

WYMONDHAM

Wymondham is classified as a main town in the emerging local plan and is the largest settlement in South Norfolk. The town has a wide range of services and facilities, including primary and secondary schools, leisure centre, library, extensive outdoor recreation facilities, as well as commercial and employment opportunities. Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of the existing commitment.

The town has a long and rich history. The Abbey was founded in 1107, and the 17th Century Market Cross remains the focal point of the town. Within the town itself there are over 200 listed buildings and the quality of the built environment helps support the continued success of retail and business activity in Wymondham. Wymondham continued to grow during the 20th century, particularly with development to the north, as shown by various residential areas accessed from the B1135 Tutttles Lane West. During the 1990s and 21st century, development continued: north-east of Tutttles Lane East (either side of Norwich Road towards Hethersett); east of Harts Farm Road off the B1172; and, at the south of the town, east of Silfield Road. Recent allocations in the Wymondham Area Action Plan (WAAP - October 2015) have focussed on rebalancing development to the south of the town, between the Norwich/Cambridge rail line and the A11 bypass, and around the station.

On the edge of town, the Gateway 11 Business Park is well-established, and the town also has good access to high quality employment opportunities at Norwich Research Park and Lotus/Hethel Engineering Centre. Additional employment allocations were made in the WAAP, predominantly either side of Browick Road. To the west of the town the River Tiffey Valley remains a largely intact rural landscape. Likewise, to the south-west, undeveloped views remain of the Abbey from a considerable distance. Despite considerable development pressure in the A11 corridor, planning policies have helped protect the separate identities of Wymondham and the nearby settlements of Hethersett and Spooner Row. The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document).

There are two sites identified as preferred options in Wymondham providing for 100 new homes. In addition, there is a contingency for 1000 new homes to be provided on currently unspecified sites, should they be required to support the delivery of housing in the plan. There are no carried forward allocations but a total of 2463 additional dwellings with planning permission. This gives a total deliverable housing commitment for Wymondham of 2,563 to 3,563 homes between 2018 – 2038.

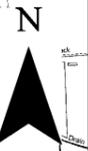
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Wymondham

Greater Norwich Local Plan
Settlement Map

Great Melton

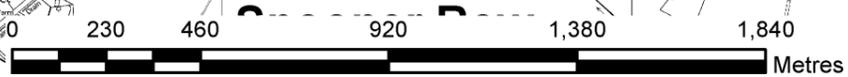
-  Preferred Housing Allocation
-  Carried forward existing Area Action Plan Boundary
-  Existing Settlement Boundaries



GNLP3013

GNLP0354

Wymondham



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@ A3

Date Created: 22/10/2019

New allocations proposed

POLICY GNLP0354 Land at Johnson's Farm, Wymondham (approx. 2.34 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Submission of a masterplan that does not prevent further development on the remaining field enclosure, beyond the plan period of 2038.
- Access either to be through Abbey Road or Preston Avenue (to be confirmed with the Local Highways Authority) considering amenity impacts on the existing dwellings.
- Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.
- The trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme, acknowledging that an access to Abbey Road or Preston Avenue will be required.
- Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

Notes

GNLP0354 (part): This smaller area of the larger site proposal is considered to be suitable for allocation because development here would not adversely impact on views of Wymondham Abbey and it was previously considered as appropriate in early drafts of the Wymondham Area Action Plan. The majority of the site is considered to be unreasonable due to the impact on the setting of Wymondham Abbey and associated landscape. The allocation must be accessed via Abbey Road or Preston Avenue.

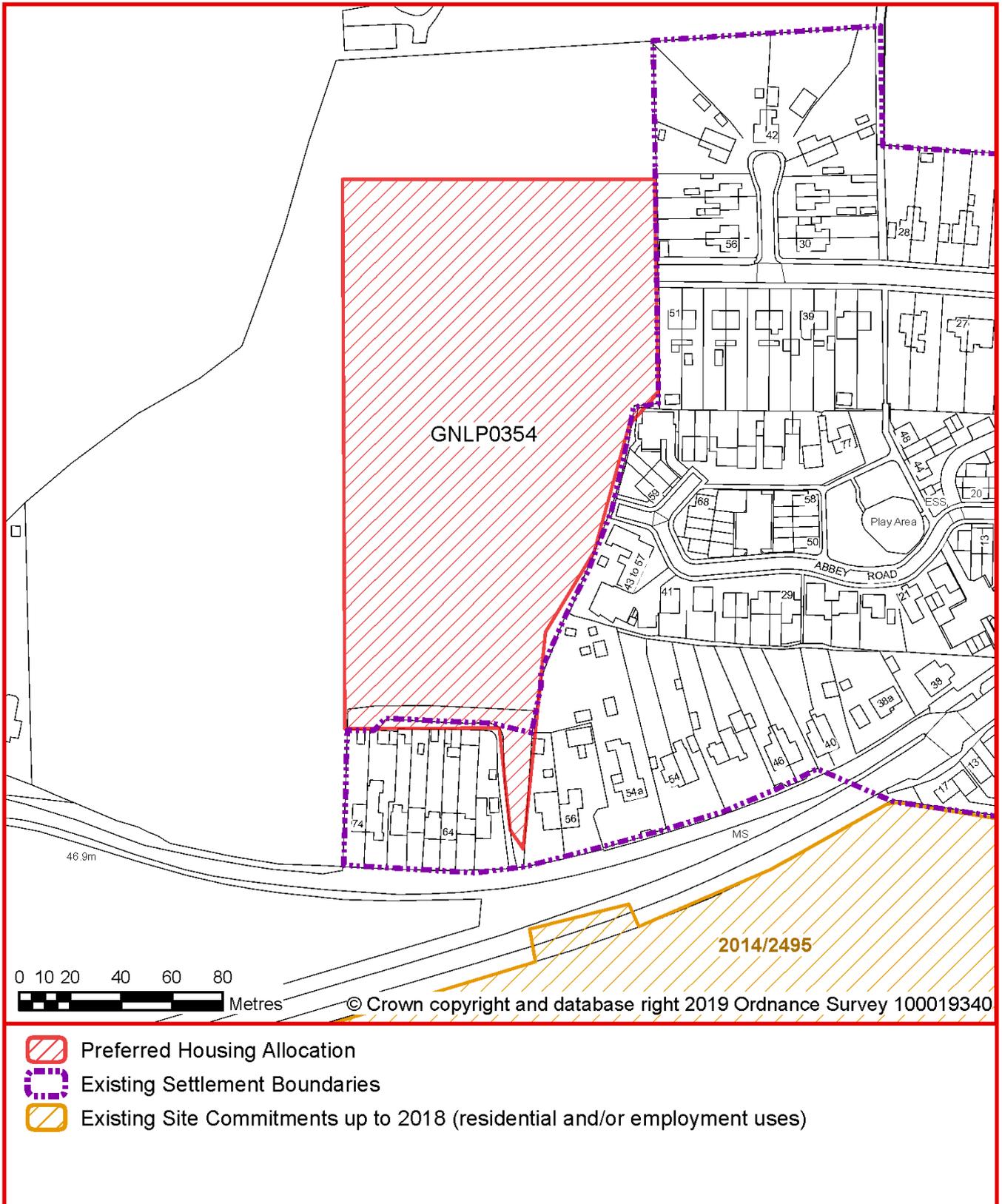
WYMONDHAM

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0354
Location Land at Johnsons Farm
Allocation Residential Development (50 dwellings)
Area 2.34 ha

