

SPROWSTON

Sprowston is a suburban edge town council area, part of which is within the Growth Triangle Area Action Plan (AAP) boundary, and so it is set for continued development in coming years. The suburban character of the area mainly comprises 20th century semi-detached and detached properties often set in large plots with mature planting. The most significant historic building in Sprowston is the Grade I listed Church of St Mary and St Margaret. In recent decades there has been more estate-scale development but prior to that Sprowston grew along the radial routes out from Norwich. As to services and facilities, a focal point is the retail at Blue Boar, as well as smaller parades of shops, examples being along the Wroxham Road, and at Cannerby Lane. As to landscape features, there are several plantation woodlands, such as Cottage Plantation, Harrison's Plantation, Boar Plantation and the Breck. Sprowston Manor and its grounds, which are used as a hotel and golf course, also form a significant landscape feature. Amongst existing development commitments, several schemes are under construction in the vicinity of White House Farm, to the east of Blue Boar Lane. There is also the Beeston Park development of circa 3,500 homes that encompasses land from the A1151 Wroxham Road, crosses the B1150 North Walsham Road, and will join the Buxton Road (in the neighbouring parish of Old Catton).

Sprowston Neighbourhood Plan was 'made' in May 2014 and covers the period to 2026. The vision for the Neighbourhood Plan is by 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people's needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.

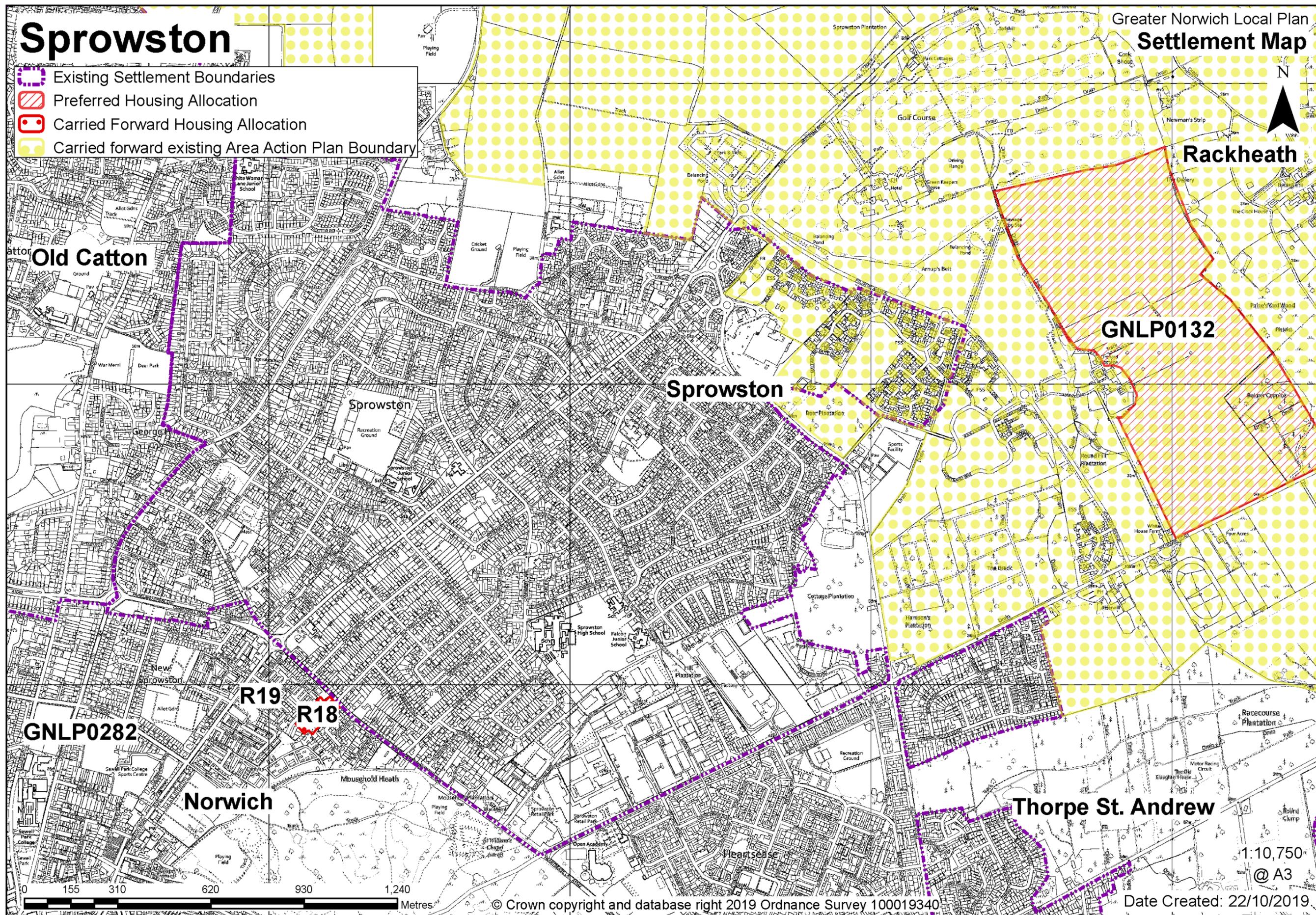
There is one site identified as a preferred option in Sprowston providing for 1,200 new homes. There are no carried forward allocations but a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Sprowston of 1,220 homes between 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.

