

| | |
|---------------------|---|
| Hierarchy | URBAN FRINGE |
| Settlements: | Colney, Cringleford, Bawburgh, Stoke Holy Cross, Trowse, Sprowston, Felthorpe, Hellesdon, Easton, |

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR COMMERCIAL/EMPLOYMENT

| Address | Site Reference | Area (ha) | Proposal |
|--|-----------------------|------------------|--|
| University of East Anglia, Colney | GNLP0140-C | 4.20 | UEA Triangle site, Watton Road |
| Land at Colney Lane, Cringleford | GNLP0244 | 7.34 | University related |
| South-east of Norfolk & Norwich University Hospital (Cringleford) | GNLP0331R-A | 14.80 | Employment-led mixed use |
| south of Norwich Research Park extension | GNLP0331R-B | 1.26 | Employment |
| South of Norwich Research Park extension | GNLP0331R-C | 5.59 | Employment |
| Costessey Park and Ride, Bawburgh | GNLP0376 | 1.05 | Employment & Commercial use |
| Land west of Ipswich Road, Keswick (Cringleford) | GNLP0497 | 6.90 | Employment |
| A140/Mulbarton Road, Keswick (Cringleford) | GNLP3047 | 16.10 | Employment |
| Land at junction Loddon Road/Bungay Road (Stoke Holy Cross/Poringland) | GNLP3051 | 7.91 | Park and Ride Site |
| Land at and adjacent to Whitlingham Country Park | GNLP3052 | 200.00 | Recreation and tourism associated with the existing Country Park |
| White House Farm | GNLP3024 | 6.04 | Multi Use Community Hub |

| | | | |
|---|----------|---------------|---|
| Land off Norwich Northern Distributor Road. Felthorpe | GNLP0465 | 5.04 | Commercial |
| West of Hellesdon Park Industrial Estate, Hellesdon | GNLP2142 | 5.71 | Extension to industrial estate, burial ground, open space, car park |
| Total area of land | | 281.94 | |

LIST OF SITES TO BE CONSIDERED FOR INFRASTRUCTURE/TRANSPORT/RECREATION AND LEISURE

| Address | Site Reference | Area (ha) | Proposal |
|--|-----------------------|------------------|---|
| University of East Anglia, Colney | GNLP0140-A | 2.50 | Proposed clubhouse, pavilion and pitch site |
| University of East Anglia, Colney | GNLP0140-B | 0.80 | Proposed car park extension |
| Norfolk Showground, Easton | GNLP2074 | 76.66 | Food, farming, leisure, tourism, recreation, arts, exhibition |
| Land East of Reepham Road/North of Arden Grove School, Hellesdon | GNLP1019 | 11.08 | Open Space |
| Land adjacent to St Marys Church, Low Road, Hellesdon | GNLP1020 | 1.26 | Burial Ground |
| Rear of Heath Crescent, Prince Andrews Road, Hellesdon | GNLP1021 | 2.07 | Leisure |
| Total area of land | | 94.37 | |

LIST OF SITES TO BE CONSIDERED FOR COMMUNITY USES

| Address | Site Reference | Area (ha) | Proposal |
|---------------------------|-----------------------|------------------|-----------------|
| Sprowston Park and Ride | GNLP0383 | 5.19 | High school |
| Total area of land | | 5.19 | |

INFRASTRUCTURE/TRANSPORT/RECREATION AND LEISURE

| Site Reference | Categories | | | | | | | | | | | | | |
|----------------|-------------|--------------------|--------------------|--------------------------|------------------------------------|------------|-----------------------|------------------------|----------------------|-----------------------------|----------------------|-------------------|-------------------|--------------------------------------|
| | Site access | Access to services | Utilities Capacity | Utilities Infrastructure | Contamination/ ground stability | Flood Risk | Market attractiveness | Significant landscapes | Sensitive townscapes | Biodiversity & Geodiversity | Historic environment | Open Space and GI | Transport & Roads | Compatibility with neighbouring uses |
| GNLP0140A | n/a | | | | | | | | | | | | | |
| GNLP0140B | n/a | | | | | | | | | | | | | |
| GNLP2074 | Green | Green | Green | Green | Amber | Amber | Green | Green | Green | Amber | Amber | Green | Green | Green |
| GNLP3051 | n/a | | | | | | | | | | | | | |
| GNLP3052 | n/a | | | | | | | | | | | | | |
| GNLP1019 | n/a | | | | | | | | | | | | | |
| GNLP1020 | n/a | | | | | | | | | | | | | |
| GNLP1021 | n/a | | | | | | | | | | | | | |

COMMUNITY USES

| | Categories | | | | | | | | | | | | | |
|----------------|-------------|--------------------|--------------------|--------------------------|------------------------------------|------------|-----------------------|------------------------|----------------------|-----------------------------|----------------------|-------------------|-------------------|--------------------------------------|
| Site Reference | Site access | Access to services | Utilities Capacity | Utilities Infrastructure | Contamination/ ground stability | Flood Risk | Market attractiveness | Significant landscapes | Sensitive townscapes | Biodiversity & Geodiversity | Historic environment | Open Space and GI | Transport & Roads | Compatibility with neighbouring uses |
| GNLP0383 | n/a | | | | | | | | | | | | | |

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

| Site Reference | Comments |
|-----------------------|---|
| GNLP0140-A - C | <p>General comments: Objections raised concerns regarding loss of green space, impact on the wellbeing on humans and wildlife and flood risk. The large number of development sites outside of the valley being proposed should more than meet the expected growth needs for housing and employment, without risking damage to what local plans identify as a Strategic Green Infrastructure Corridor. Do not allow grant the status of Development Site above and beyond what has already been granted re Norwich Rugby club. These sites are in a protected area. The rugby building, and pitch is too close to the river, will mean putting in a road in place of a well-used used car free, cycle/pedestrian path currently exists from UEA across to John Innes and the hospital.</p> <p>Sport England comments: Sport England supports this allocation which is the subject of an existing planning consent for new sports facilities.</p> |
| GNLP0244 | <p>General comments: Objections raised concerns as the site is within the ‘strategic green infrastructure corridor’ that is important for the environment and local community. Loss of green space had impacts on the Yare Valley Green Infrastructure Corridor. Other concerns include (1) flood risk, (2) loss of local wildlife, (3) destruction of woodland, (4) traffic congestion, (5) road safety, (6) site is essential woodland for physical and psychological health, (7)</p> <p>One comment submitted in support of site. Report submitted consisting of the assessment of deliverability. The redevelopment of Congregation Hall has been a long-term ambition of the UEA, with the redevelopment first mentioned in the 2010 Development Framework Strategy. It is recognised that the Hall does not fulfil its potential at present, and the comprehensive redevelopment of the site would seek to implement a new conference/events space which acts as a focal point and reflects the architectural integrity of the wider Campus.</p> <p>Site GNLP0244 should be allocated for UEA related uses, NRP related uses and potentially residential development. As set out in the full Representation, the site is suitable, available, achievable and viable and is therefore deliverable. It represents a sustainable location for development and is capable of delivering a modest quantum of development.</p> <p>Norfolk Wildlife Trust comments: This site is currently plantation woodland and part of the Yare Valley GI corridor. It should not be allocated, for this reason.</p> |

Norwich Green Party comments:

GNLP 0244 and 0461 - We consider that the allocation of these sites for development would be inappropriate. The existing woodland should be protected, and green space protected by a Greenbelt policy. This also forms part of the strategic gap between Norwich and Cringleford that we feel is necessary for them to be seen as separate settlements.

Colney Parish Council comments:

The UEA plantation area adjacent Colney Lane was originally conceived as a woodland of mainly broadleaved trees. Site GNLP0244, adjacent the playing fields, is scheduled for a variety of uses and would involve the further removal of trees on this designated green field location. All of this would be in addition the trees planned to be felled to create rugby pitches in the 2016/0233 application for development of the much-prized Yare Valley. These proposals would reduce the effectiveness of the plantation as a water storage area as identified by the Environment Agency potentially increasing future flood risks of the Yare. This area should be left alone.

Norfolk Geodiversity Partnership comments:

We wish to object to this site proposal on the grounds of negative impact on the landscape character and countryside setting of the Wensum Valley. Furthermore, we note that it includes a chalk pit of great geological interest, listed in the Norfolk Geodiversity Audit as site SNF28. It is significant exposure of the Chalk of the Pre-Weybourne Chalk sub-division with a rich fossil fauna (Wood 1988, Gale 2014). If development were granted we urgently request that plans be made conditional upon providing chalk exposures as part of a nature conservation area for Green Infrastructure, supporting wildlife as well as geology.

Cringleford Parish Council comments:

A large part of the site lies in Cringleford. The Parish Council endorses the observation made on the site for the GNLP but notes that it is 'proposed for university related uses and potentially housing'. 'University related' is unspecified but the granting by South Norfolk District Council of planning permission on it for a rugby club and extensive playing fields means that some of the woodland is scheduled for removal and the slopes sculpted to provide pitches for rugby football. The Parish Council opposed this development and regrets the incursion of the valley. The Parish Council is opposed to the development of the rest of the site for housing or any other purpose. Housing would not only add to the emerging urban character of the parish, which most parishioners see as undesirable, but would also further compromise access to the Yare Valley, further detract from the landscape of the valley and remove ever diminishing and much needed green space from the south west fringes of Norwich.

| | |
|-------------|--|
| GNLP0331R-A | <p>General comments: Objections raised concerns regarding site is an important wildlife link between the Yare Valley and the Bypass Landscape Protection Zone, removal of a popular walking location, no footpaths and site serves as a valuable part of any future protection of wildlife migration routes.</p> <p>Colney Parish Council comments: We submit that all these additional sites be removed from the putative allocation procedures under Regulation 18 and that what remains of this beautiful and biodiverse Valley as well as Colney Parish be left alone as is the intention under existing planning procedures. The only purpose of reviewing these landscape policies is to strengthen them. See full submission.</p> |
| GNLP0331R-B | <p>General comments: One objection raised concerns regarding site falls within the Yare Valley corridor and are covered by the NSBLPZ to give protection for a wildlife corridor.</p> <p>Colney Parish Council comments: We submit that all these additional sites be removed from the putative allocation procedures under Regulation 18 and that what remains of this beautiful and biodiverse Valley as well as Colney Parish be left alone as is the intention under existing planning procedures. The only purpose of reviewing these landscape policies is to strengthen them. See full submission.</p> |
| GNLP0331R-C | <p>General comments: One objection raised concerns regarding site falls within the Yare Valley corridor and are covered by the NSBLPZ to give protection for a wildlife corridor.</p> <p>Colney Parish Council comments: We submit that all these additional sites be removed from the putative allocation procedures under Regulation 18 and that what remains of this beautiful and biodiverse Valley as well as Colney Parish be left alone as is the intention under existing planning procedures. The only purpose of reviewing these landscape policies is to strengthen them. See full submission.</p> |
| GNLP0376 | No comments submitted |
| GNLP0497 | <p>General comments: One comment in support of site. This submission is made in respect of Land West of Ipswich Road, East of B1113 (Ref: GNLP0497) on behalf of MAHB Capital the promoters of the site. The site presents the opportunity, in combination with an existing allocation (KES2), to provide land for additional employment</p> |

| | |
|----------|---|
| | <p>floorspace in a sustainable location and contribute to the challenge of providing 45,000 jobs in the Greater Norwich Area over the plan period. It is considered that the site, in combination with KES2, would have the capacity to deliver in the region of 30, 000 sq. meters of employment floorspace. A development of this nature could deliver circa 1000 new jobs. See full report.</p> <p>One comment made said at the south Norfolk Development Management Committee of Wednesday 21st June 2017 this application was firmly rejected by the Committee on the basis 'It is not considered that the material considerations of job creation or the delivery of the proposed highway works outweigh the identified policy conflict'. The availability of significant evidence from the GNLP Evidence Base now confirming that there is no need for this additional capacity for job creation, makes the case for rejection of this application overwhelming. The GNLP should respect the decision of South Norfolk.</p> <p>Objections raised concerns regarding loss of a green zone and wildlife. Site has flood risks and is a protected area. The marshes and land adjacent to them are enjoyed by many people and animals and provide a beautiful respite from the city for everyone to enjoy. With so many more appropriate places to build identified it is unfathomable to damage this beautiful sport and build close to the protected area and yare valley.</p> <p>Keswick and Intwood Parish Council comments: Keswick and Intwood Parish Council believe GNLP 0497 should be refused for reasons already provided in response to Planning Application 2016/0764 and 2017/2794 (currently being considered) both being analogous to GNLP 0214. Planning Application 2016/0764 was refused because the proposed development would have resulted in a significant adverse impact on the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), and the landscape setting of Norwich by the extent of the application site and the identified harm to the openness of the NSBPLZ when viewed from the west. This conflicts with Policy DM4.6 of the South Norfolk Local Plan 2015.</p> |
| GNLP3047 | <p>No comments submitted as site submitted during stage B consultation.</p> |
| GNLP2074 | <p>General comments: Objections raised concerns regarding road safety, no footpaths, unsuitable roads and pollution.</p> <p>Costessey Town Council comments: Refuse development for housing on this triangle site. Only access to this site is onto Long Lane. There are always tailbacks onto the Longwater Interchange southern roundabout at peak times and when there are events at the Showground. Costessey TC could</p> |

