

## REASONABLE ALTERNATIVE SITES - RESIDENTIAL

### TOWNS

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>				
Next to River Bure	GNL0336	21.34	Residential development of approx. 300 dwellings, a neighbourhood centre to include community and retail uses, a primary school, public open space, play areas, a Riverside County Park and new footpath links	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to a satisfactory access strategy via existing allocation AYL2. A new school site is needed in Aylsham which is promoted as part of this scheme, however more evidence is needed regarding delivery. The potential to deliver a school on this site needs to be balanced against the fact that there are considered to be other more preferable sites for allocation in the town on highways grounds. This site is therefore of secondary preference for allocation in the town. The site does have some constraints including a large area in flood zones 2 and 3, impact on the Bure Valley landscape and heritage issues.
Norwich Road	GNL0596	11.95	Residential development for approx. 250 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns, subject to mitigation measures. For highways reasons, requirements would include a maximum of 100 dwellings with access from Norwich Road and a 2 metre wide footpath across the site frontage. 250 dwellings would require two points of access, but this would require further investigation as it would not be possible from either Copeman Road or Buxton Road. This site is therefore of secondary preference for allocation in the town.
<b>Diss (including part of Roydon)</b>				
Land between Shelfanger Road and Mount Street	GNL0341	3.21	35 retirement living units, 5 detached dwellings and land set aside for future Health Centre expansion	This site is considered to be a reasonable alternative if additional growth is needed in the towns, as it is centrally located with good access to services and facilities. It is not preferred for allocation at the current time as it is identified as an important open space in the South Norfolk Local Plan but as the proposed scheme suggests a small

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				number of residential units and opening up and enhancing the currently inaccessible site for public access it is considered to be worthy of further consideration if further housing is needed in Diss. Any allocation would be subject to provision of acceptable visibility, which may require relocation of a utility pole. Overall, highways issues limit the scale of growth in Diss.
Land west of Nelson Road and east of Station Road	GNL1045	0.94	Residential (unspecified number)	This site is within the existing settlement limit and is currently allocated for employment use under South Norfolk Local Plan policy DIS8. The promoter is now suggesting the site for residential use and due to its proximity to Diss railway station it is considered to be a reasonable alternative if it can be shown that the employment allocation is no longer required. There are potential amenity concerns from the railway and nearby industrial uses but there is also nearby residential development. Highway requirements would include a satisfactory vehicular access into the site, plus walking and cycling links to Diss railway station. Overall, highways issues limit the scale of growth in Diss.
<b>Redenhall with Harleston</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Long Stratton (including part of Tharston)</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Wymondham</b>				
Land to the north of Tuttle Lane East	GNL0006	53.68	Residential (unspecified number), public open space, community use and primary school	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with

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				associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.
Land at south Wymondham – north and south of the A11 and west of Park Lane	GNLP0515	132.22	1500 dwellings, community uses, open space, landscaping and associated infrastructure	<p>This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Development of this site may have landscape/townscape issues and highway concerns which would need to be addressed prior to allocation.</p> <p>(This site also forms part of the Silfield Garden Village proposal with sites GNLP0403 and GNLP2168. This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time).</p>
North Wymondham	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	<p>This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.</p>
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364.00	High Tech employment uses together with residential and community facilities in form	<p>This site is promoted as a new garden village. It is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for</p>

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			of a new garden village	allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.
North east of Carpenter Barn	GNLP2150	6.50	150 dwellings	This site considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwellings contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. A planning application for 150 dwellings is currently under consideration (2019/0184).
West of Carpenter Close	GNLP2155	3.40	80 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements.
Park Farm	GNLP2168	340.00	6500 dwellings, new settlement	This site is promoted as Silfield Garden Village (with sites GNLP0403 and GNLP0515). This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.