Sprowston

Greater Norwich Local Plan Settlement Map

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



1:10,750
@ A3

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New allocation proposed

POLICY GNLP0132 Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. An area of approximately 66.78 ha is allocated for mixed use. The site is expected to accommodate 1,200 homes, of which 33% will be affordable.

The arrangement and interrelationship of different land uses resulting from the development of the site will be established through a participative masterplanning process. The development of the site will be in accordance with the resulting masterplan, which shall be submitted as part of the planning application for the site. The masterplan should clearly demonstrate how the development has been designed to respond to the particular characteristics of the site and to interact and function appropriately with adjacent development sites. The masterplan should demonstrate how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services, provision for private vehicles and green infrastructure.

The masterplan should demonstrate:

- Vehicular, pedestrian and cycle access to the site via Salhouse Road and Mallard Way.
- A new link road from Salhouse Road to Mallard Way which includes footway and cycleway provision.
- The provision of a footway and cycleway along the southern boundary of the site adjacent to Salhouse Road, continuing provision delivered through the development of adjacent land.
- Off-site improvements to the highway network as necessary to address the impact of development.
- Appropriate protection of, and mitigation for impact on trees and woodland (established through an Arboricultural Impact Assessment), including the ancient woodland of Bulmer Coppice and Historic Rackheath Parkland, commensurate to the value.
- The delivery of Green Infrastructure to ensure connections between Harrisons Woodland Park and Bulmer Coppice/Rackheath Park.
- Provision of formal recreation in the form of sports pitches and childrens' play space in accordance with the adopted policies of the development plan.
- Appropriate remediation of any land contamination and/or localised made ground deposits, including those related to an historic gravel pit and landfill to the east of the site.
- An ecological assessment will be required to show how impacts on ecology, including Great Crested Newts, have been minimised and mitigated as part of the development of the site.
- Development will not be commenced until a phasing plan indicating the orderly sequence of development has been approached. The phasing plan will need to show how infrastructure (including green infrastructure) and services are to be co-ordinated with the development of the site.

Note

GNLP0132: This is a large strategic scale greenfield site off Salhouse Road adjacent to a major existing allocation within the North East Growth Triangle. There are no major constraints to make the site unsuitable for development, therefore subject to an acceptable access strategy the site is preferred for allocation.

