

UNREASONABLE ALTERNATIVES:

NORWICH URBAN AREA – FRINGE PARISHES

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Colney				
Land at Hall Farm, Watton Road, Colney	GNLP0158	2.92	Residential (unspecified number)	This site is located north of the B1108 in the river valley. It is considered to be unreasonable for allocation due its relative remoteness and poor relationship with the form and character of existing development. There is no safe walking route to Little Melton Primary School, over 3km away, and due to the distance, it would not be feasible or viable to provide one.
Colney Hall, Watton Road, Colney	GNLP0253	26.30	Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.	Currently there is no detailed evidence to quantify the need for retirement housing per se, although the County Council's strategy <i>Living Well – Homes for Norfolk</i> identifies a need for 2,842 additional extra care units in the county by 2028. There are no definite site-specific proposals yet promoted by an extra care housing provider, and so a generally supportive policy of allowing extra care housing in sustainable locations is the preferred policy approach through the GNLP.
Old Watton Road, Colney	GNLP0514	0.59	Residential (unspecified number)	This site is located off the Old Watton Road, adjoining the River Yare in the river valley. Despite its location near to existing housing in Colney it is remote from services and facilities and there is currently no settlement limit. Development in this location would encroach on the open character of the river valley. The site has significant trees, so development would harm landscape character. In addition, the northern section of the site is within flood zone 3 with identified surface water flood issues. There is no safe walking route to Little Melton Primary School over 3km away, and due to the distance, it would not be feasible or viable to

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				provide one. It is recognised that the site is closer to schools in Bowthorpe, with a potential safe route, but these are still over 2km away and are not the catchment school.
32 Watton Road, Colney	GNLP0592	2.99	Residential development of an unspecified number or continuation of the Research Park.	This site is located some distance to the west of Colney south of the B1108 towards the junction with the southern bypass. It is wholly within the southern bypass landscape protection zone. It is considered to be unreasonable for allocation due its relative remoteness and poor relationship with the form and character of existing development. There is no safe walking route to Little Melton Primary School, and due to the distance, it would not be feasible or viable to provide one.
Costessey				
Land to the north east of Town House Road	GNLP0039	11.39	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is disconnected from the existing settlement limit and within the designated river valley which raises some landscape concerns. Development here would have a poor relationship to the existing settlement pattern and it is likely that the purchase of third-party land would be required to facilitate a suitable access.
Land south of Cleves Way/ East of Longwater Lane	GNLP0206	17.82	Residential (unspecified number)	There is a significant band to the south of this site which is at risk of flooding (zone 3b). To avoid this area the site would need to be developed with GNLP0284 for access and to form a cohesive development. It is therefore not considered to be suitable for allocation.
Land north of Farmland Road	GNLP0238	7.09	Approx. 84 dwellings and public open space	This site is not considered to be suitable for allocation as a recent appeal was dismissed due to adverse impact on the designated river valley and poor connectivity.
12 Longwater Lane	GNLP0243	2.75	Residential (unspecified number)	This site is not considered to be suitable for allocation due to

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				access constraints and form and character concerns. The majority of the site is in the designated river valley with a number of established trees. The access point is between an existing dwelling and a belt of trees which have preservation orders on them which could be problematic for achieving adequate vehicular access.
Costessey Landfill Site and adjoining land, Dereham Road	GNLP0266	46.62	Mixed use	Although the western end of the site (near to the existing employment/industrial uses) could have potential for commercial use the remainder is not favoured for housing due to the possible contamination issues of building on a landfill site, indeed Norfolk County Council Minerals and Waste have objected to development of the site. In addition, the site would create an isolated area of residential development with possible amenity issues from the existing commercial development nearby. Land could be required for an all traffic link between the A1074 Dereham Road and Ernest Gage Avenue.
Townhouse Road	GNLP0284R	8.98	Residential (unspecified number). 3 masterplan options of different sizes put forward	This site is not considered suitable for allocation due to potential adverse impact on the character of the designated river valley. Three different masterplans have been submitted varying in scale. A small road frontage scheme may be more acceptable, but this would still have landscape impact as well as a heritage impact on the adjacent Grade II Listed Church.
Land off Ringland Lane	GNLP0468	4.43	Approx. 50 dwellings with open space	This site is not considered to be suitable for allocation as it is located some distance from the existing settlement limit in the designated river valley. There is a central band of surface water flood risk which would

