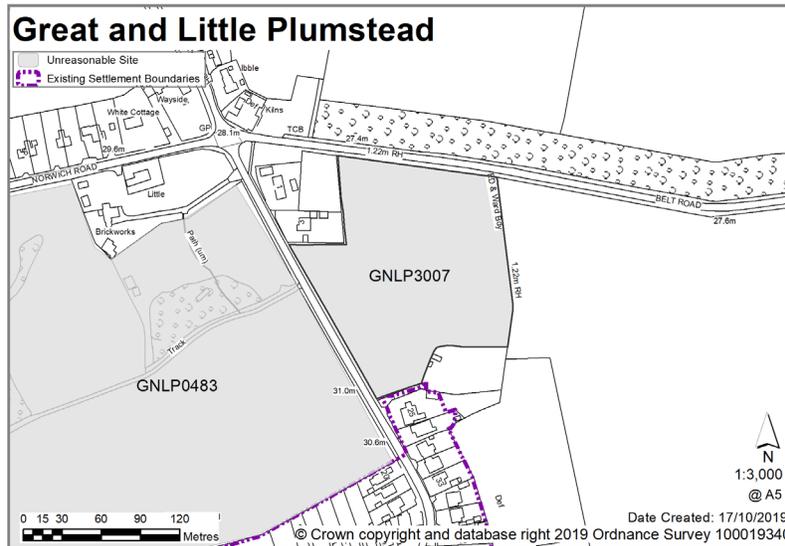
South of Broad Lane	GNLP2040	7.60	Residential	This site is not considered
---------------------	----------	------	-------------	-----------------------------

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			(unspecified number)	to be reasonable for allocation as there is no safe pedestrian route to Little Plumstead Primary School over 3km away, which is the catchment school. There is a school closer in Rackheath but this site would be better delivered after site GT19 has been developed which is likely to provide improved footway links. The frontage of the site is affected by surface water flood risk.

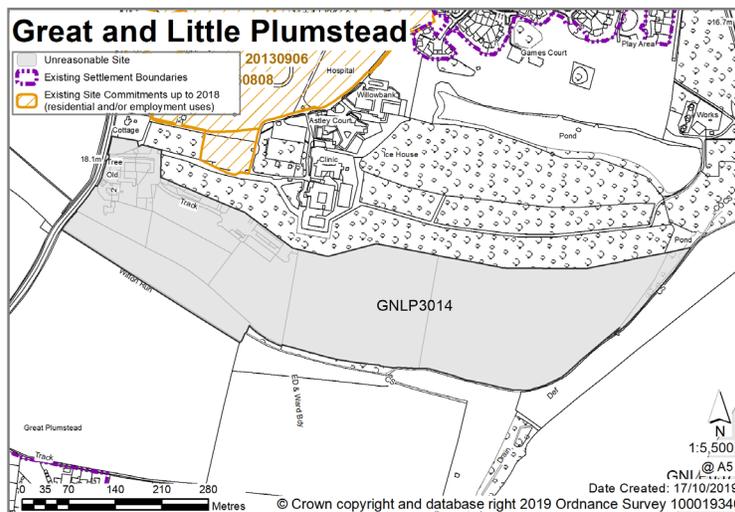


East of Salhouse Road, South of Belt Road	GNLP3007	2.05	8-10 dwellings	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
---	----------	------	----------------	--

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



Home Farm, Water Lane	GNLP3014	14.26	300 dwellings	This site is not considered to be reasonable for allocation. The site as submitted is too large so frontage development is likely to be more acceptable, however there is an area of surface water flood risk on the likely access point into the site.
-----------------------	----------	-------	---------------	---



Unreasonable Sites - Non-Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Great and Little Plumstead				
North of Octagon Business Park, Gt & Lt Plumstead	GNLP2107	1.62	Office, storage	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.
<p>Great & Little Plumstead</p> <p>Legend: Unreasonable Site Strategic Employment Sites</p> <p>Map labels: Octagon Business Park, GNLP2107, GNLP2107</p> <p>Scale: 0 5 10 20 30 40 Metres</p> <p>Scale: 1:1,500 @ A5</p> <p>Date Created: 02/12/2019</p> <p>© Crown copyright and database right 2019 Ordnance Survey 100019340</p>				
East of Brook Farm, Gt & Lt Plumstead	GNLP3034	36.84	Employment B1, B2, B8	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.