N
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@ A4

Date Created: 24/10/2019



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

POLICY GNLP3013 Land North of Tuttle Lane, Wymondham (approx. 2.31 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Provision of an appropriate visibility splay and frontage footways that link with existing connections.
- Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
- Consideration and mitigation of surface water flood risk.
- The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

Notes

GNLP3013: This site is considered to be suitable for allocation because it relates well to the existing form and character of Wymondham and has minimal constraints. The allocation is subject to acceptable access and provision of a footway to link up with existing footways. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.

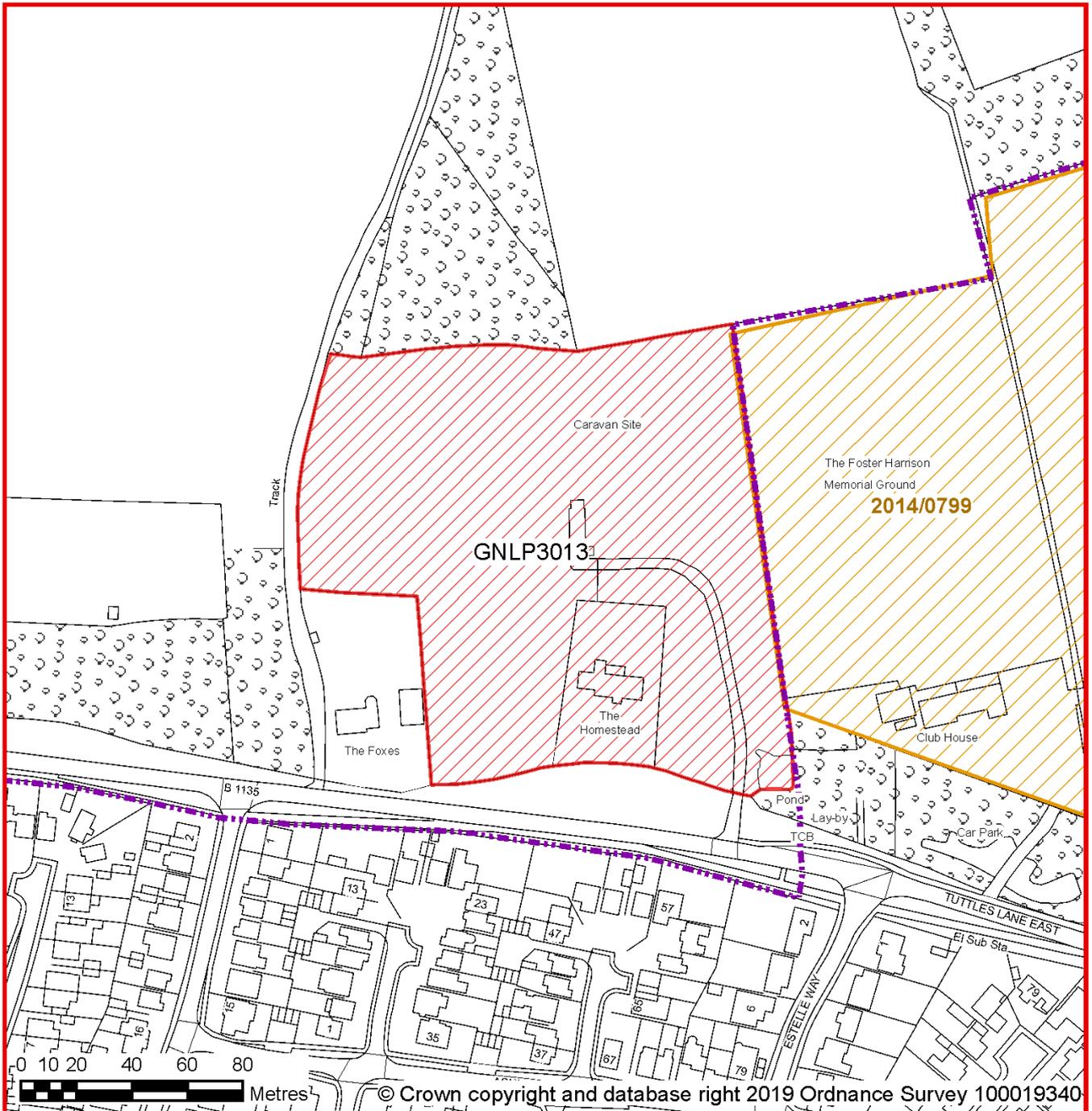
WYMONDHAM

Greater Norwich Local Plan
Preferred Site

Site Reference GNL3013
 Location North of Tuttle Lane
 Allocation Residential Development (50 dwellings)
 Area 2.31 ha


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 @ A4

Date Created: 24/10/2019



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

Existing allocations to be carried forward

Notes

Allocations identified in the Wymondham Area Action Plan will not be superseded by the new local plan.