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				significantly affect the developable area.
Land off Gunton Lane	GNLP0489	2.57	Residential (unspecified number)	Much of this site is affected by flood zones 2 and 3 and surface water flood risk. Anglian Water infrastructure in the vicinity of the site could be a further constraint and for these reasons the site is not considered to be suitable for allocation.
Rear of 23 Longwater Lane	GNLP2004	0.60	4-10 dwellings	This is a difficult shaped site unlikely to be able to accommodate enough dwellings to enable an allocation. Established trees, flood zones 2 and 3 and surface water flood risk would significantly affect the developable area.
North of Gunton Lane	GNLP2138	2.60	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is covered by flood zones 2 and 3 and surface water flood risk which would significantly affect the developable area. In addition, the site is within the designated river valley and wholly within a County Wildlife Site.
10 Longwater Lane	GNLP2156	1.90	Residential (unspecified number)	This site is not favoured for allocation. It is located a short distance from the existing settlement limit within the designated river valley. Vehicular access to the site would-be difficult as the whole frontage is an area of established trees with preservation orders on them.
Cringleford				
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 southwards along Colney Lane from Gurney Lane. There are also possible landscape impacts on the Yare Valley to consider.
Drayton				
Land between Taverham Road and	GNLP0270	3.15	20-30 dwellings with village green and public open space	This site is not considered to be suitable for allocation, as it is not feasible to provide a safe access/route to A1067. There is

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Costessey Lane				also limited opportunity for improving pedestrian facilities. In addition, the smaller area of the site on the south side of Costessey Lane is immediately adjacent to the River Wensum where there is a high risk of flooding as well as landscape and ecological constraints.
Land south of Drayton Low Road	GNLP0271	3.04	Approx. 74 dwellings and open space/green infrastructure	This site has planning permission for 71 dwellings (reference 20170212). This permission will be counted in the development commitment figure so it is not proposed to allocate the site in the local plan.
189A Drayton High Road	GNLP0289	2.00	Conversion of main house to 4 flats, existing and detached units to 8 flats and erection of 2 extant units to 4 flats (C3)	This site is operated as Drayton Wood Care Home which is assumed to be a viable ongoing business therefore the site is assumed to be unreasonable for allocation as there are questions over deliverability. Should it be demonstrated that the existing venture is unviable as a care home, or it ceases to trade, redevelopment could be an alternative.
Adjacent Drayton Wood Care Home	GNLP0290	1.00	4-6 houses	This is a narrow site next to Drayton High Road including the access road to Drayton Wood Care Home. It is not considered to be suitable for allocation as much of the site encroaches upon Drayton Wood County Wildlife Site.
Land east of Drayton Lane and north of Hall Lane	GNLP0301	9.19	Approx. 273 dwellings	This site is not considered to be suitable for allocation as it is poorly related to Drayton in terms of landscape, townscape and services.
To rear of Bradshaw Road and accessed via Reepham Road	GNLP0329	4.95	96-144 dwellings	The primary constraint for this site is access. There is no access via Bradshaw Road and the proposed access from Reepham Road is remote to the existing edge of Drayton. For this reason, the site is not considered to be suitable for allocation.

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North of Fakenham Road	GNLP2027	0.83	5 dwellings	This site is only suitable for 4-6 dwellings due to its shape and it is therefore too small to consider for allocation.
Easton and Honingham				
Land off A47, Easton	GNLP0456	9.12	Approx. 25 dwellings	This site is not considered to be appropriate for allocation as it is located on the opposite side of the A47 to the main part of Easton village with no safe route to the primary school. The site also includes a gravel pit of geological interest.
Land at Fellowes Road, Honingham	GNLP0411	0.72	Approx. 13 dwellings	This site is over 4km to primary school in Easton with no safe walking route therefore it is not considered to be suitable for allocation. This site was re-examined through work looking at County Council bus routes to school but was dismissed as it was considered that vehicular access would be difficult as the proposed access point at Fellowes Road is extremely narrow and Mill Lane is also sub-standard.
Hellesdon				
NO UNREASONABLE SITES				
Hethersett				
SEE KEY SERVICE CENTRES TABLE				
Old Catton				
NO UNREASONABLE SITES				
Rackheath				
Land to the east of Salhouse Road	GNLP0095	5.27	Up to 8 dwellings off a private drive	This site is not considered to be suitable for allocation as it is located within land designated as a landscape buffer to the Broadland Northway and is close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.