| | |
|----------|--|
| | <p>support a regional facility such as a concert hall, Exhibition Centre (eg like the NEC in Birmingham) on this site, but NOT residential development or light industrial use. CTC would prefer to keep the use as a Showground as it is an important facility in East Anglia. NB: Food hub is proposed further out along the A47 with potentially a new town. CTC could not support new dwellings further dwellings on this site as the road access is difficult as evidenced by the congestion on the existing Longwater interchange.</p> |
| GNLP3051 | No comment submitted as site submitted during stage B consultation. |
| GNLP3052 | No comment submitted as site submitted during stage B consultation. |
| GNLP0383 | No comments submitted |
| GNLP0465 | <p>General comments: The site could be considered with more detailed plans.</p> <p>There are concerns about traffic due to the lack of nearby petrol stations and traffic bunching. Would prejudice a 'no development' policy along the NDR and development would undo the objective of freeing traffic on radial roads and providing sustainable transport in the NDR DCO. There would be extra traffic down the narrow Brands Lane which is unsuitable. The site is isolated so would discourage residents from integrating into the community. No public transport or facilities. Too close to Drayton Dreway.</p> <p>Site is outside the settlement limit and adjacent to Common Land and Green Infrastructure land (which supports walking/cycling etc.). It is contrary to Policy 8 of the Drayton Neighbourhood Plan. Location is isolated which would discourage residents from integrating into the community.</p> <p>Objections raised regarding potential development. The green space and natural environment should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.</p> <p>Drayton Parish Council comments: Subject to receipt of more detailed plans and proposals the site could be given consideration by the Parish Council. The site is outside the settlement limit and is adjacent to Drayton Dreway which is Common Land and adjacent to Green Infrastructure land which is contrary to policy 8 of the Drayton Neighbourhood Plan. Since the opening of the NDR this has become a valuable walking route (GI) and Drayton Parish Council would wish to avoid developing this area.</p> |

| | |
|----------|--|
| | <p>Felthorpe Parish Council comments: Felthorpe Parish Council objects to the proposals for the following reasons: the development would cause extra traffic down Brands Lane which is a narrow country lane and already unsuitable for the amount of traffic using it; the location would be removed from the main parish and so parishioners would find it difficult to integrate into the community; there would be no facilities or buses for the new properties; the site is close to Drayton Drewray and would affect these vital wildlife sites.</p> |
| GNLP2142 | <p>General comments: One objection made on the grounds it would ruin the character of Hellesdon, already having lack of facilities and infrastructure.</p> <p>One comment welcomes the allocation of land to burial ground and parking for parish church. However, have reservations on the use of this steeply sloping site for industrial use as it will be detrimental to the landscape views from the Wensum Valley.</p> <p>One comment in support of site. This area of industrial units is a local success story in terms of employment. It does not impact upon land the community uses and could have minimal visual impact. If sensible, sensitive proposals were brought forward I would be in favour.</p> |
| GNLP1019 | <p>General comments: Objections raised concerns regarding traffic congestion, lack of country walk areas, pollution, services already oversubscribed, impacts on wildlife, poor road systems, impact on existing infrastructure, ruining the landscape and is on the flight path to Norwich Airport.</p> <p>Comments submitted in support of site on the grounds the site is used for recreational use not housing.</p> <p>Drayton Parish Council comments: We would support this site for recreational purposes as requested by Hellesdon Parish Council but would object if this site was proposed under GNLP0332 as housing.</p> <p>Hellesdon Parish Council comments: Cottinghams park and allotments are Hellesdon amenities and should not be considered for development under GNLP0332. Designation as recreational land should not be changed.</p> |
| GNLP1020 | <p>General comments: Objections raised concern regarding bad access, distance from Norwich Airport impacting take off flight lines. Other concerns include traffic congestion, pollution, lack of services to support development and loss of wildlife.</p> |

| | |
|----------|---|
| | <p>Comments in support of proposal as burial land.</p> <p>Hellesdon Parish Council comments: Designation as a burial ground should not be changed.</p> |
| GNLP1021 | <p>General comments: Objections raised concerns regarding traffic congestion, oversubscribed services particularly schools, loss of green spaces, pollution and ruin Jarrold's sports ground. Land is designated as recreational and should remain so. Under the neighbourhood plan all green spaces should be protected.</p> <p>Comments in support of site for recreational land.</p> <p>Site submitted on behalf of Hellesdon Parish Council. The site is in private ownership, but before its closure it was a Sportsground for a local company offering Football pitches, tennis courts, a full-size bowling green and a club house. Hellesdon is deficient per head of population in formal recreational facility sites by some 12 hectares, and as a Parish Council we believe that this is the last piece of green open recreational space within the parish periphery which needs to be kept for the resident's amenity. The parish council fully support this site allocation proposal.</p> <p>Sport England support the retention of this site for sport, given the deficiencies of provision in the local area. It is capable of accommodating sports pitches, a bowling green, tennis courts and clubhouse/community centre. Its allocation would be in line with Sport England planning objectives to protect existing sports facilities, and NPPF (Paras 73-74).</p> <p>Hellesdon Parish Council comments: This is virtually the last green area in Hellesdon and should be retained as an amenity for the Parish of Hellesdon which has below a satisfactory level of formal recreation land.</p> |
| GNLP3024 | <p>No comment submitted as site submitted during stage B consultation.</p> |

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are compared against each other with regard to the form and character of the settlements in the cluster and the relationship between them. The emerging spatial strategy and current commitments will also be considered. A conclusion is drawn on the suitability of sites to be shortlisted for further consideration using constraints identified in the HELAA, consultation comments and school capacity and accessibility information

Commercial/Employment

Colney

University of East Anglia, Colney GNLP0140-C, 4.2 ha, UEA Triangle site, Watton Road.

GNLP0140-C coincides with the existing research park allocation COL2 in the adopted South Norfolk local plan which is longstanding. Permission was given in 2011 for an innovation centre and associated car parking (ref: 2008/0736). COL2 is allocated for science park development, hospital expansion or other development which would complement these uses. Site GNLP0140-C seeks to maintain this allocation for these uses in the new local plan to 2038.

Cringleford

Land at Colney Lane, Cringleford, GNLP0244, 7.34 ha, University related.

Identified site constraints are the potential previous quarrying uses and that a small part of the site has a risk of surface water flooding. South Norfolk designations affecting the site are the Yare River Valley (ENV3) landscape and its use for open space (PPG17). Due to the landscape and open space designations GNLP0244 is not a reasonable option to consider further. This site is not preferred for allocation due to landscape constraints and concern about the loss of open space.

Development in this location would significantly change the character of the area

Colney

South-east of the Norfolk & Norwich University Hospital, GNLP0331R-A, 14.8 ha, Employment-led mixed use.

GNLP0331-A is being promoted for a mixed use extension to Norwich Research Park South, with 8.9 ha of land adjacent to the Norfolk and Norwich University Hospital proposed for employment use and 6.3 ha to the east being put forward for residential use. As an employment proposal constraints to GNLP0331R-A include the townscape and landscape considerations to the coalescence of Cringleford and the Norwich Research Park developments at Colney. High voltage powerlines cross GNLP0331R-A as well. As to residential development the Cringleford Neighbourhood Plan identified an area for approximately 1,200 new homes for which permissions are in place (outline application references 2013/1494 and 2013/1793) for up to 1,300. In addition to the land permitted for housing, further undeveloped

land is identified within the Cringleford settlement boundary, and so negates the need for further residential land allocations. For these reasons GNLP0331R-A is considered an unreasonable alternative for further assessment.

Colney

South of Norwich Research Park (NRP) extension, GNLP0331R-B, 1.26 ha, Employment.

The site is bounded to the south by an internal access road that has already been permitted under the outline planning permission (ref: 2012/1880/O). To the immediate north and east is Norwich Research Park as permitted. This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (allocation reference COL 1).

Colney

South of Norwich Research Park extension, GNLP0331R-C, 5.59 ha, Employment.

GNLP0331R-C is a proposal to extend Norwich Research Park by over 5 ha to the south of the existing 39 ha site (reference Policy COL 1). Norwich Research Park is a key location for employment expansion and so it is important that a permissive planning regime continues. This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (allocation reference COL 1).

Bawburgh

Costessey Park and Ride, Bawburgh, GNLP0376, 1.05 ha, Employment & Commercial use.

GNLP0376 is proposed for office and retail uses on part of what is currently the Costessey Park & Ride site. Access would be through the existing Park and Ride and is situated close to the Longwater junction of the A47. To justify a local plan allocation in this location more evidence is needed of likely end-user businesses who would bring forward development, as well as evidence to show there is no conflict with the overarching Transport for Norwich strategy. Without this information the site is not considered to be suitable for allocation at the current time.

Keswick

Land west of Ipswich Road, Keswick, GNLP0497, 6.90 ha, Employment.

GNLP0497 is situated between the A140 Ipswich Road and B1113. Constraints on the development include the need for highway improvements, some areas at surface water flood risk, landscape and heritage considerations. To the west is the Grade II Church of all Saints. The site is also within the Southern Bypass Landscape Protection Zone. Nevertheless, this site is preferred for allocation recognising that

employment allocation KES2 from the South Norfolk Local Plan now has planning consent (reference 2017/2794) on a larger boundary that incorporates this site. The carried forward allocation will be redrawn accordingly.

Keswick

A140/Mulbarton Road, Keswick, GNLP3047, 16.10 ha, Employment.

The proposal consists of approximately 10 ha for potential development and 5 ha as a landscape buffer. Constraints on the development include the need for highway improvements, some areas at surface water flood risk, landscape and heritage considerations. To the west is the Grade II Church of all Saints. This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. This area is outside the planning application boundary for the extended KES2 allocation in the South Norfolk Local Plan.

Sprowston

White House Farm GNLP3024, 6.04, Multi Use Community Hub.

GNLP3024 is promoted for a variety of commercial and community uses (including retail, office, recreation, and leisure uses) to the east of Atlantic Avenue. The edge of GNLP3024 overlaps with the much larger parcel of land GNLP0132, and GNLP3024 also includes much of Round Hill Plantation. 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.

Felthorpe

Land off Norwich Northern Distributor Road. Felthorpe, GNLP0465, Commercial.

GNLP0465 is proposed for fast food, retail, and petrol filling station uses, with access coming from the Broadland Northway (A1270) roundabout with Reepham Road. This site is not considered to be suitable for allocation as to justify a local plan allocation in this location more evidence would be required to demonstrate need and the likely end-user businesses who would bring forward development.

Hellesdon

West of Hellesdon Park Industrial Estate, Hellesdon, GNLP2142, Extension to industrial estate, burial ground, open space, car park

GNLP2142 is a proposal to extend the Industrial Park by 5 ha to the west of Alston Road, and provide open space, burial ground land and a car park for the Church. This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

Infrastructure/Transport/Recreation and Leisure

Colney

University of East Anglia, Colney, GNLP0140-A, 2.5 ha, Clubhouse/Pavilion and Artificial Grass Match Pitch.

GNLP0140-A now has the benefit of planning permission and the principle of development has been established (ref: 2016/0233). Given the existing planning permission on the site it is not necessary to consider the site further for allocation. This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.

Colney

University of East Anglia, Colney GNLP0140-B, 0.8 ha. Proposed car park extension.

GNLP0140-A now has the benefit of planning permission and the principle of development has been established (ref: 2016/0233). Given the existing planning permission on the site it is not necessary to consider the site further for allocation. This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233.

Easton

Norfolk Showground, Easton, GNLP2074, 76.66 ha, Food, farming, leisure, tourism, recreation, arts, exhibition uses.

This proposal is to continue the wide range of events and activities permissible at the Showground to include food, farming, leisure, tourism, recreation, arts and exhibition uses. Differences with the existing allocation COS 5 are to remove a parcel of land to the west that includes the Norfolk Family Golf Centre and to add an area of land south of the A47 roundabout. Policy wording changes would allow more scope for the siting of permanent buildings and structures on the Showground site. This site is preferred for allocation, minus the small area of land to the east of Long Lane. It is proposed to revise the COS5 allocation from the existing South Norfolk Local Plan to remove the family golf centre and site GNLP2074 is preferred on the same boundary as the revised COS5 allocation. The policy wording has also been revised to take account of updated wording suggested by the site promoter.