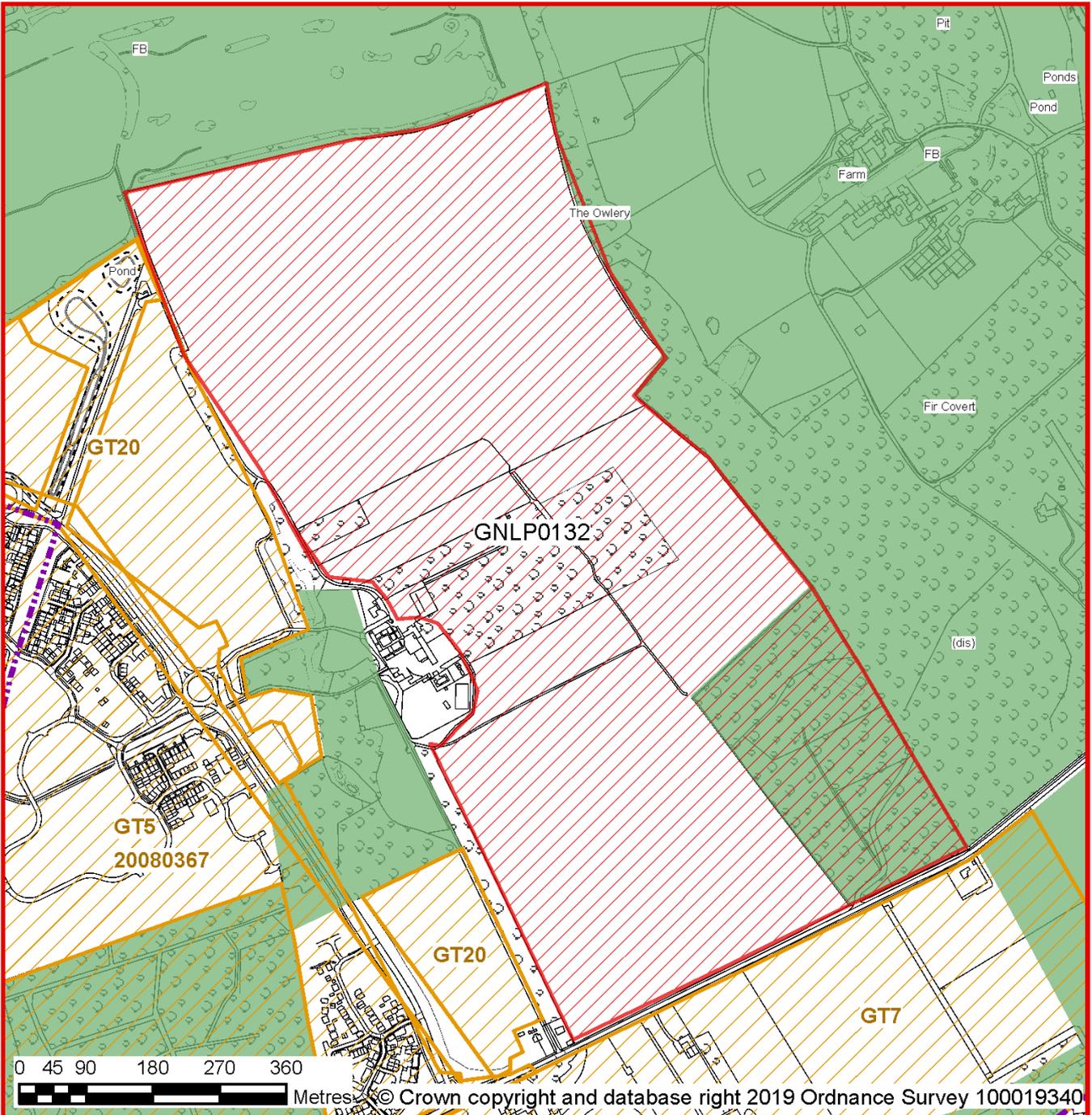
SPROWSTON

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0132
 Location Land off Salhouse Road, White House Farm
 Allocation Residential Development (1200 dwellings)
 Area 66.78 ha

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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments

Existing allocation to be carried forward

Notes

High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the new local plan.