Reasonable Alternatives

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Wymondham				
Land to the north of Tuttlés Lane East	GNLP0006	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 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	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. (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

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				proposed to include a new settlement in the Greater Norwich Local Plan at the current time).
North Wymondham	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	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. 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.
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364.00	High Tech employment uses together with residential and community facilities in form of a new garden village	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 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

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				<p>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.</p>
Park Farm	GNLP2168	340.00	6500 dwellings, new settlement	<p>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.</p>

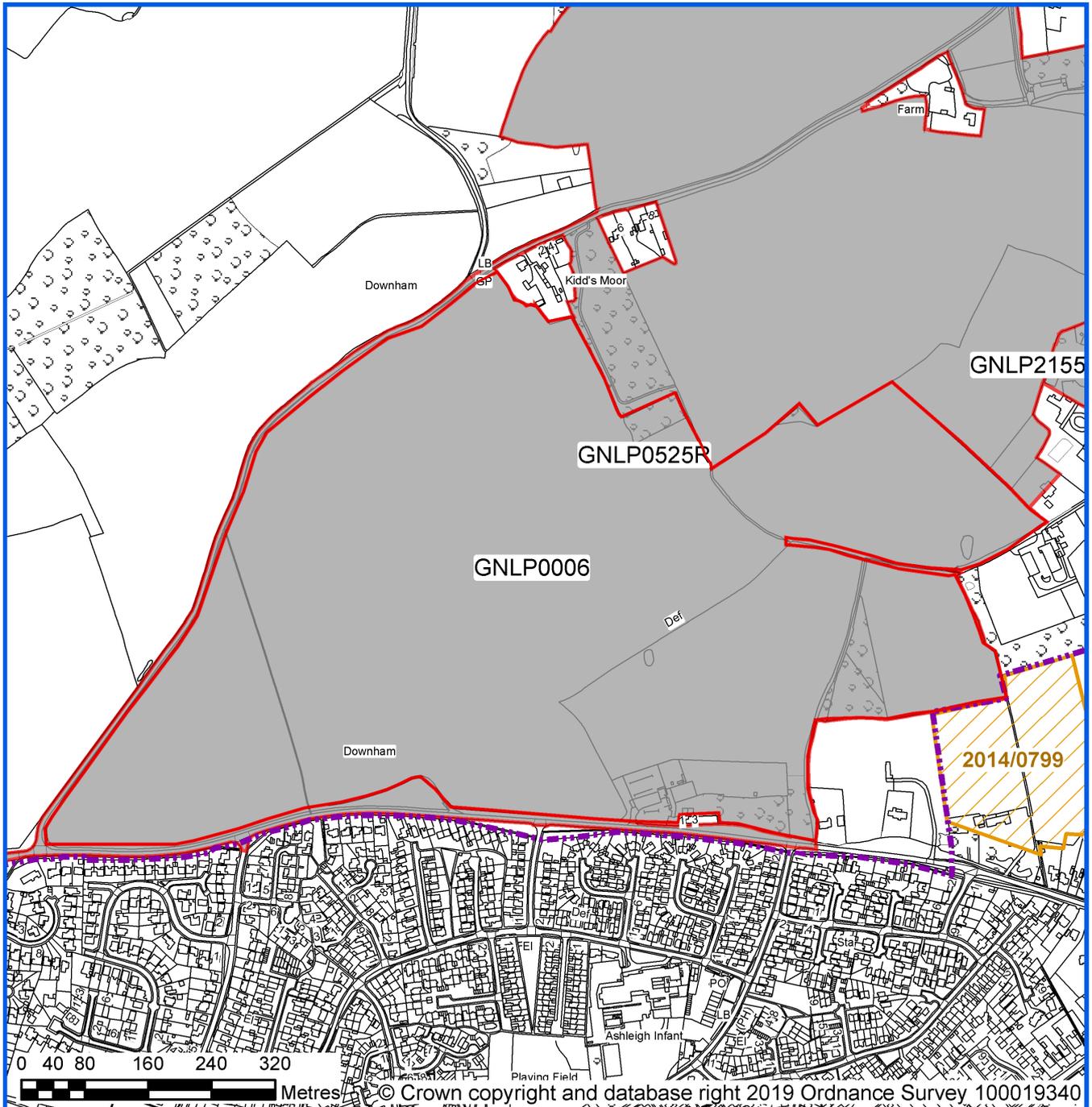
WYMONDHAM

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0006
 Location Land to the north of Tuttle's Land East
 Allocation Residential Development, open space and community use
 Area 53.68 ha

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Date Created: 24/10/2019



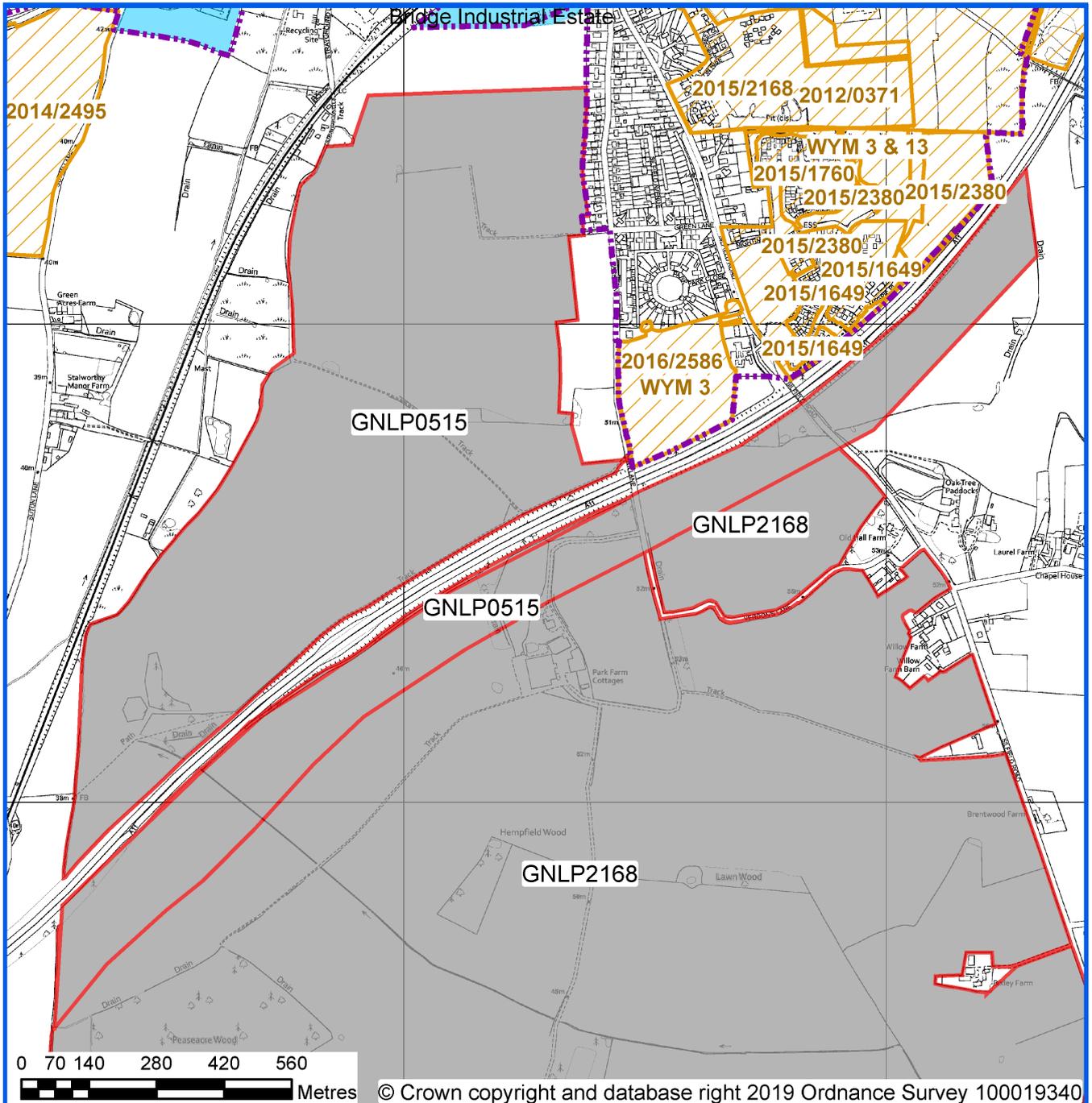
- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)