Bixley

Land at junction Loddon Road/Bungay Road, GNLP3051, 7.91 ha, Park and Ride Site

This proposal is for an alternative park and ride site to that already identified as TROW2. However, use as a park and ride falls outside the remit of the Housing and Economic Land Availability Assessment and so the site has not been assessed against these criteria. The submission document hints at the possibility of retail, restaurant and petrol filling station uses, but no detail on such facilities is included as yet. This proposal is considered to be a reasonable alternative for further consideration. The future need for this site depends on the overarching Transport for Norwich strategy and the long-term plan for the provision of park and ride facilities to serve the local area.

Trowse

Whitlingham Country Park, GNLP3052

GNLP3052 is land southwards of Whitlingham Broad to the A47 Southern Bypass that is promoted for extending the Country Park. In total the proposal for Whitlingham Country Park measures 200 ha. This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more details are required about the exact nature of the plans. The land promoted is also mostly within the Broads Authority administrative area, for which there are policies relating to Whitlingham Country Park.

Hellesdon

Land East of Reepham Road/North of Arden Grove School, Hellesdon, GNLP1019, Open Space.

Within the land promoted as GNLP00332R (and within the Hellesdon parish boundary) is the proposal GNLP1019 for open space. This site is the same as existing allocation HEL4 from the Broadland Local Plan. HEL4 is allocated for recreational open space. Site GNLP1019 seeks to maintain this allocation in the new local plan to 2038 and is therefore a preferred site.

Hellesdon

Land adjacent to St Marys Church, Low Road, Hellesdon, GNLP1020, Burial Ground.

This site is the same as existing allocation HEL3 from the Broadland Local Plan. HEL3 is allocated for an extension to the existing burial ground. GNLP1020 seeks to maintain this allocation in the new local plan to 2038 and is therefore a preferred site.

Hellesdon

Rear of Heath Crescent, Prince Andrews Road, Hellesdon, GNLP1021, Leisure.

Differing proposals exist for the land behind Heath Crescent and Prince Andrew's Road that is known as the former Jarrolds Sports and Social Club. The proposal from Hellesdon Parish Council (reference GNLP1021) seeks to retain the whole site for sports, recreation, and open space. Whereas GNLP2173 is proposed by the owners for 35-50 dwellings, as well as to safeguard the bowls green, and possibly tennis courts. This proposal is considered to be a reasonable alternative but is not preferred for allocation at the current time as more information is needed about how the plans put forward by Hellesdon Parish Council sit alongside alternative plans for residential/recreational use put forward by the landowner.

Community Uses

Sprowston

Sprowston Park and Ride, GNLP0383, 5.19 ha, High School.

The North East Growth Triangle Area Action Plan identifies the possibility of requiring this site as a high school. Considerations to developing this site as a school includes highway improvements and possibly identifying alternative Park & Ride facilities. Other considerations are managing surface water flood risk across the site. The site is a strategically important and a reasonable alternative for a new high school. If the new high school is not needed, then the site will be reconsidered for housing.

STAGE 5 – SHORTLIST OF SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are shortlisted for more detailed assessment

| Address | Site Reference | Area (ha) | Proposal |
|--|-----------------------|------------------|--|
| University of East Anglia, Colney | GNLP0140-C | 4.20 | UEA Triangle site, Watton Road |
| South of Norwich Research Park (NRP) extension | GNLP0331R-B | 1.26 | Employment. |
| South of Norwich Research Park extension | GNLP0331R-C | 5.59 | Employment |
| Sprowston Park and Ride | GNLP0383 | 5.19 | High School |
| Land west of Ipswich Road, Keswick (Cringleford) | GNLP0497 | 6.90 | Employment |
| Land East of Reepham Road/North of Arden Grove School, Hellesdon | GNLP1019 | 11.08 | Open Space |
| Land adjacent to St Marys Church, Low Road, Hellesdon | GNLP1020 | 1.26 | Burial Ground |
| Rear of Heath Crescent, Prince Andrews Road, Hellesdon | GNLP1021 | 2.07 | Leisure |
| Norfolk Showground, Easton | GNLP2074 | 76.66 | Food, farming, leisure, tourism, recreation, arts, exhibition uses |
| White House Farm | GNLP3024 | 6.04 | Multi Use Community Hub |
| Land at junction Loddon Road/Bungay Road | GNLP3051 | 7.91 | Park and Ride Site |
| Land at and adjacent to Whitlingham Country Park | GNLP3052 | 200 | Recreation and tourism associated with the existing Country Park |
| Total area of land | | 328.16 | |

STAGE 6 – HIERARCHY BASED APPRAISAL OF SHORTLISTED SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE)

Of the sites promoted for non-residential use seven are favoured for allocation. Three of which, sites GNLP0140-C, GNLP0331R-B, and GNLP0331R-C relate to the strategically important developments associated to the University of East Anglia and Norwich Research Park. Adding these sites to the local plan is considered important in allowing continued growth up to 2038 of the allocated science park and hospital expansion proposals.

The four other preferred non-residential allocations formalise existing uses and permitted development proposals. In Keswick preferring GNLP0497 reflects planning permission 2017/2794 and carries forward the existing KES 2 allocation. In Hellesdon the preferred approach is to carry forward existing open space allocation HEL4 (GNLP1019) and burial land allocation HEL3 (GNLP1020). In Costessey and Easton the policy safeguarding the Showground remains (COS 5/GNLP2074) but without the land associated to the family golf centre. As suggested by the site promotor, some updates are proposed to the Showground COS 5 policy, but the suggestion for a small area of additional land east of Long Lane is not included.

A total of five sites are considered reasonable but are not proposed for allocation at present, due to queries over the strategic need or requiring more information about the exact development proposed. These are: the reserving of land for a new high school in Sprowston (GNLP0383); the retention of recreation land in Hellesdon (GNLP1021), the need for additional commercial and community uses also in Sprowston (GNLP3024), the need for a new park & ride site off the A146/B1332 (GNLP3051); and, the detail of proposals to expand Whitlingham County Park (GNLP3052).

Of the remaining sites considered unreasonable for allocations reasons relate to: townscape and landscape considerations (GNLP0244, GNLP0331R-A); that the site is not required for allocation to fulfil the objectives of the local plan (GNLP0376, GNLP0465, GNLP2142, and GNLP3047); or, that the site in question already benefits from having planning permission so needs no further consideration (GNLP0140-A and GNLP0140-B).

Preferred Sites

| Address | Site Reference | Area (Ha) | Proposal | Reason for allocating |
|--|-----------------|-----------|---|---|
| Colney | | | | |
| South of Norwich Research Park extension | GNLP0331R-B | 1.26 | Employment | This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (allocation reference COL 1). |
| South of Norwich Research Park extension | GNLP0331R-C | 5.59 | Employment | This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (allocation reference COL 1). |
| University of East Anglia, Colney | GNLP0140-C | 4.20 | UEA Triangle site, Watton Road | This site is the same as existing allocation COL2 from the South Norfolk Local Plan. COL2 is allocated for science park development, hospital expansion or other development which would complement these uses. Site GNLP0140-C seeks to maintain this allocation for these uses in the new local plan to 2038. |
| Costessey | | | | |
| Norfolk Showground, Easton | GNLP2074 (part) | 76.66 | Food, farming, leisure, tourism, recreation, arts, exhibition | This site is preferred for allocation, minus the small area of land to the east of Long Lane. It is proposed to revise the COS5 allocation from the existing South Norfolk Local Plan to remove the family golf centre and site GNLP2074 |

| | | | | |
|---|----------|-------|-------------------------|--|
| | | | | is preferred on the same boundary as the revised COS5 allocation. The policy wording has also been revised to take account of updated wording suggested by the site promoter. |
| Cringleford (including Keswick) | | | | |
| Land west of Ipswich Road, Keswick | GNLP0497 | 6.90 | Employment | This site is preferred for allocation recognising that employment allocation KES2 from the South Norfolk Local Plan now has planning consent (reference 2017/2794) on a larger boundary that incorporates this site. The carried forward allocation will be redrawn accordingly. |
| Drayton | | | | |
| NO PREFERRED NON-RESIDENTIAL SITES | | | | |
| Easton and Honingham | | | | |
| NO PREFERRED NON-RESIDENTIAL SITES | | | | |
| Hellesdon | | | | |
| Land East of Reepham Road / North of Arden Grove School | GNLP1019 | 11.08 | Recreational open space | This site is the same as existing allocation HEL4 from the Broadland Local Plan. HEL4 is allocated for recreational open space. Site GNLP1019 seeks to maintain this allocation in the new local plan to 2038. |
| Land adjacent to St Marys Church, Low Road, Hellesdon | GNLP1020 | 1.26 | Burial Ground | This site is the same as existing allocation HEL3 from the Broadland Local Plan. HEL3 is allocated for an extension to the existing burial ground. GNLP1020 seeks to maintain this allocation in the new local plan to 2038. |
| Old Catton | | | | |
| NO PREFERRED NON-RESIDENTIAL SITES | | | | |
| Rackheath | | | | |

| |
|--|
| NO PREFERRED NON-RESIDENTIAL SITES |
| Sprowston |
| NO PREFERRED NON-RESIDENTIAL SITES |
| Taverham and Ringland |
| NO PREFERRED NON-RESIDENTIAL SITES |
| Thorpe St Andrew |
| NO PREFERRED NON-RESIDENTIAL SITES |
| Trowse (including Bixley and Whitlingham) |
| NO PREFERRED NON-RESIDENTIAL SITES |

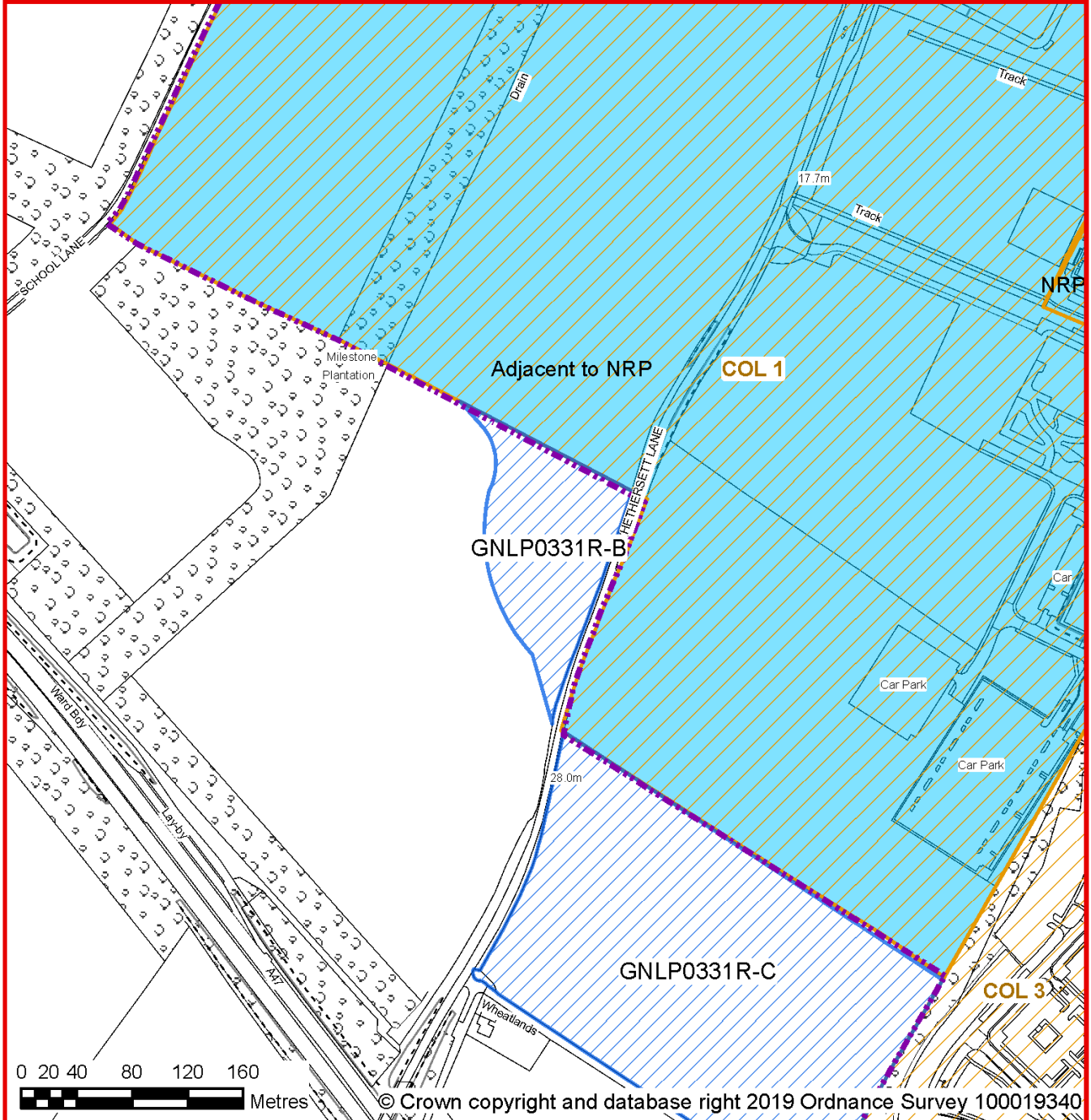
COLNEY





Site Reference GNLP0331R-B
Location South of NRP extension
Allocation Employment
Area 1.26 ha