Reasonable Alternatives – Residential

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

Reasonable Alternatives - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
Sprowston				
Sprowston Park and Ride	GNLP0383	5.19	High school (or housing if a school is not required).	The North East Growth Triangle Area Action Plan identifies the possibility of requiring this site for a new high school. Considerations to developing this site as a school include highway improvements and possibly identifying alternative Park & Ride facilities. Other considerations are managing surface water flood risk across the site as well as the overarching strategy for schools provision in this area of Greater Norwich. This site is of strategic importance and is considered to be a reasonable alternative for a new high school if required. If the new high school is not needed, then the site will be reconsidered for housing.

White House Farm	GNLP3024	6.04	Multi Use Community Hub	<p>This proposal is considered to be a reasonable alternative for further consideration if additional community-based facilities are needed in this area of Greater Norwich to support the planned residential development. There is already a farm shop and commercial activities at White House Farm and residential development is located nearby, with additional residential growth planned for the future. However, it is not preferred for allocation at the current time as more evidence is required about the need for the proposal and how the development will come forward.</p>
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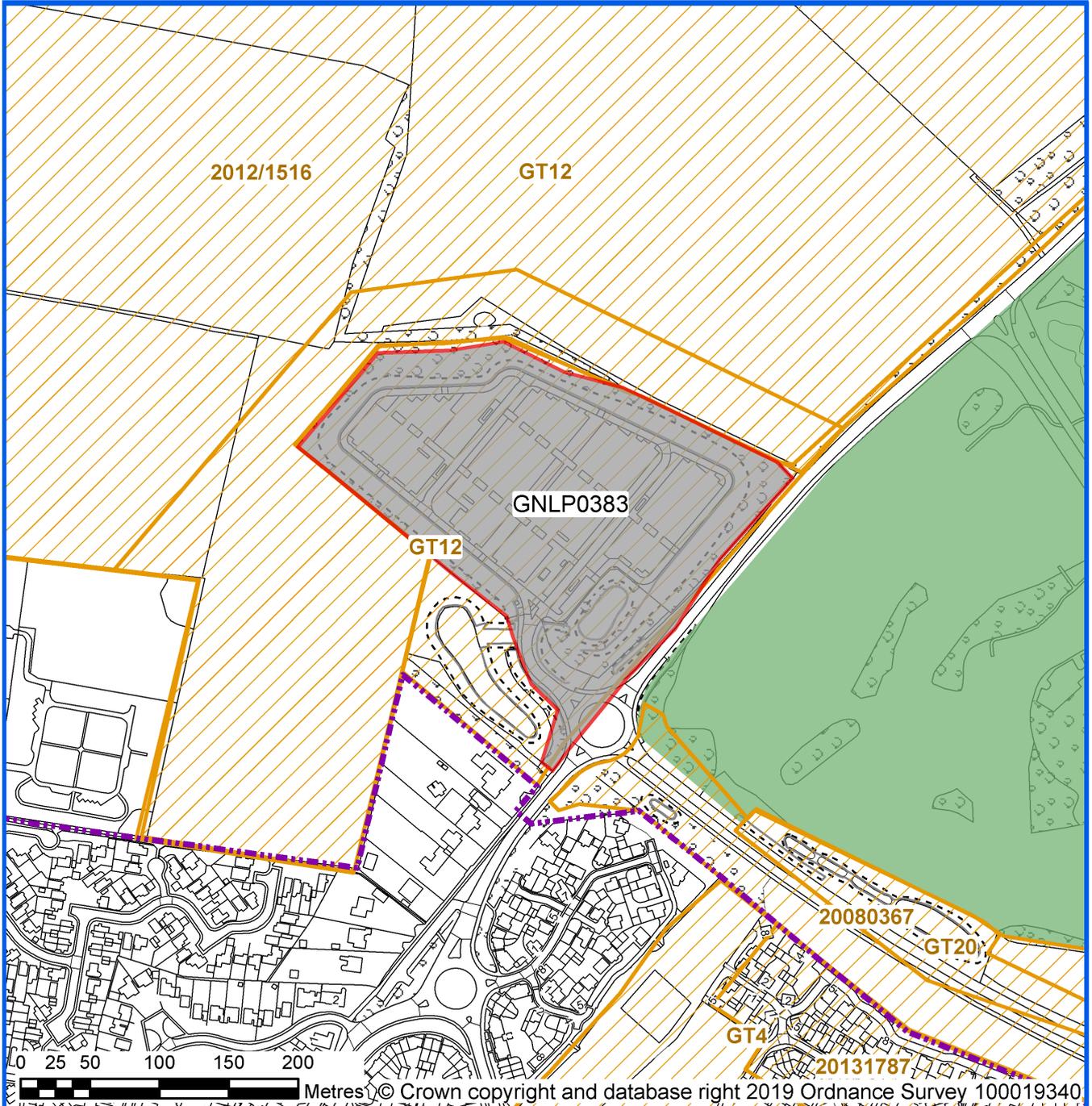
SPROWSTON

