

## REASONABLE ALTERNATIVE SITES - RESIDENTIAL

### NORWICH URBAN AREA – FRINGE PARISHES

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Colney</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Costessey</b>				
Roundwell Works Site	GNLP0593	1.27	Approx. 55 dwellings	This site is considered to be a reasonable alternative if further housing is needed in the urban area. It is a brownfield site located within the existing settlement limit which has previously been allocated in South Norfolk local plans. Development would be subject to the loss of employment land, tree and access considerations. Vehicular access to Dereham Road may be difficult but alternative access via Millcroft Close could be explored.
Land off Bawburgh Lane and New Road (Partly in Bawburgh Parish but better related to Costessey)	GNLP0581	49.65	Residential (unspecified number) with associated amenity land, woodland and green area	This site is considered to be a reasonable alternative if further housing is needed in the urban area. <b>It is included as a contingency site in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites.</b> There are issues regarding access and the site's location in the Norwich Southern Bypass Protection Zone and designated river valley. The site is not currently preferred for allocation as limited evidence has been submitted regarding its deliverability. Availability of third-party land to deliver both proposed accesses has to be confirmed. Access to Long Lane for all traffic would not be appropriate.
North of New Road, east of A47 (in Bawburgh Parish but better related to Costessey)	GNLP2043	11.70	150-200 dwellings	This site is considered to be a reasonable alternative if further housing is needed in the urban area, but it would need to be developed in conjunction with GNLP0581 to be acceptable. <b>It is included as a contingency site (along with GNLP0581) in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites.</b> The site is not preferred for allocation for the same reasons as GNLP0581 above.

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<b>Cringleford</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Drayton</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Easton and Honingham</b>				
Honingham Thorpe	GNLP0415 A-G	457.14	Strategic mixed-use development consisting of residential development, employment, country park and nature reserve	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.
<b>Hellesdon</b>				
Rear of Heath Crescent	GNLP2173	2.11	35-50 dwellings	This site is considered to be a reasonable alternative if additional housing is needed in the urban area. It is well located within the built-up area and highways would support residential development subject to vehicular access via Prince Andrews Road with pedestrian, cyclist and emergency access only via Heath Crescent. However, there is an objection from Sport England which would need careful consideration as would the Parish Council/ Neighbourhood Plan ambition to secure the site for community uses. Residential development would only be appropriate if recreational space requirements in this part of the parish were met.
<b>Hethersett</b>				
SEE KEY SERVICE CENTRES TABLE				
<b>Old Catton</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Rackheath</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Sprowston</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Taverham and Ringland</b>				
Land adjacent to Beech Avenue	GNLP0159	11.31	150-200 dwellings	The eastern part of this larger site is considered to be a reasonable alternative if additional housing is

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Business Park, Ringland Road				needed in the urban area. To be acceptable it would have to be developed in conjunction with either the planning permission on the northern part of the site (20172148) or neighbouring site GNLP0457 which also has consent. The western part of the site is considered to be unsuitable for residential development due to tree, landscape and townscape considerations.
<b>Thorpe St Andrew</b>				
NO REASONABLE ALTERNATIVE SITES				
<b>Trowse</b>				
NO REASONABLE ALTERNATIVE SITES				