Greater Norwich Local Plan
Preferred Site

N
1:4,000
@ A4

Date Created: 24/10/2019

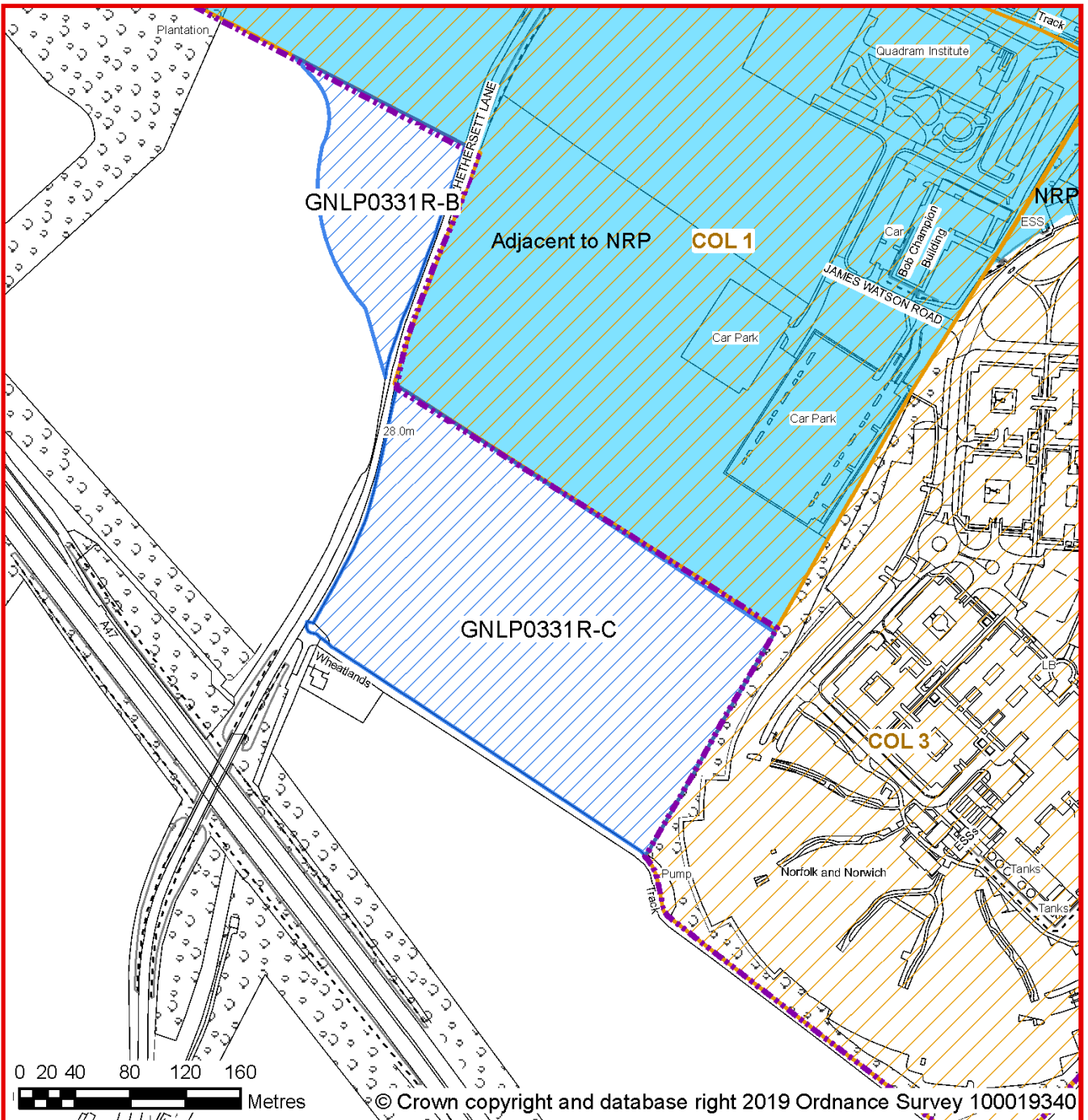






-  Preferred Employment Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

COLNEY

Site Reference GNLP0331R-C
 Location South of NRP extension
 Allocation Employment
 Area 5.59 ha

N
 1:4,000
 @ A4
 Date Created: 24/10/2019



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

COSTESSEY

Greater Norwich Local Plan Carried Forward Allocation

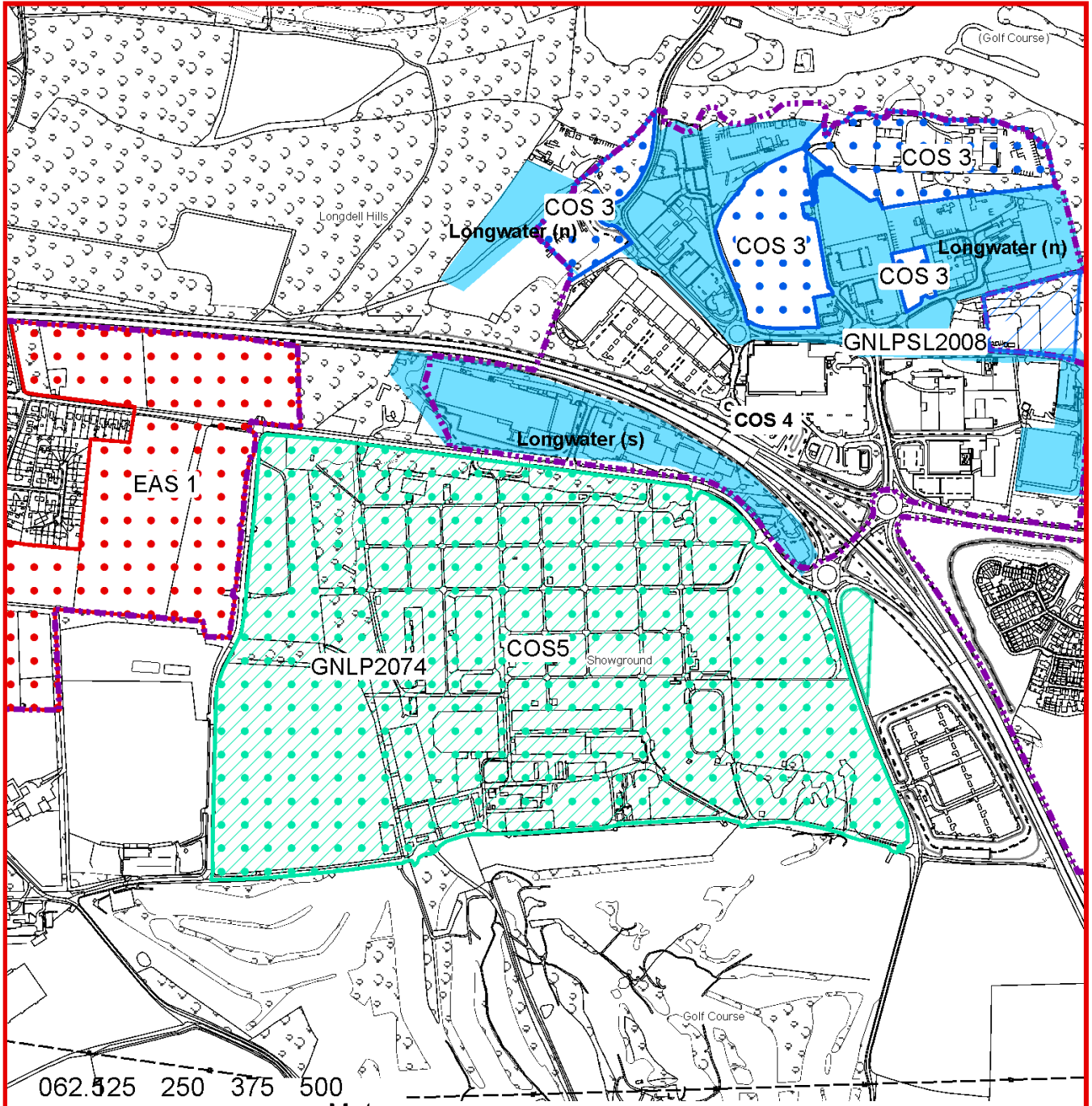
Site Reference
Location
Allocation

COS 5/GNLP2074
Royal Norfolk Showground, Costessey
Applications for leisure, tourism, recreation arts and exhibitions
will be considered positively.)
76.96 ha








(Also shown as commitments
on other maps)

1:10,000
@ A4

Date: 29/11/2019



© Crown copyright and database right 2019 Ordnance Survey 100019340

- | | | | |
|---|--|---|--|
|  | Preferred Specific Showground Policy |  | Carried forward Showground Specific Policy |
|  | Specific Longwater Employment Area Extension |  | Existing Settlement Boundary |
|  | Carried forward Employment Allocation |  | Strategic Employment Site |
|  | Carried forward Housing Allocation | | |

KESWICK AND INTWOOD

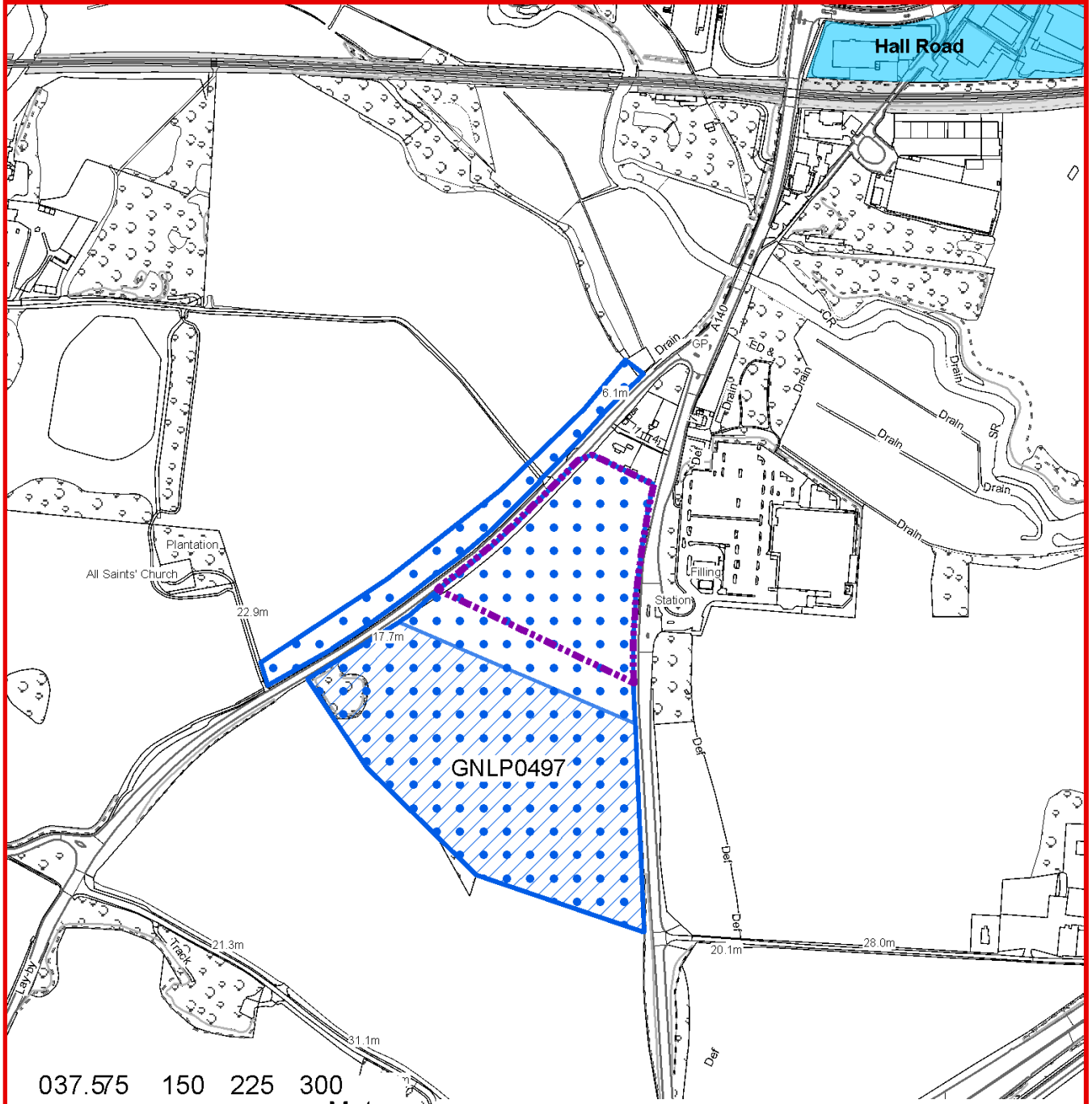
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference: KES 2 / GNLP0497
 Location: Land West of Ipswich Road, Keswick
 Allocation: Employment
 Area: 12.4 ha