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0383
Location Sprowston Park and Ride
Allocation High School
Area 5.19 ha

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Date Created: 24/10/2019



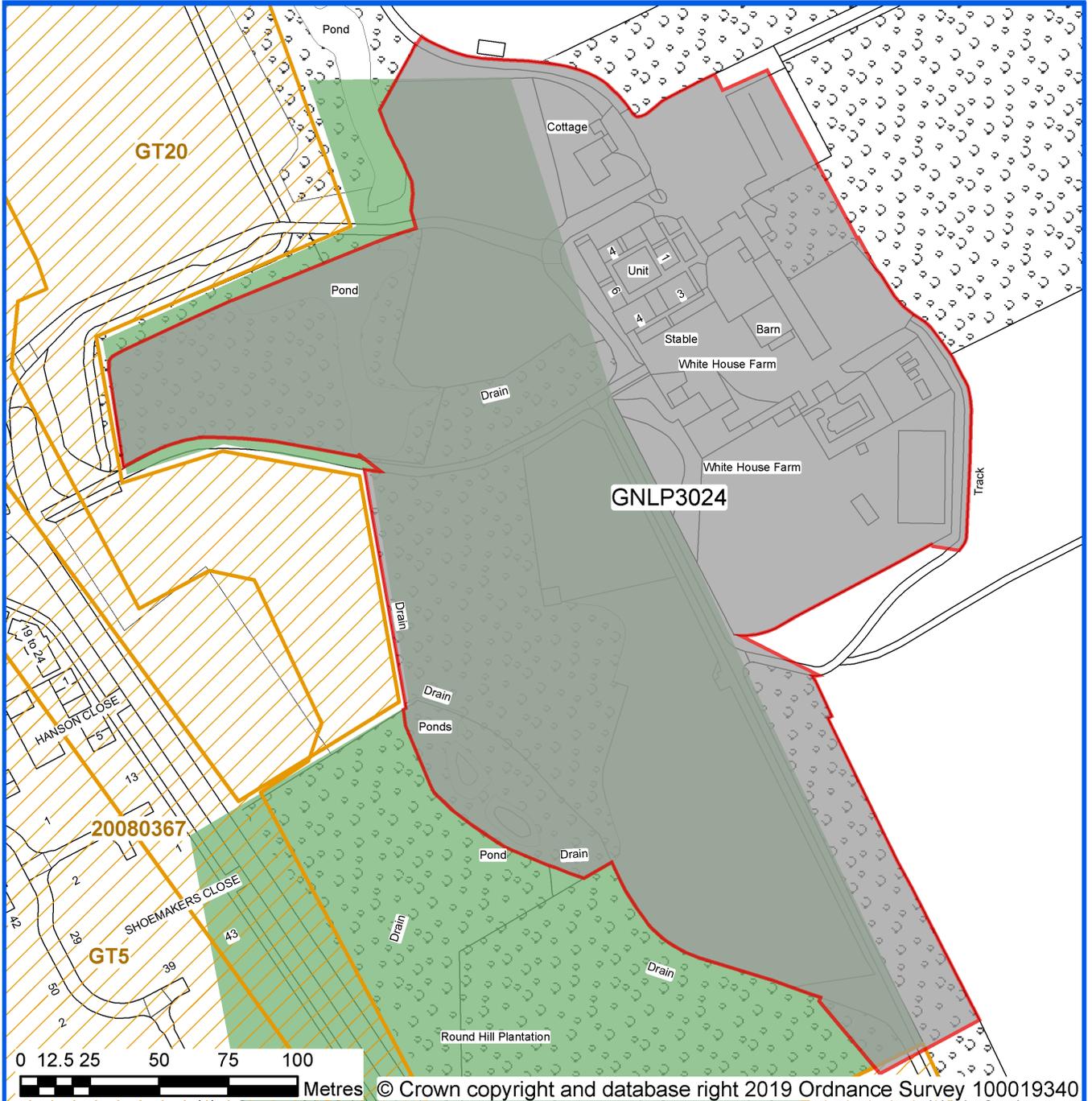
- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Green Infrastructure and Open Space Commitments