WYMONDHAM

Site Reference GNL0515
 Location Land at south Wymondham – north and south of the A11
 Allocation 1500 dwellings, community uses, open space, landscaping and associated infrastructure village
 Area 132.22 ha

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Date Created: 03/12/2019

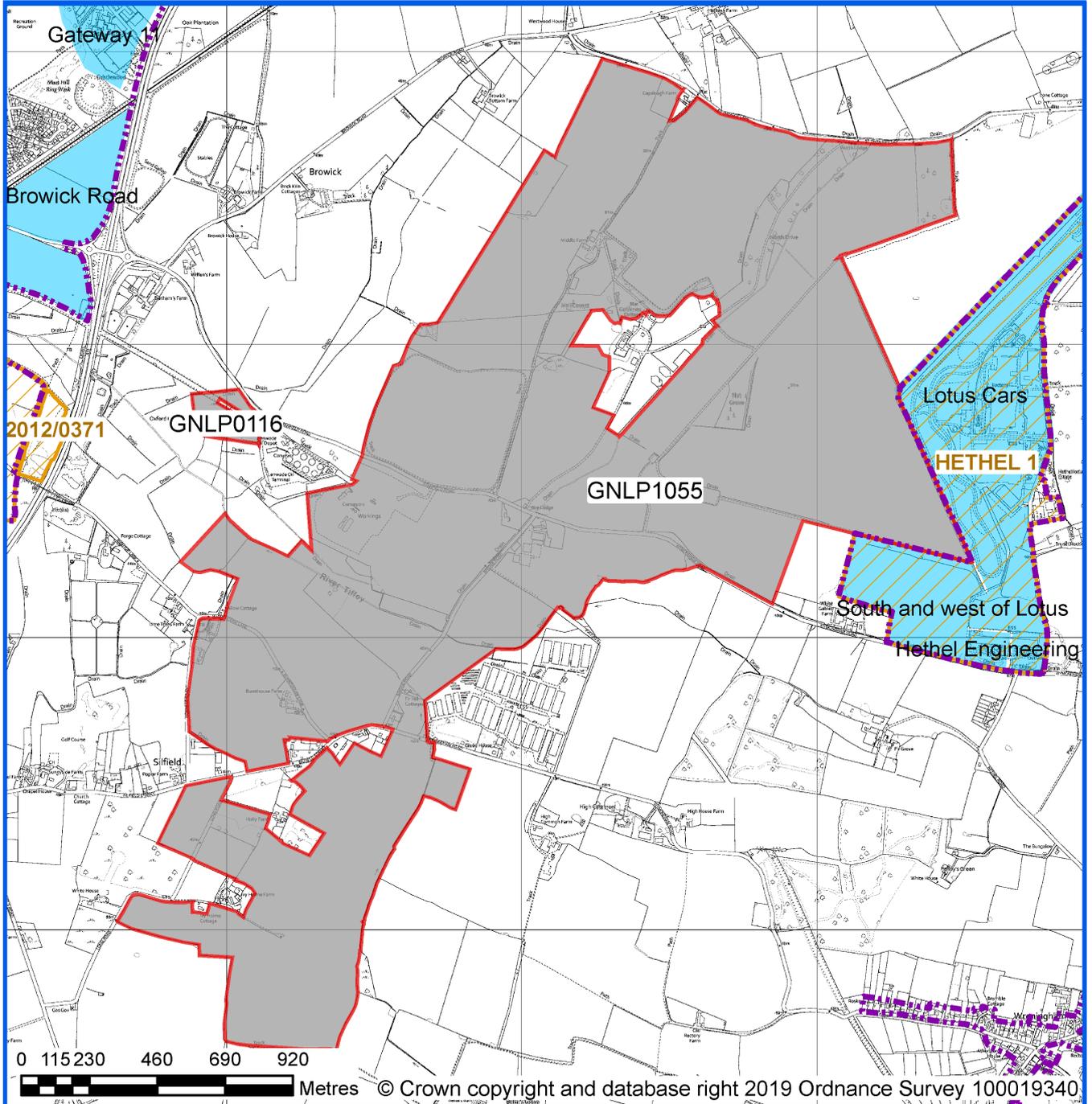


- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites

WYMONDHAM

Site Reference GNL1055
 Location West of Hethel, Stanfield Hall Estate, Stanfield Road
 Allocation High Tech employment uses together with residential and community facilities in form of a new garden village
 Area 364.00 ha