(Also shown as commitments
on other maps)

N
 1:6,000
 @ A4

Date: 22/11/2019



037.575 150 225 300 Metres © Crown copyright and database right 2019 Ordnance Survey 100019340

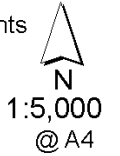
-  Carried forward Employment Allocation
-  Existing Settlement Boundary
-  Preferred Employment Allocation
-  Strategic Employment Site

HELLESDON

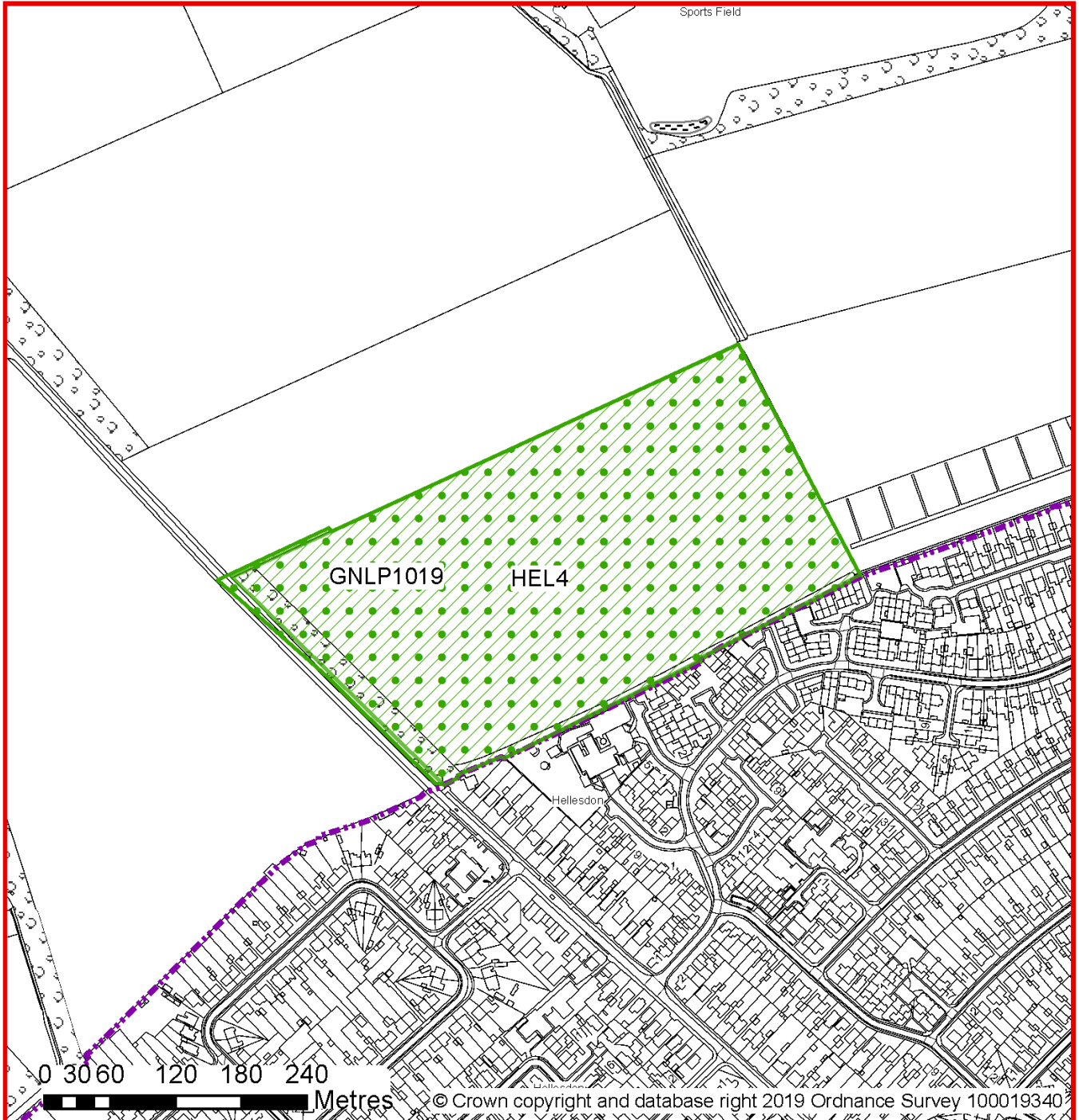
Greater Norwich Local Plan Carried Forward Allocation




Site Reference HEL 4/GNLP1019
Location Land north east of Reepham Road
Allocation Recreational Open Space
Area 11.9 ha

(Also shown as commitments
on other maps)



Date: 29/11/2019



-  Preferred Open Space/Burial Ground Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Existing Settlement Boundary

© Crown copyright and database right 2019 Ordnance Survey 100019340

HELLESDON

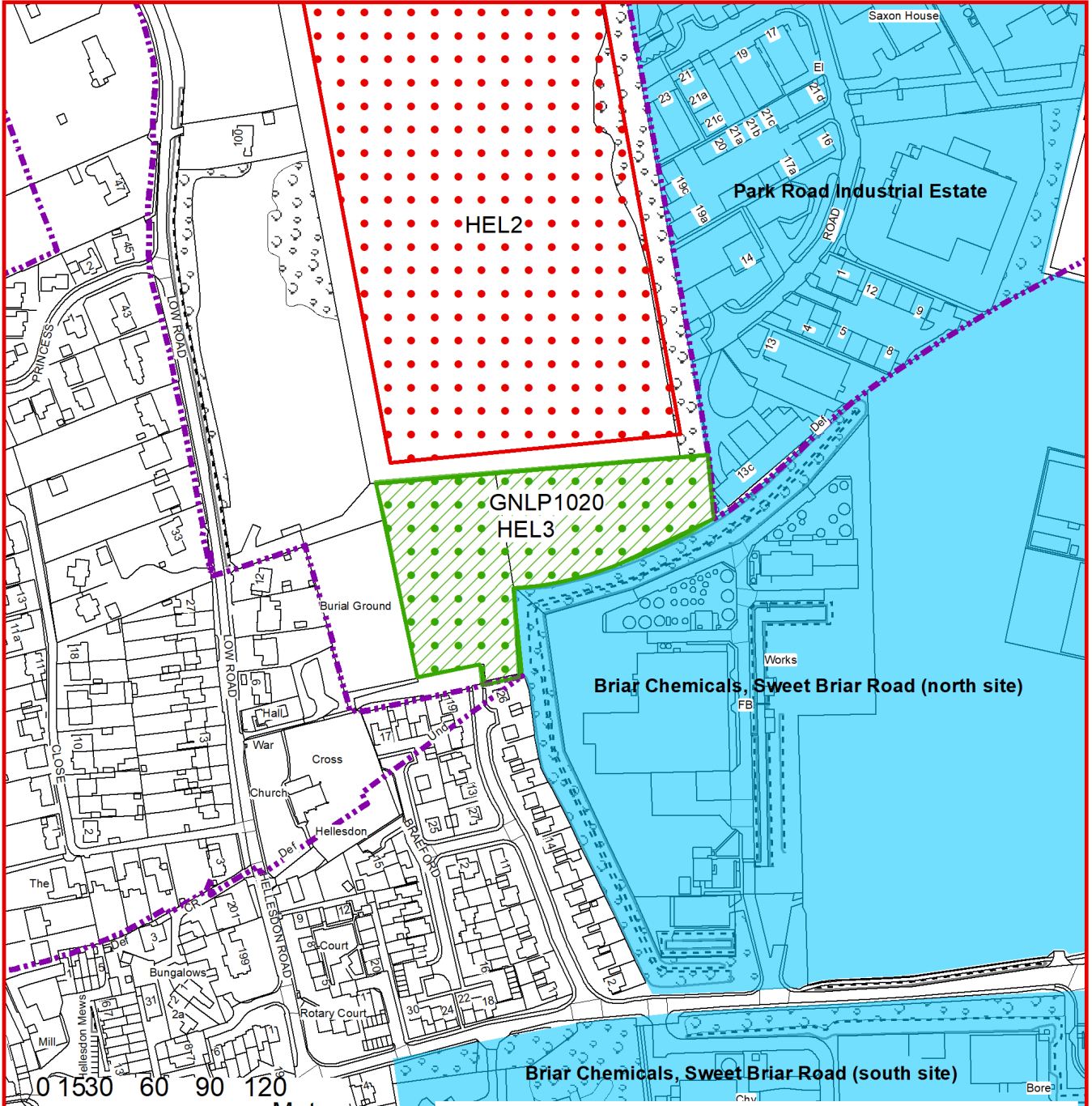
Greater Norwich Local Plan Carried Forward Allocation






Site Reference HEL3 / GNLP1020
 Location Land adjacent to existing burial ground, St Marys Church
 Allocation Extension to existing burial ground
 Area 1.3 ha

(Also shown as commitments
 on other maps)

N
 1:3,000
 @ A4

Date: 10/12/2019



-  Preferred Open Space/Burial Ground Allocation
-  Carried forward Housing Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Existing Settlement Boundary
-  Strategic Employment Site

Reasonable Alternatives

| Address | Site Reference | Area (Ha) | Proposal | Reason for not allocating |
|--|----------------|-----------|----------|---|
| Colney | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Costessey | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Cringleford (including Keswick) | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Drayton | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Easton and Honingham | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Hellesdon | | | | |
| Rear of Heath Crescent, Prince Andrews Road, Hellesdon | GNLP1021 | 2.07 | Leisure | This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more information is needed about how the plans put forward by Hellesdon Parish Council sit alongside alternative plans for residential/recreational use put forward by the landowner as site reference GNLP2173, which is also considered to be a reasonable alternative. |
| Old Catton | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| Rackheath | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |
| 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 | 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. |
| Taverham and Ringland | | | | |
| NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES | | | | |

Thorpe St Andrew

NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES

Trowse (including Bixley and Whitlingham)

| | | | | |
|--|----------|--------|--|--|
| Land at junction Loddon Road/Bungay Road, Bixley | GNLP3051 | 7.91 | Park and Ride Site | This proposal is considered to be a reasonable alternative for further consideration. The future need for this site depends on the overarching Transport for Norwich strategy and the long-term plan for the provision of park and ride facilities to serve the local area. The submission document hints at the possibility of retail, restaurant and petrol filling station uses, but no detail on such facilities is included as yet. |
| Land at and adjacent to Whitlingham Country Park | GNLP3052 | 200.00 | Recreation and tourism associated with the existing Country Park | This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more details are required about the exact nature of the plans. The land promoted is also mostly within the Broads Authority administrative area, for which there are policies relating to Whitlingham Country Park. |