SPROWSTON

Site Reference GNL3024
 Location White House Farm
 Allocation Multi Use Community Hub
 Area 6.04 ha

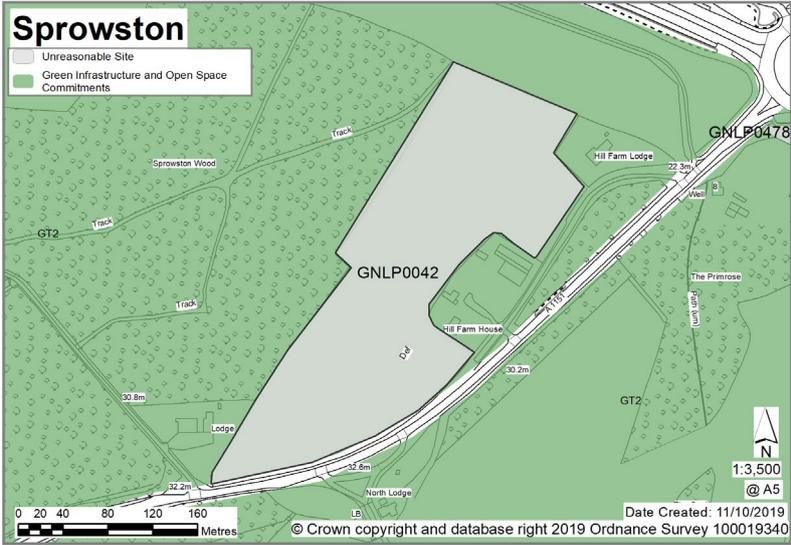

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Date Created: 24/10/2019



-  Reasonable Alternative
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments

Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Sprowston				
Land at Rear of Hill Farm House, Wroxham Road	GNLP0042	4.28	Residential (unspecified number)	This site is not suitable for allocation as it is located beyond the settlement and existing commitment. It is considered to be remote, disconnected from services and unsympathetic to the character of the area.
 <p>The map shows the location of site GNLP0042 in Sprowston. It is a large, irregularly shaped site bounded by a road to the east and south, and a track to the west. The site is shaded in light grey, indicating it is an unreasonable site. Surrounding the site are various green spaces, including Sprowston Wood to the west and Hill Farm Lodge and Hill Farm House to the east. The map also shows other sites like GNLP0478 and GNLP2178. A legend in the top left corner identifies 'Unreasonable Site' (light grey) and 'Green Infrastructure and Open Space Commitments' (green). A scale bar at the bottom left shows distances up to 160 metres. A north arrow and scale of 1:3,500 are in the bottom right. The date created is 11/10/2019.</p>				
Lushers Loke	GNLP2178	0.91	25 dwellings	This is a brownfield site bordering a light industrial employment site which may cause compatibility issues. There are concerns about road capacity and lack of footpath provision and there is a high risk of surface water flooding in the south east portion of the site. As it is located within the built-up area it could come forward through the planning application process, so it is not considered for allocation in the local plan.