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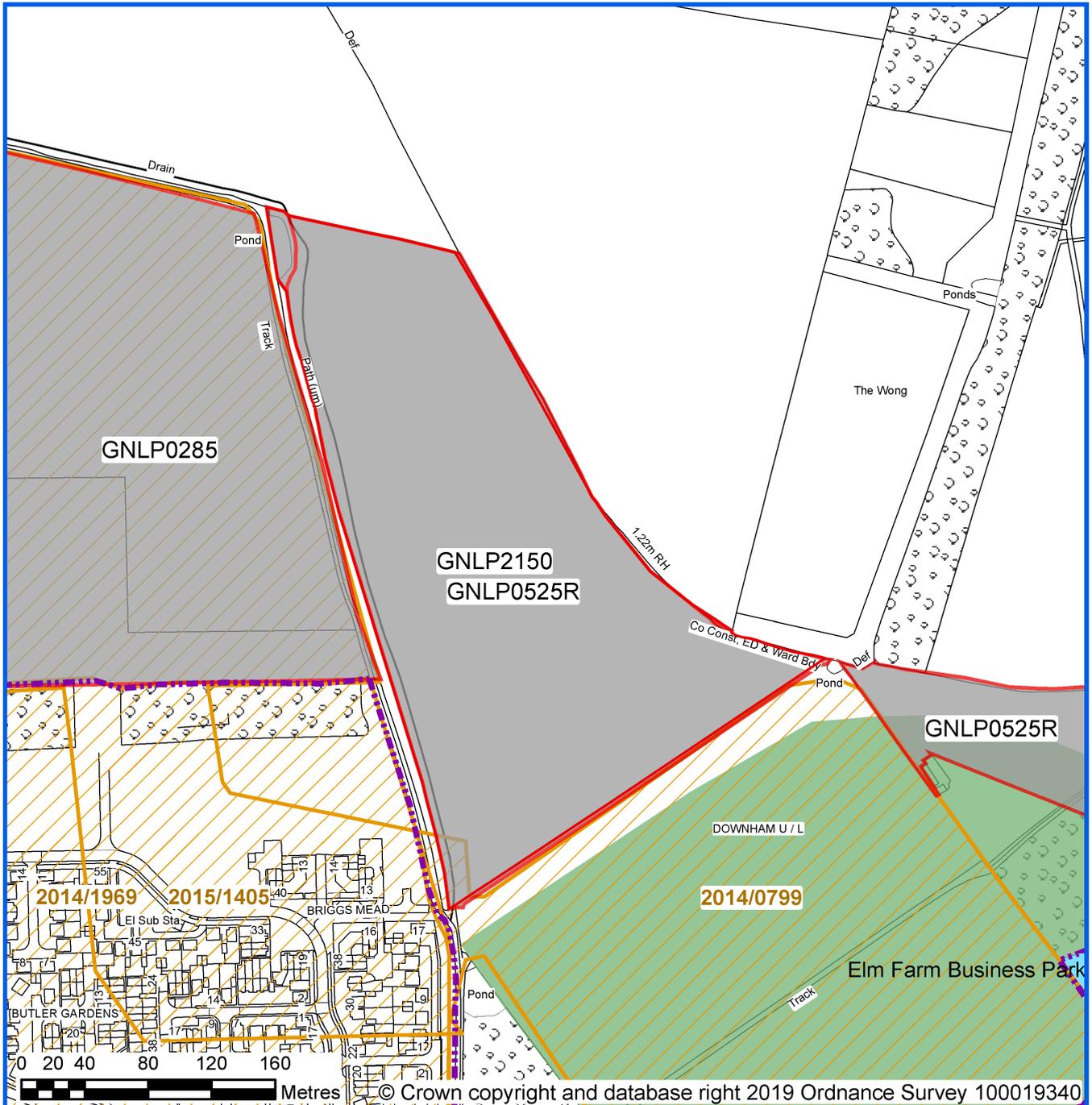
-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

WYMONDHAM

Site Reference GNL2150
 Location North east of Carpenter Barn
 Allocation Residential Development
 Area 6.50 ha

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Date Created: 24/10/2019



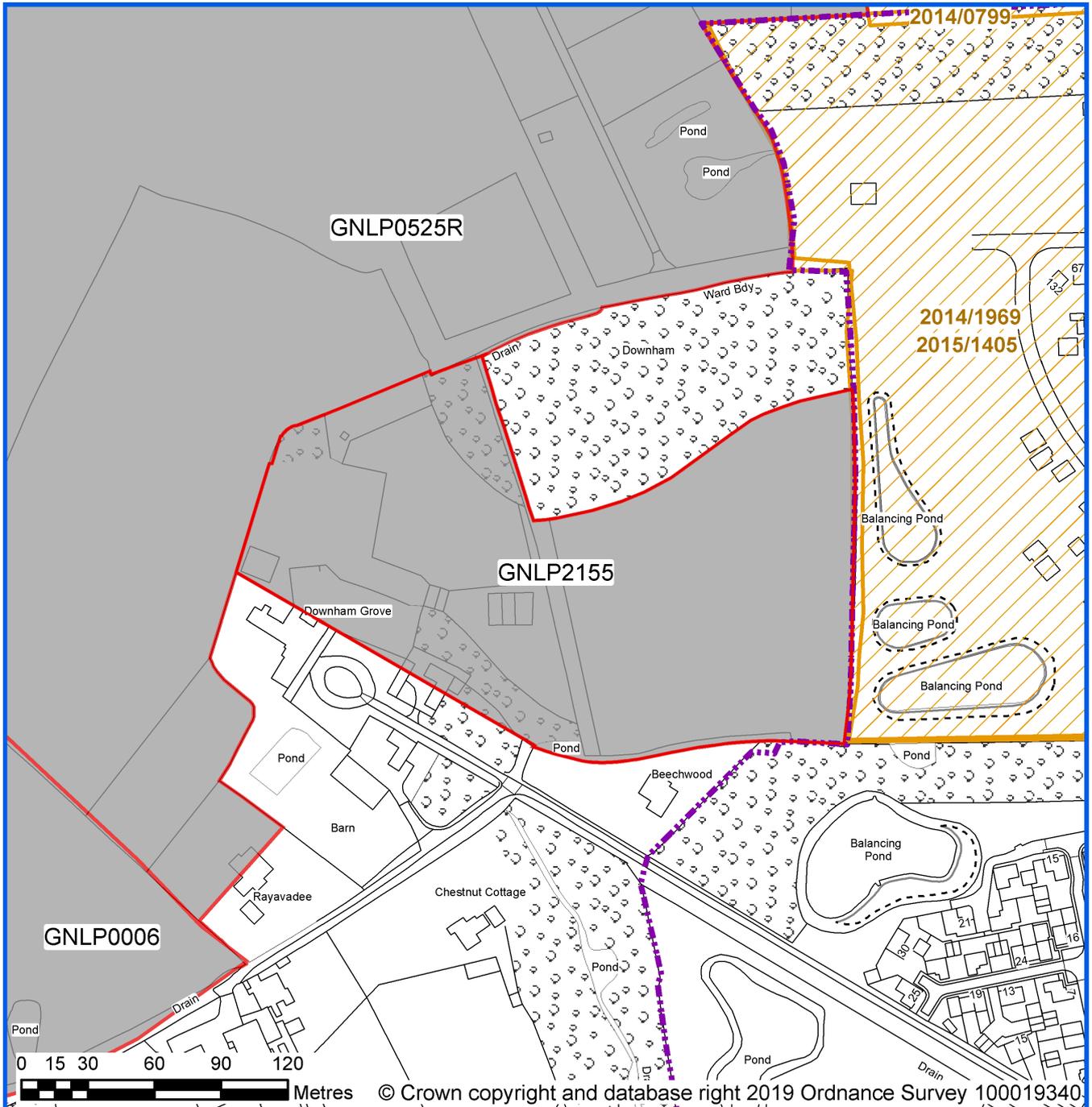
-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments
-  Strategic Employment Sites