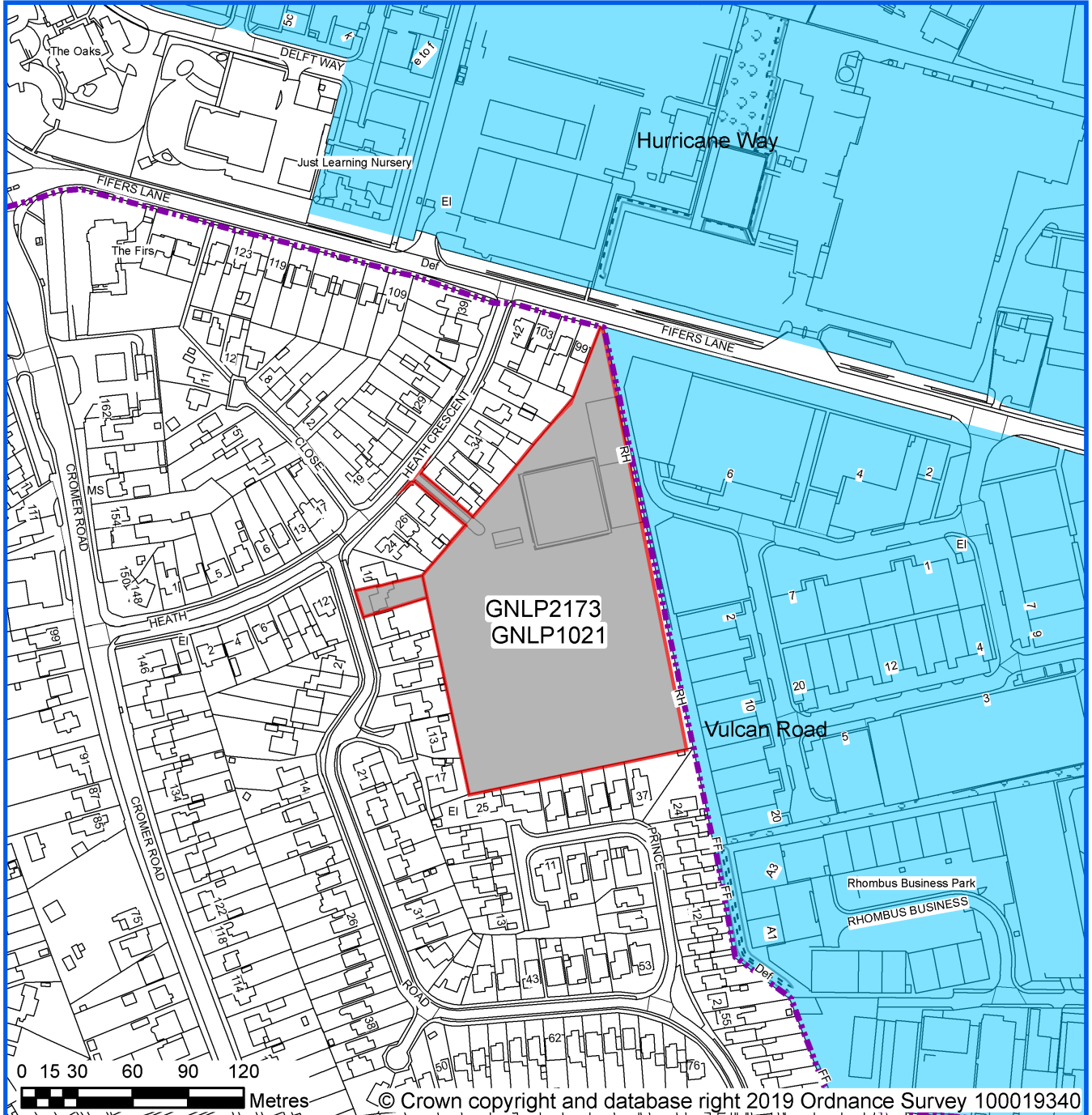
HELLESDON




Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL1021
Location Rear of Heath Crescent, Prince Andrews Road
Allocation Leisure
Area 2.07 ha

N
1:3,000
@ A4

Date Created: 24/10/2019



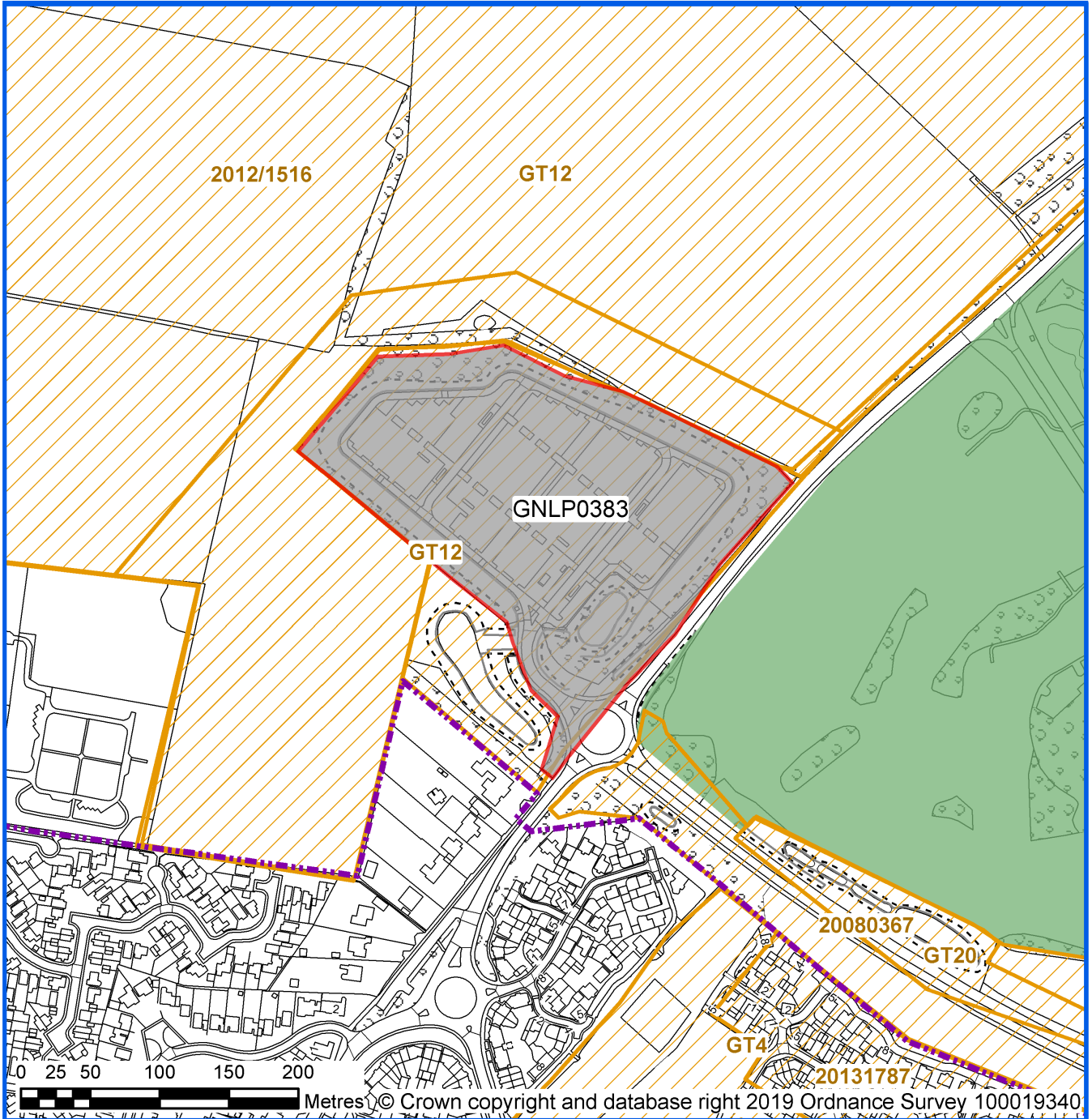
-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Strategic Employment Sites





SPROWSTON

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

N
1:4,000
@ A4

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

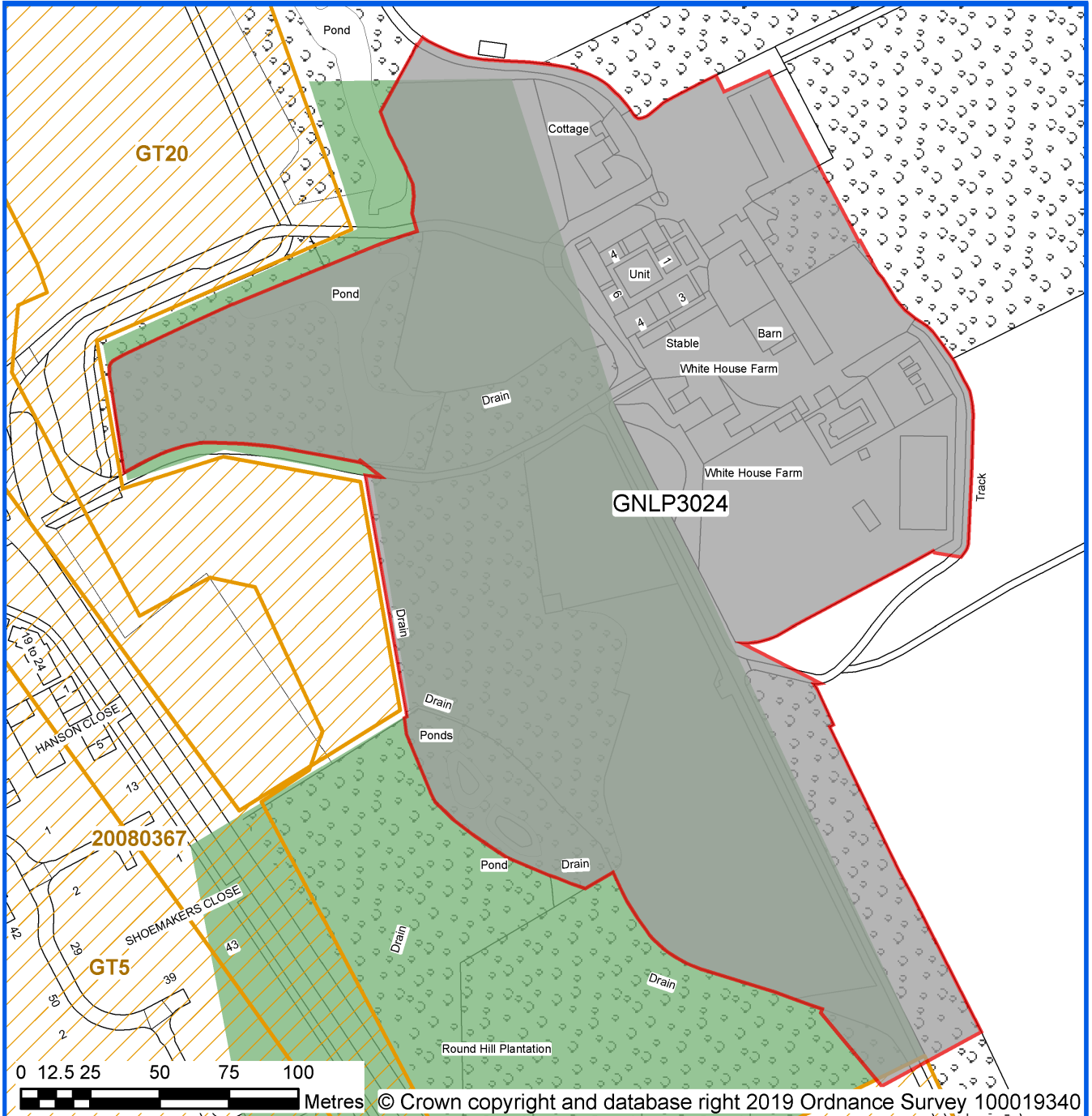
SPROWSTON

Greater Norwich Local Plan
Reasonable Alternative

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

N
1:2,000
@ A4

Date Created: 24/10/2019



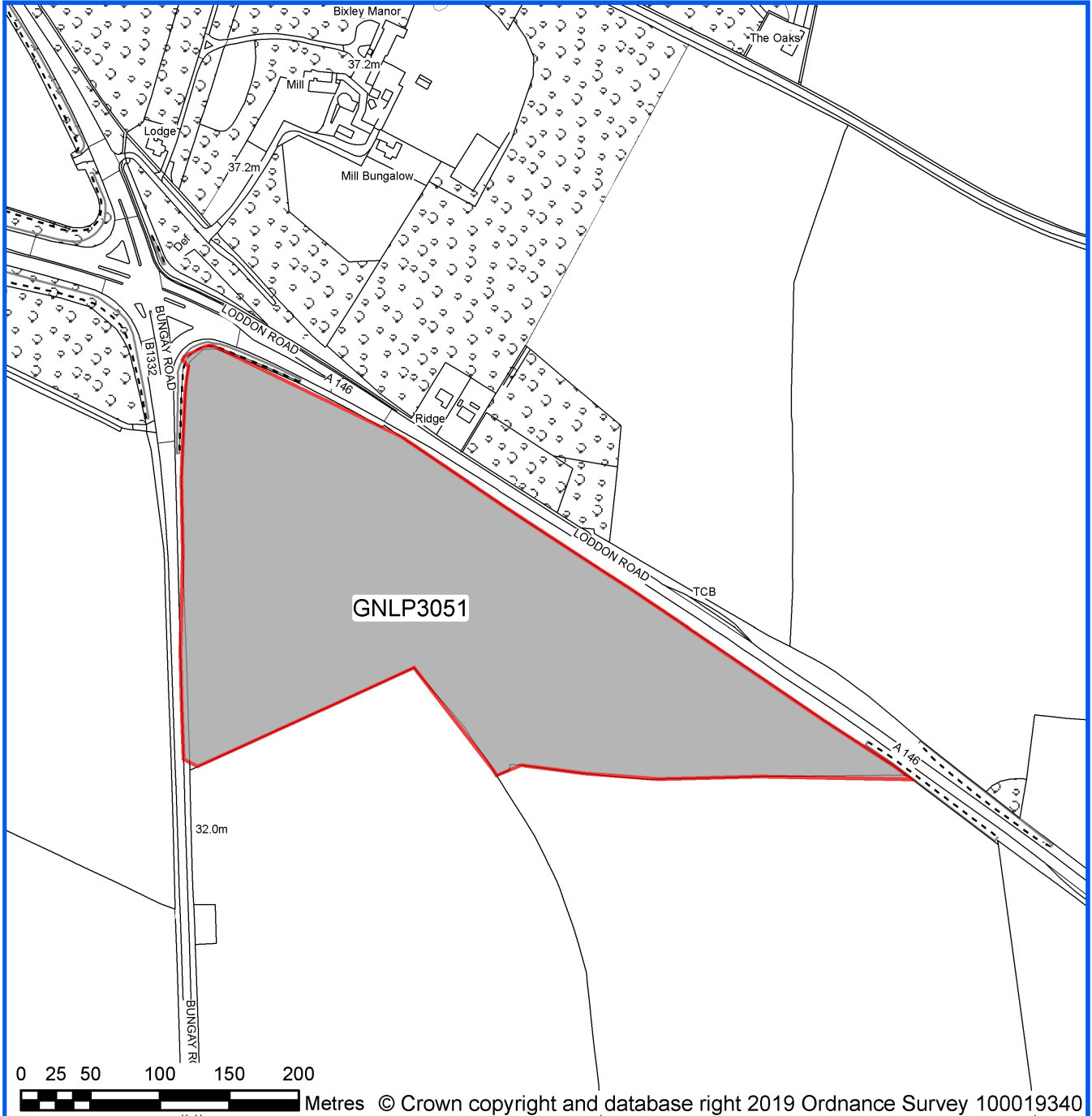
- Reasonable Alternative
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Green Infrastructure and Open Space Commitments


