

## **WROXHAM**

Wroxham is identified as a key service centre. Albeit shared with neighbouring Hoveton, services include a high school, primary school, shops, doctor's surgery, village hall, and library.

Wroxham Neighbourhood Plan was 'made' in March 2019 and covers the period to 2039. The vision for the Wroxham Neighbourhood Plan is for Wroxham parish to remain a unique and beautiful waterside community. It will have a variety of good quality homes to meet strategic and local needs, improved community services, effective traffic management, and a range of businesses, developed in ways that are sensitive to its iconic location and the Conservation Area.

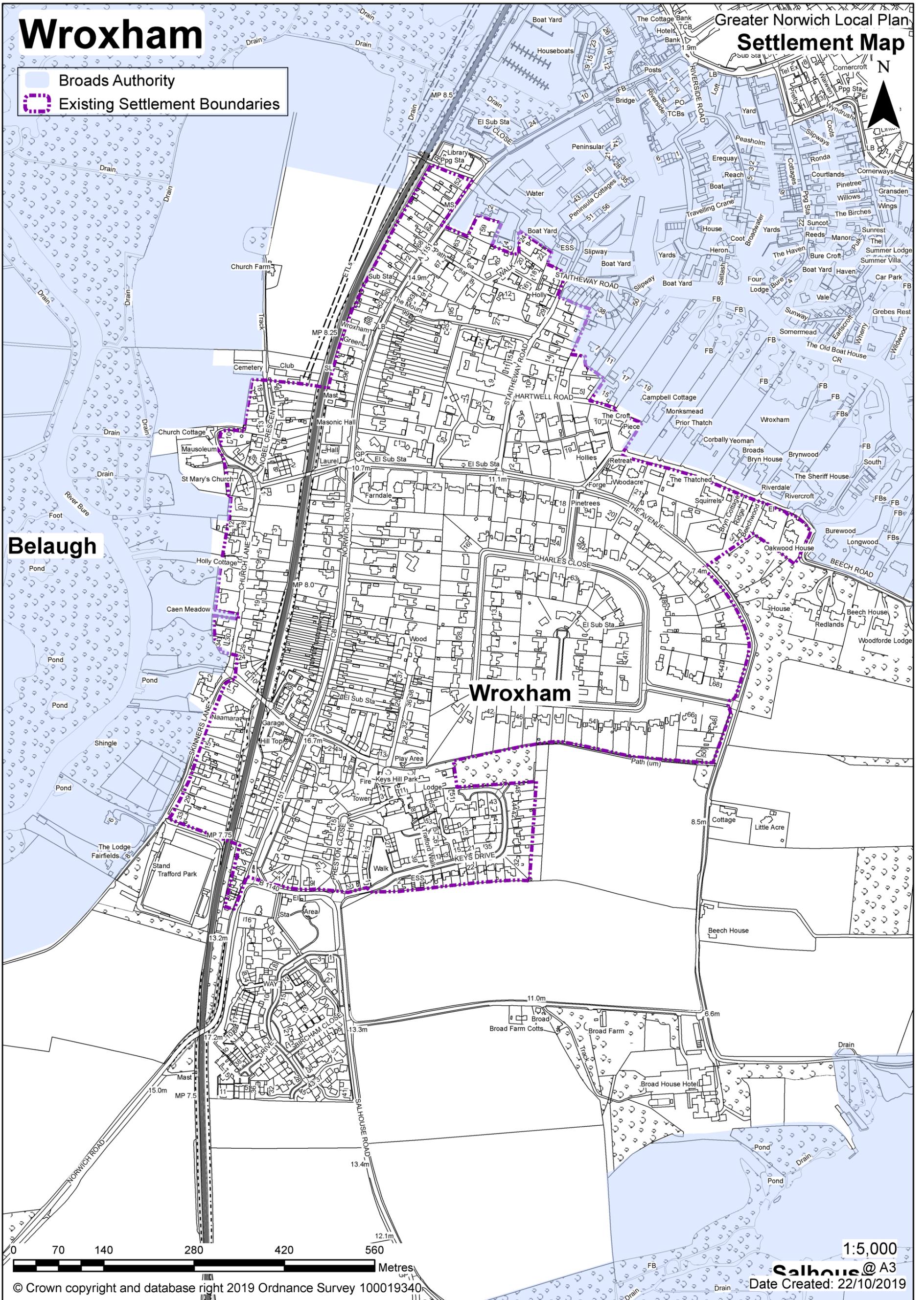
There are currently no new allocations proposed and no allocations to be carried forward in this key service centre. There are however 4 dwellings with planning permission on small sites.

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.

# Wroxham

## Greater Norwich Local Plan Settlement Map

-  Broads Authority
-  Existing Settlement Boundaries



Belaugh

Wroxham



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1:5,000

Salhouse @ A3  
Date Created: 22/10/2019

**No new allocations are proposed**

**No existing allocations to be carried forward**

Notes

Traffic constraints and Wroxham’s proximity to the Broads restricts growth. The now completed ‘Wherry Gardens’ development will be incorporated into the settlement limit.