WYMONDHAM

Site Reference GNL2155
 Location West of Carpenters Close
 Allocation Residential Development
 Area 3.40 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)

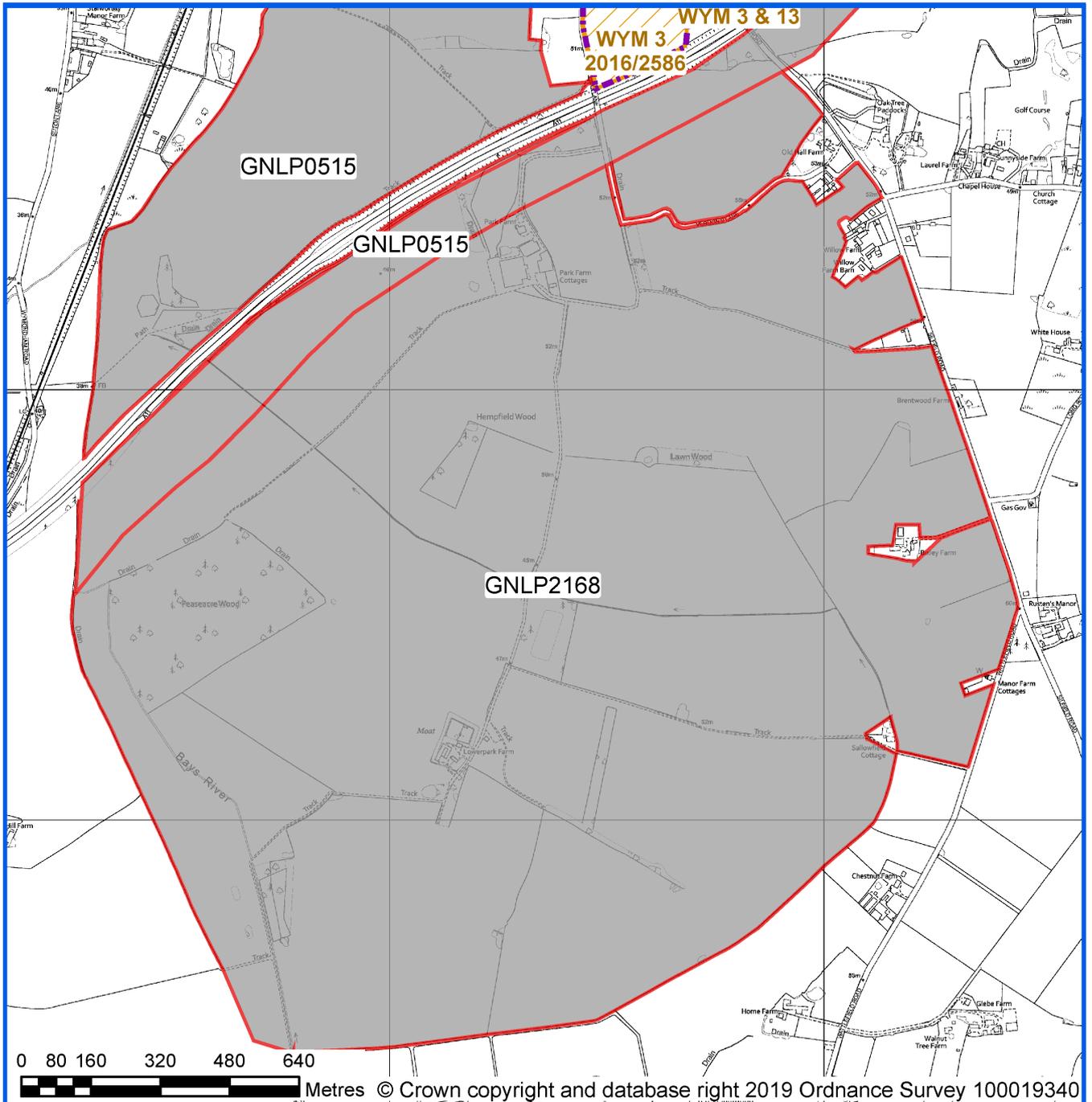
WYMONDHAM

Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL2168
Location Park Farm
Allocation 6500 dwellings, new settlement
Area 340.00

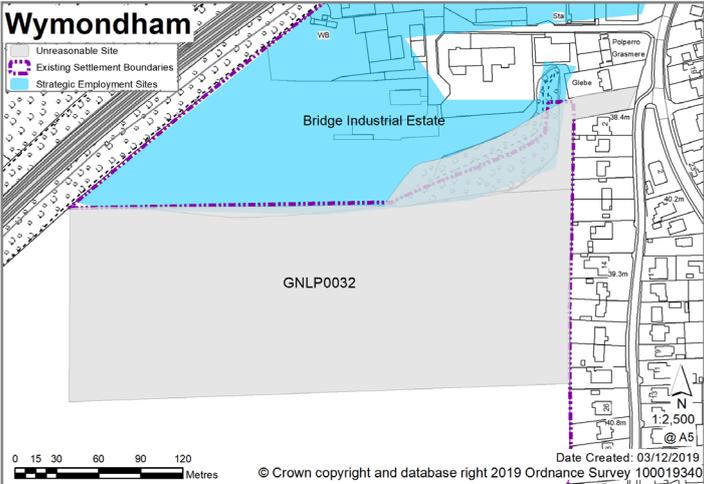
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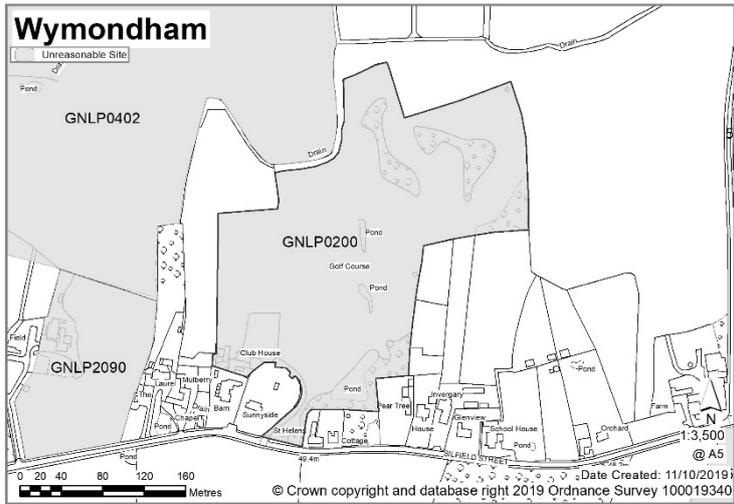


- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)

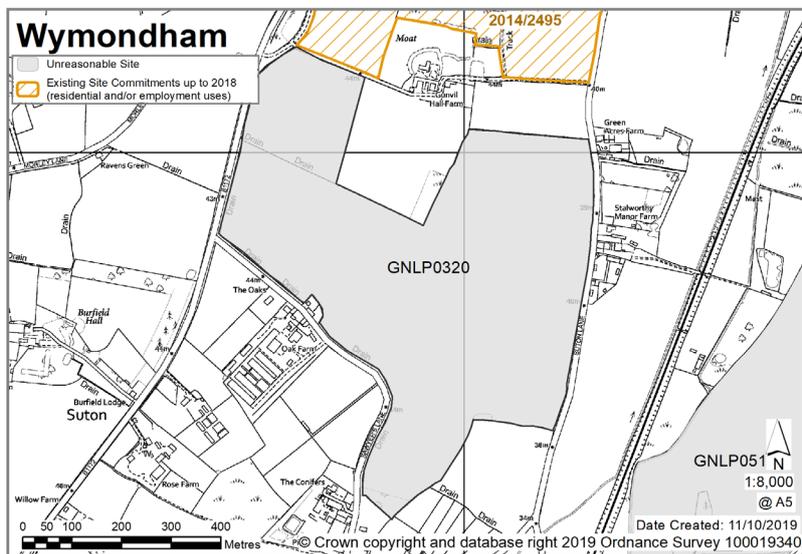
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Wymondham				
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and not suitable for the scale of development proposed.
				
Silfield Pitch and Putt, The Street	GNLP0200	5.97	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.

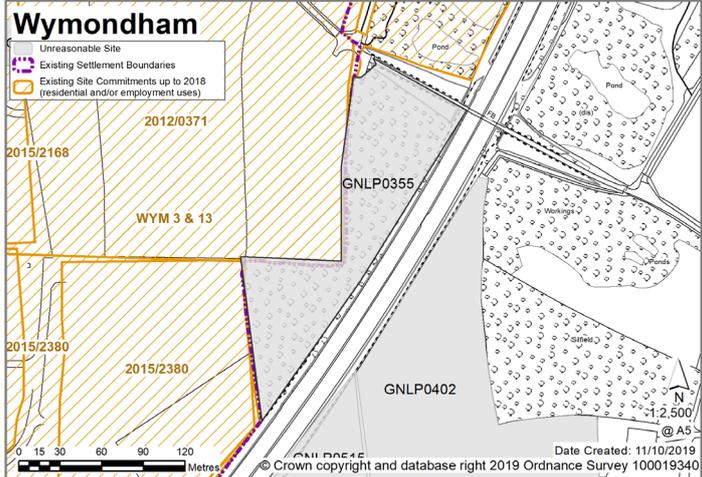
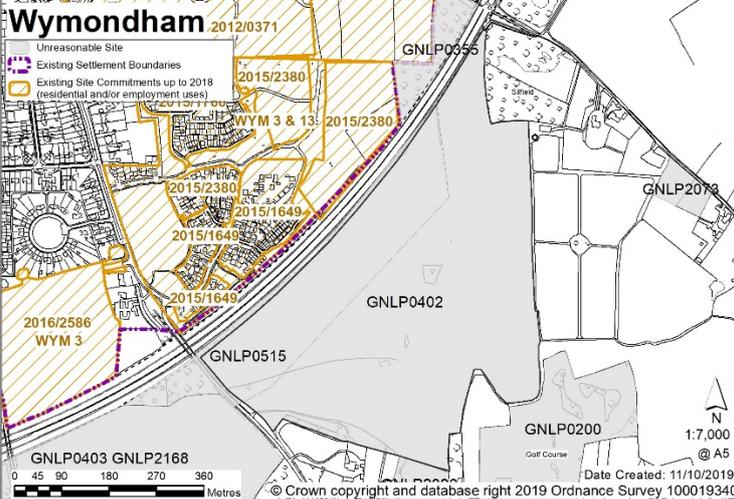
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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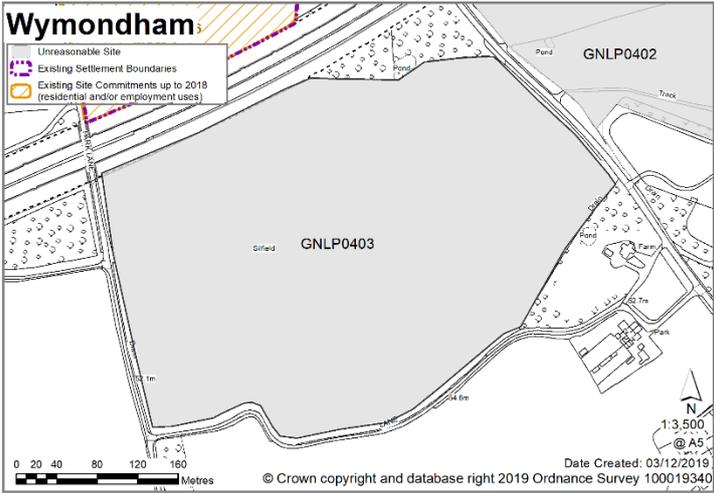
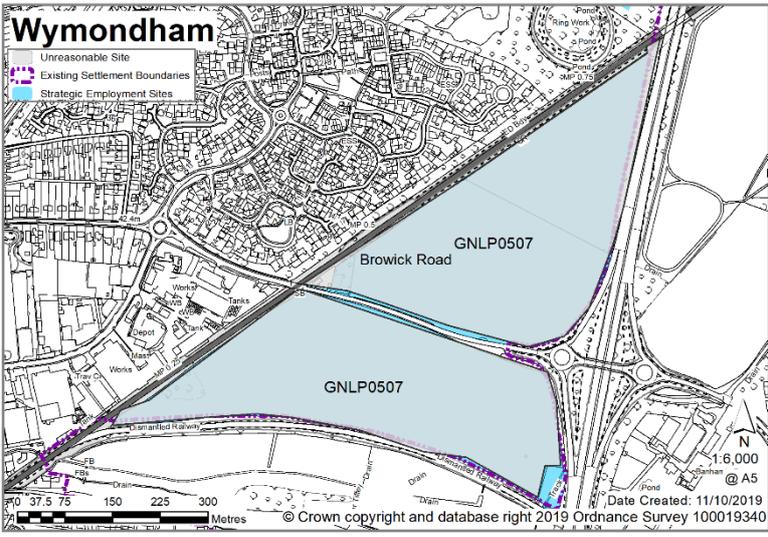