BIXLEY

Site Reference GNLP3051
Location Land at junction Loddon Road/Bungay Road
Allocation Park and Ride Site
Area 7.91 ha

N
1:4,000
@ A4

Date Created: 24/10/2019



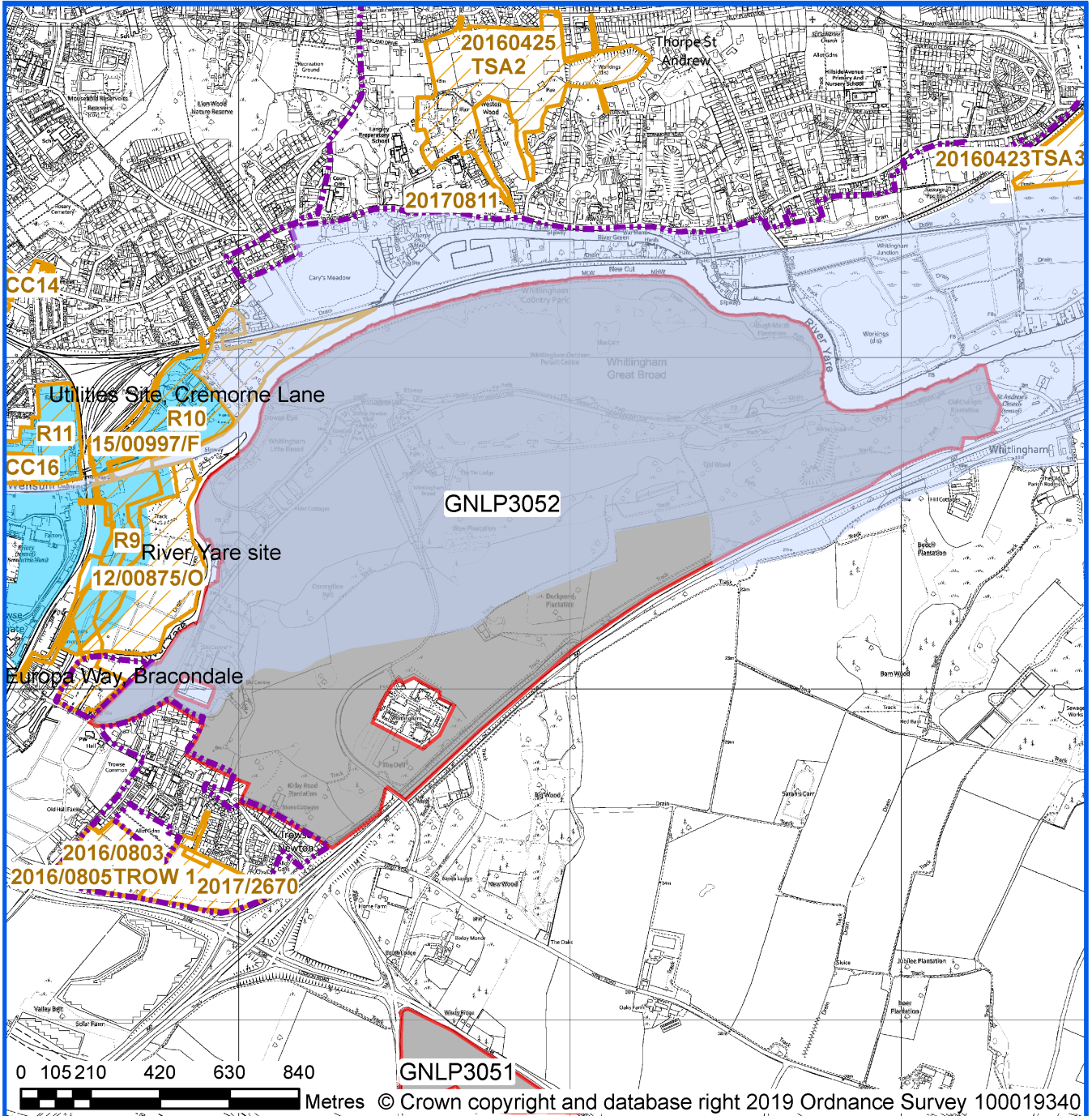
 Reasonable Alternative






TROWSE WITH NEWTON

Greater Norwich Local Plan
Reasonable Alternative

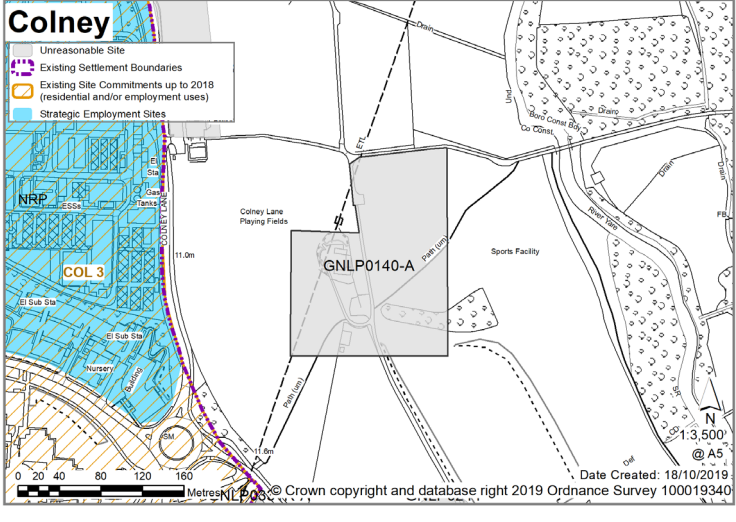
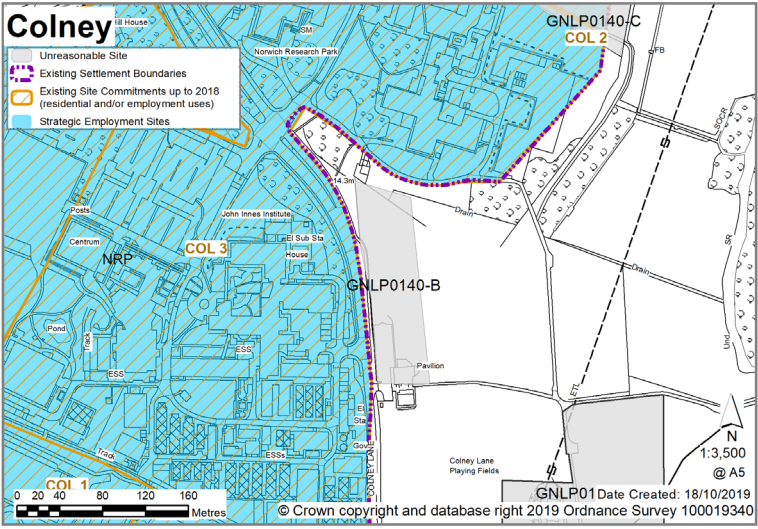
Site Reference GNLP3052
 Location Land at and adjacent to Whittingham Country Park
 Allocation Recreation and tourism associated with the existing Country Park
 Area 200.00 ha


 N
 1:16,750
 @ A4
 Date Created: 24/10/2019

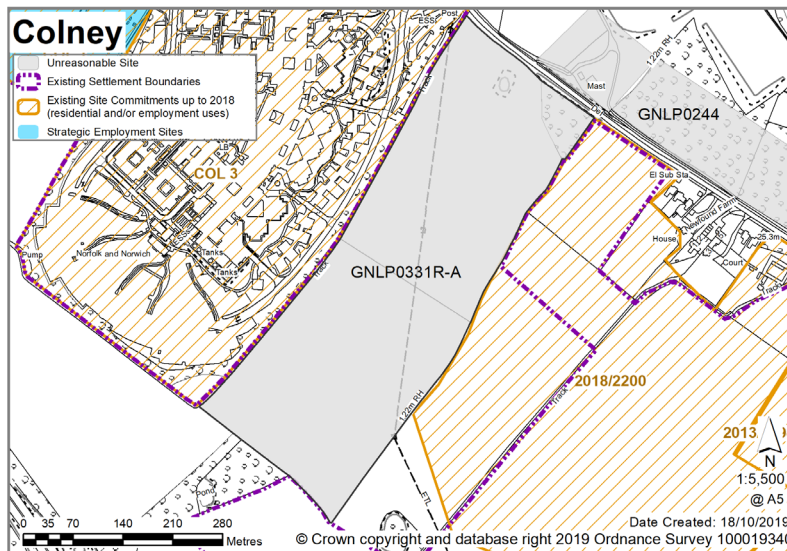


-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority

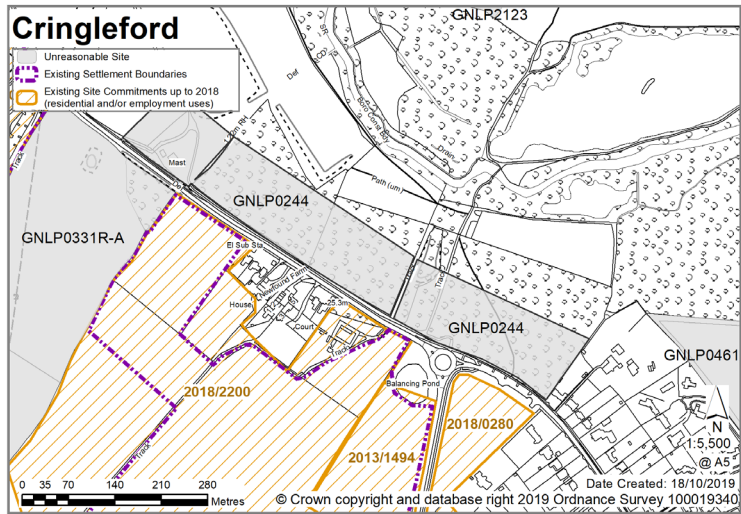
Unreasonable Sites

| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|--|----------------|-----------|---|---|
| Colney | | | | |
| University of East Anglia, Colney | GNLP0140-A | 2.50 | Proposed clubhouse, pavilion and pitch site | This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233. |
|  | | | | |
| University of East Anglia, Colney | GNLP0140-B | 0.80 | Proposed car park extension | This site is not preferred for allocation as consent has already been granted under planning application reference 2016/0233. |
|  | | | | |

| | | | | |
|---|-------------|-------|--------------------------|--|
| South-east of Norfolk & Norwich University Hospital | GNLP0331R-A | 14.80 | Employment-led mixed use | This site is not preferred for allocation due to townscape and landscape constraints. It currently acts as an area of open land between the hospital and existing/proposed residential development. There are also high voltage power lines running across the site. |
|---|-------------|-------|--------------------------|--|



| | | | | |
|----------------------------------|----------|------|--------------------|---|
| Land at Colney Lane, Cringleford | GNLP0244 | 7.34 | University related | This site is not preferred for allocation due to landscape constraints and concern about the loss of open space. Development in this location would significantly change the character of the area. |
|----------------------------------|----------|------|--------------------|---|