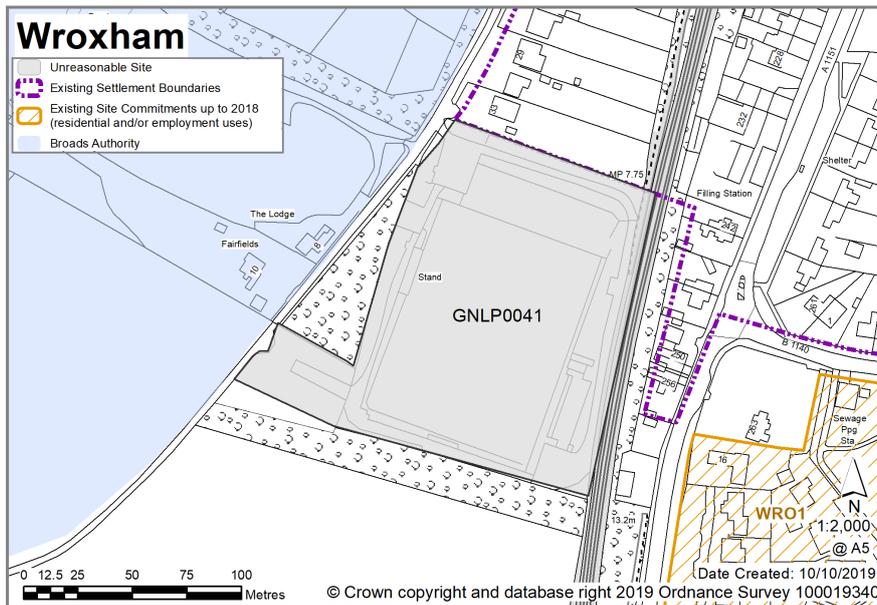
**Reasonable Alternatives**

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Wroxham</b>				
NO REASONABLE ALTERNATIVE SITES – TRAFFIC CONSTRAINTS AND PROXIMITY TO THE BROADS RESTRICT GROWTH				

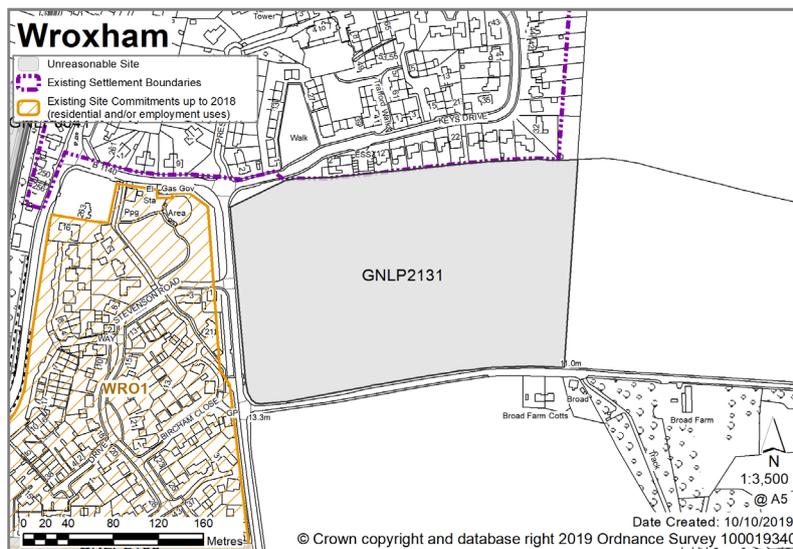
**Unreasonable Sites – Residential**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Wroxham</b>				
Wroxham Football Club, Trafford Park 35 Skinners Lane	GNLP0041	1.81	20 dwellings	The site remains in active use for Wroxham Football Club and although a potential replacement site has been identified this is not definite. Relocating the football club would require substantial investment, likely to be significantly more than would be achieved by redevelopment of the current ground and for that reason the site is considered to be unreasonable for allocation at the current time. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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East of Salhouse Road	GNLP2131	5.54	100 dwellings	This site could have potential for allocation subject to rationalisation of the Salhouse Road junction with Preston Close and Keys Drive, along with an acceptable access strategy. There is a safe route to school, although the site is at the limits of an acceptable distance. However, the site is not considered to be suitable for allocation as it is considered that traffic constraints and proximity to the Broads restricts additional growth in Wroxham.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
South of Wherry Gardens	GNLP2135	5.90	100 dwellings	This site is adjacent to the existing allocation, there is a safe route to school but the site is at the limits of an acceptable distance. The site is not considered to be suitable for allocation as it would result in a significant southwards elongation of development into the countryside. The site also has an unbalanced development frontage and would require inappropriate extension to the speed limit and visibility requirements which would be excessive to mitigate risk. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.