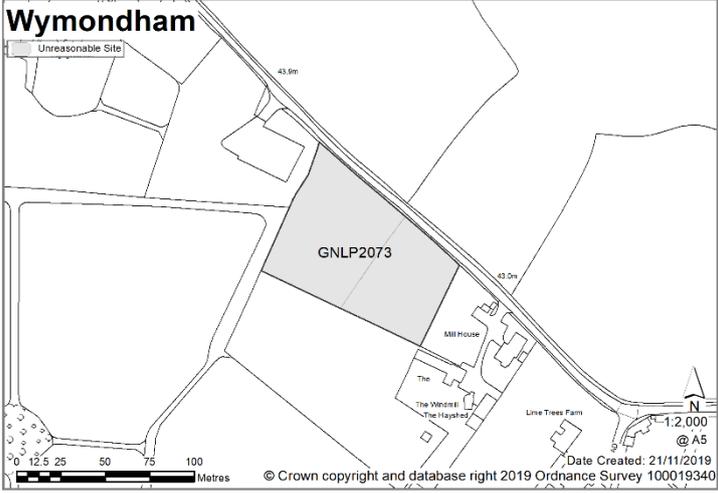
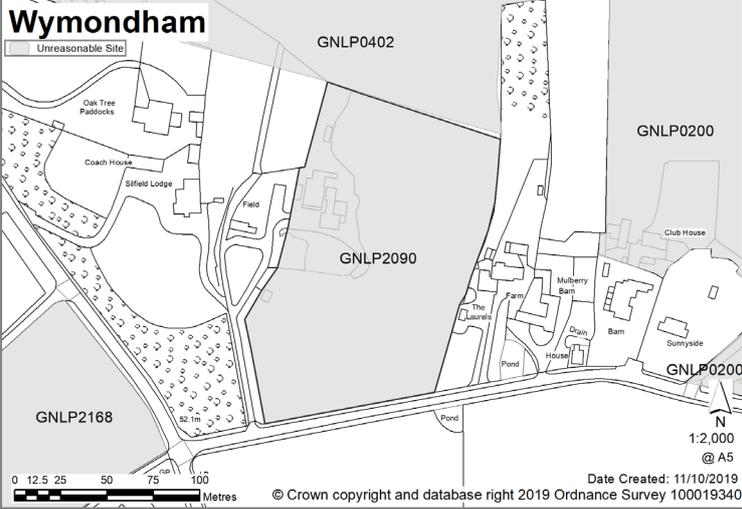
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings	This site is not considered to be suitable for allocation as it lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form contiguous development.
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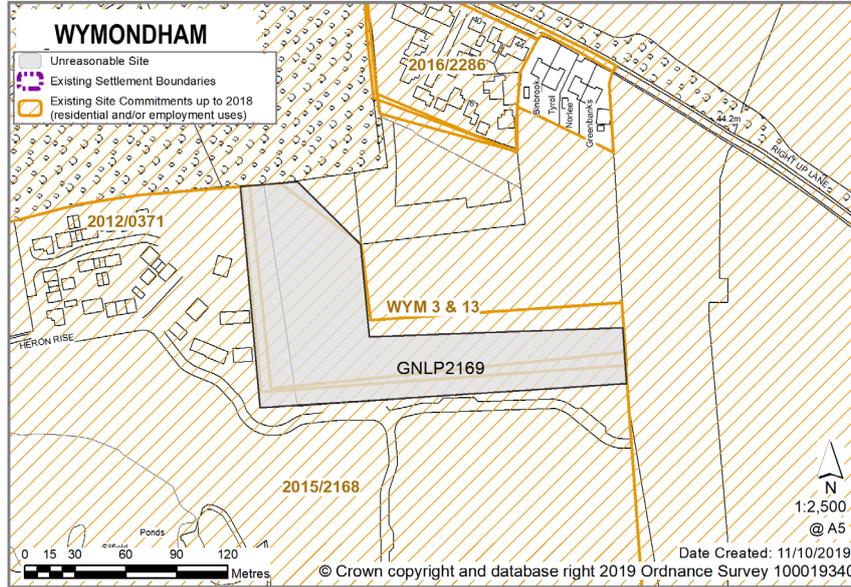
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
				
Land to the north east of Silfield Road and south of the A11	GNLPO402	26.87	800 dwellings, infrastructure, community uses and open space	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
				
Land to the south west of Silfield Road and south of the A11	GNLPO403	13.30	400 dwellings, infrastructure, community uses and open space	When considered on its own this site is not preferred for allocation as it is remote from Wymondham, separated from services and facilities by the A11. However, this site also forms part of the Silfield Garden Village proposal with site GNLPO515 and

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				GNLP2168. It is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time, but this could be considered through a future review of the plan.
				
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential	This site is considered to be unreasonable to allocate for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.
				
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings	This site is not considered to be suitable for allocation as it

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				is remote from Wymondham, poorly related to services and facilities.
				
East of Field House	GNLP2090	1.70	50 dwelling	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
				
Within WYM3 and WYM13 allocation	GNLP2169	1.36	32 dwellings	This site is within the WYM 3 allocation from the Wymondham Area Action Plan where the principle of housing has already been accepted. Development should come forward as part of a comprehensive scheme in accordance with the existing

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				allocation rather than being planned separately.



Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Wymondham				
Land north of Carpenters Barn, Wymondham	GNL0285	15.38	Recreational Use	This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches.
<p>The map displays the location of site GNL0285 (Barnard Fields) in Wymondham. A large area is shaded with diagonal lines and labeled '2014/0799'. The map also shows 'Existing Settlement Boundaries' (purple dashed line) and 'Existing Site Commitments up to 2018 (residential and/or employment uses)' (orange dashed line). Other planning application numbers visible on the map include 2014/1969 and 2015/1405. The map includes a scale bar (0 to 200 metres), a north arrow, and a scale of 1:4,000 @ A5. The date created is 01/12/2019. Copyright information: Crown copyright and database right 2019 Ordnance Survey 100019340.</p>				
Stanfield Road, Wymondham	GNL0116	2.99	Employment	This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot's location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.