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Land east of Green Lane West	GNLP0478	44.60	Residential development of 142 open market and affordable dwellings with 31.78ha of green infrastructure in the form of a Country Park and recreation ground	There is potential to consider this site in combination with other sites put forward for development along Green Lane West which is paved and could provide a safe pedestrian route to the school. However, the site is currently an unreasonable alternative, unless the landowner can demonstrate an acceptable access strategy.
North east of Green Lane West	GNLP2037	1.04	10 dwellings	This site is within the existing settlement limit where development is acceptable in principle provided that it does not result in any significant adverse impact. The site is not considered suitable for allocation as it is unlikely to be able to accommodate the minimum level of allocation and would be better to come forward through the planning application process.
South of Salhouse Road	GNLP2092	20.84	Residential (unspecified number)	This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.
South of Warren Road	GNLP2166	12.94	216 dwellings plus GI	This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.

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Land east of Back Lane	GNLP1029	0.81	Approx. 20 self build plots	This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In addition, the site is 3 km from the primary school with no safe pedestrian route.
Land south of Dobb's Lane	GNLP1030	2.81	84 dwellings	This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In addition, the site is 3 km from the primary school with no safe pedestrian route.
Land to the south of Swash Lane and Muck Lane	GNLP1060	24.73	Relocation of Wroxham Football club with mixed use development of residential and commercial	This site is promoted for mixed use development and relocation of Wroxham Football Club. Relocating the football club would require significant investment, likely to be significantly more than would be achieved from redevelopment of the ground. Given this situation there is not a reasonable likelihood that the proposed residential development at Wroxham (GNLP0041) would take place and so an allocation for the football club at this location is unlikely to be justified at the current time.
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.
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

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				process so it is not considered for allocation in the local plan.
Taverham and Ringland				
Field at Taverham Road, Taverham	GNLP0062	6.14	Mixed use 144 dwellings, community technology hub, drainage and services infrastructure	This site is located on the undeveloped south side of Taverham Road, development here would intrude into and have a significantly harmful visual impact on the Wensum Valley and so therefore the site is not considered to be suitable for allocation.
Land at Beech Avenue	GNLP0457	2.67	50 dwellings	This site already has planning permission (reference 20172148). This permission will be counted in development commitment figure so it is not proposed to allocate the site in the local plan
151 Taverham Road	GNLP2051	1.31	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is insufficient frontage to form a safe access. The site is also constrained by adverse landscape impacts.
South of Taverham Road	GNLP2106	3.30	70 dwellings	This site is not considered to be suitable for allocation as it is not feasible to provide a safe access/route to A1067, and there are limited opportunities for pedestrian footways. The site is also constrained by adverse landscape impacts, development in this location would be detrimental to the appearance of the Wensum Valley and the Old Costessey Conservation Area.
Weston Road, Ringland	GNLP3039	0.87	1 dwelling	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
South of The Street, Ringland	GNLP3040	0.50	5 dwellings	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including

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				the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
South of The Street, Ringland	GNLP3041	1.12	5 dwellings	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
Land facing The Street, Ringland	GNLP3043	0.90	1 dwelling	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
Costessey Lane, Ringland	GNLP3045	0.53	5 dwellings	This site is not considered to be suitable for allocation as it is remote from the nearest services in Taverham, including the absence of a safe walking route to school. The local road network is substandard and there would be difficulty in achieving access from narrow village roads.
Thorpe St Andrew				
Land to the East side of Woodside Road (Thorpe Woodland)	GNLP0228	10.48	Mixed use (unspecified number) (provides links to Woodside to development to north east of the site)	This site is considered to be unreasonable for allocation as there are other more preferable sites to consider which do not involve the loss of a county wildlife site and which have less ecological and biodiversity impacts. This site also has issues with surface water flood risk.
Racecourse Plantations, Plumstead Road East	GNLP0442	70.22	10 ha for up to 330 dwellings with remainder of the site designated as a	This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for

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			community wood land park	300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan.
Oasis Sport and Leisure Centre, 4 Pound Lane	GNLP0540	3.03	Redevelopment of Oasis Leisure Club including erection of replacement spa and wellbeing club and erection of 27 residential dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. The site was granted on appeal in February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan.
Langley North (former playing fields/Langley School)	GNLP2170	1.33	40 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
Langley South (former Langley School)	GNLP2171	4.38	70 dwellings	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.

Trowse

NO UNREASONABLE SITES