Costessey

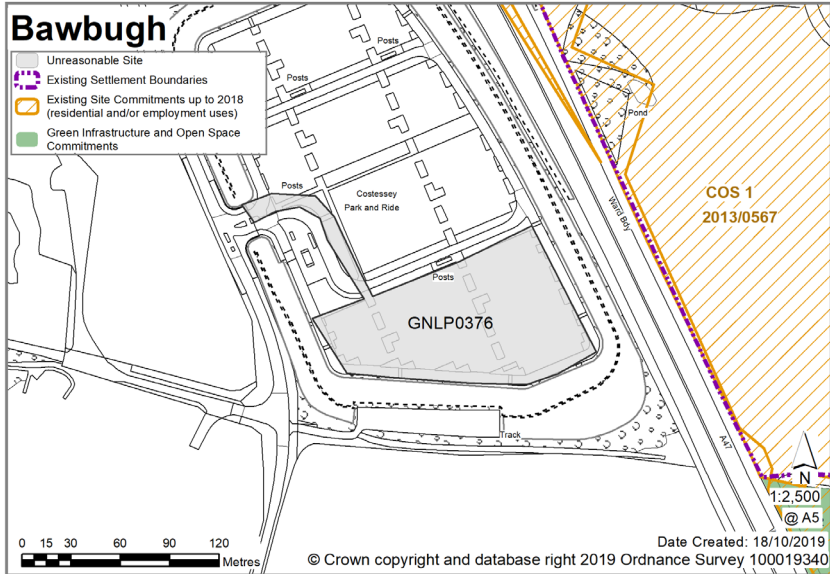
Costessey
Park and Ride,
Bawburgh

GNLP0376

1.05

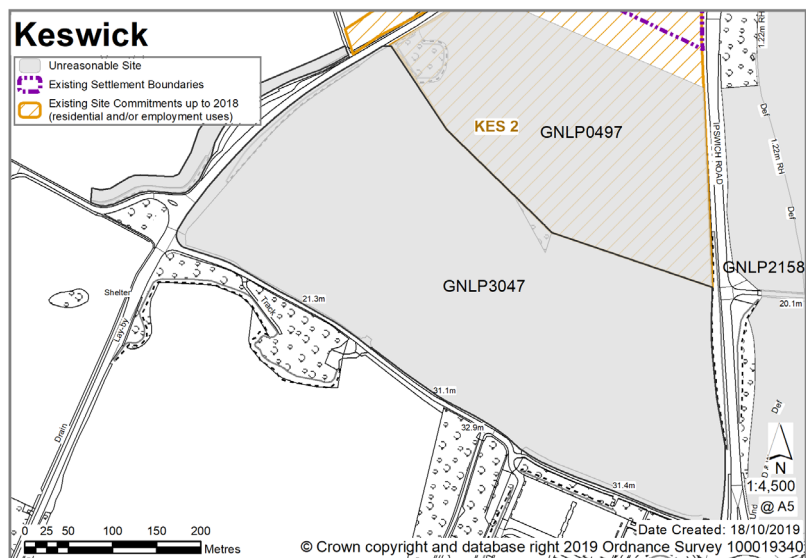
Employment &
Commercial use

To justify a local plan allocation in this location more evidence is needed of likely end-user businesses who would bring forward development, as well as evidence to show there is no conflict with the overarching Transport for Norwich strategy. Without this information the site is not considered to be suitable for allocation at the current time.

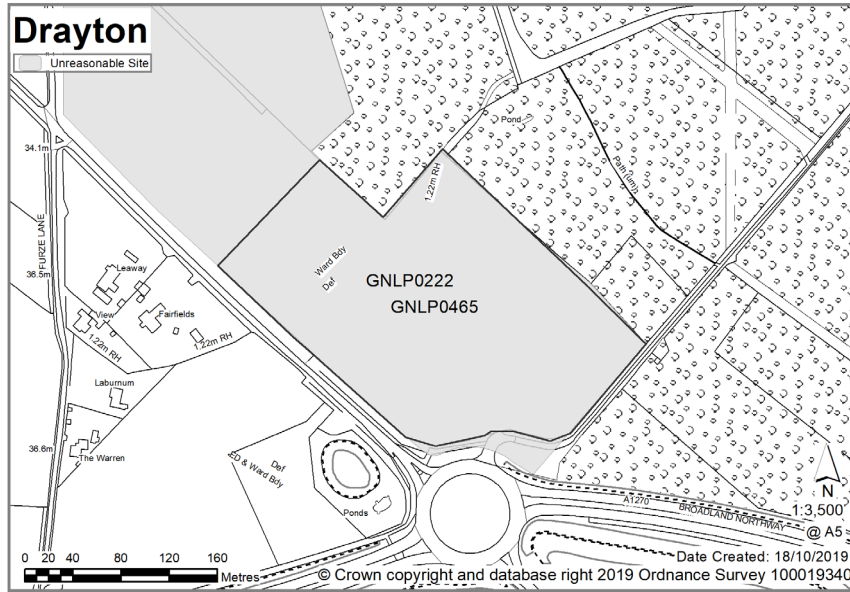


Cringleford (including Keswick)

| | | | | |
|------------------------------|----------|-------|------------|---|
| A140/Mulbarton Road, Keswick | GNLP3047 | 16.10 | Employment | This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. This area is outside the planning application boundary for the extended KES2 allocation in the South Norfolk Local Plan. |
|------------------------------|----------|-------|------------|---|



| Drayton | | | | |
|---|----------|------|------------|--|
| Land off Norwich Northern Distributor Road. Felthorpe | GNLP0465 | 5.04 | Commercial | This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. |

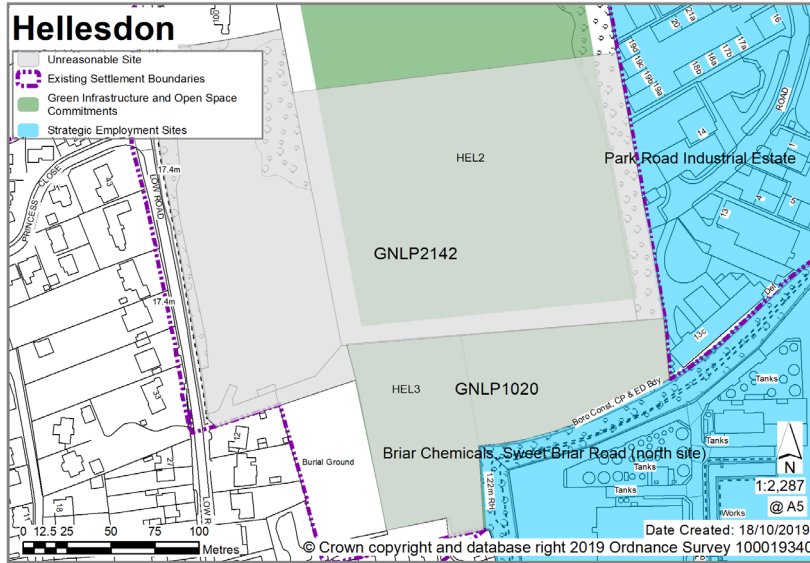


Easton and Honingham

NO UNREASONABLE NON-RESIDENTIAL SITES

Hellesdon

| | | | | |
|--|-----------------|-------------|--|---|
| <p>West of Hellesdon Park Industrial Estate, Hellesdon</p> | <p>GNLP2142</p> | <p>5.71</p> | <p>Extension to industrial estate, burial ground, open space, car park</p> | <p>This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.</p> |
|--|-----------------|-------------|--|---|



Old Catton

NO UNREASONABLE NON-RESIDENTIAL SITES

Rackheath

NO UNREASONABLE NON-RESIDENTIAL SITES

Sprowston

NO UNREASONABLE NON-RESIDENTIAL SITES

Taverham and Ringland

NO UNREASONABLE NON-RESIDENTIAL SITES

Thorpe St Andrew

NO UNREASONABLE NON-RESIDENTIAL SITES

Trowse (including Bixley and Whitlingham)

NO UNREASONABLE NON-RESIDENTIAL SITES

TOWNS

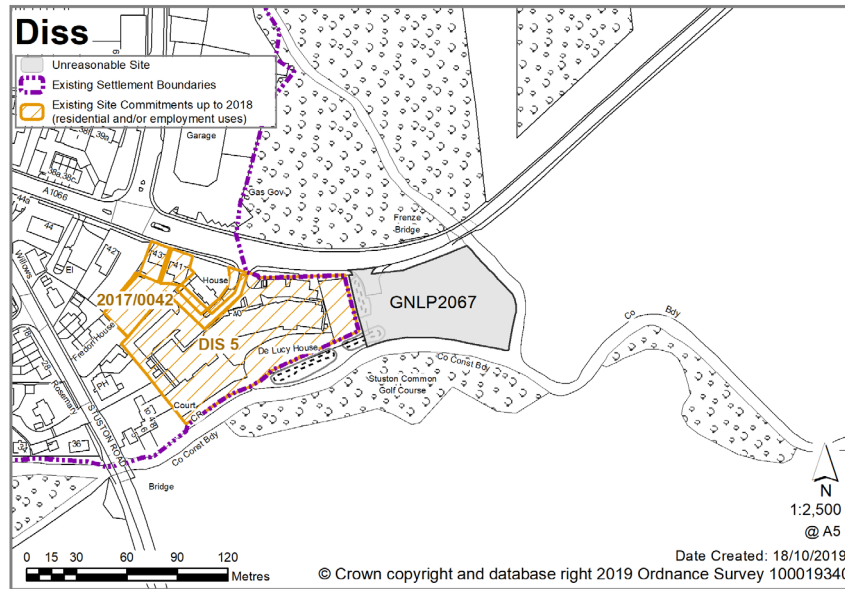
| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|---------|----------------|-----------|----------|--------------------------------------|
|---------|----------------|-----------|----------|--------------------------------------|

Aylsham (Blickling, Burgh & Tuttington and Oulton)

NO UNREASONABLE NON-RESIDENTIAL SITES

Diss (including part of Roydon)

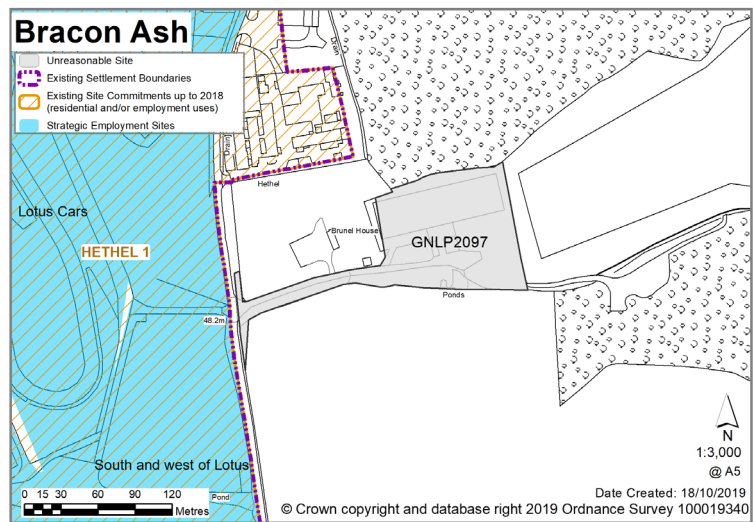
| | | | | |
|---------------------|----------|------|---|--|
| Victoria Road, Diss | GNLP2067 | 0.42 | Repair and retail warehouse, business and offices | The site is not preferred for allocation as it is subject to flood risk constraints and it is considered that there is already sufficient employment land allocated in Diss in the current South Norfolk Local Plan still to be developed. |
|---------------------|----------|------|---|--|



Redenhall with Harleston
NO UNREASONABLE NON-RESIDENTIAL SITES

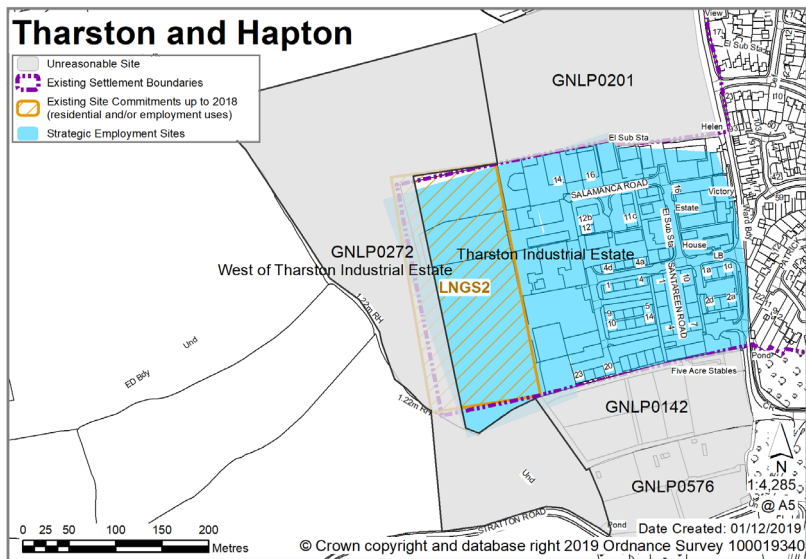
Hethel Strategic Employment

| | | | | |
|--|-----------------|-------------|-------------------|--|
| <p>East of Potash Lane, Bracon Ash</p> | <p>GNLP2097</p> | <p>1.18</p> | <p>Employment</p> | <p>This site is proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (planning reference: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing long-standing advanced engineering activities in Hethel. Given the existing planning permission and current build out it is not necessary to consider the site further for allocation.</p> |
|--|-----------------|-------------|-------------------|--|



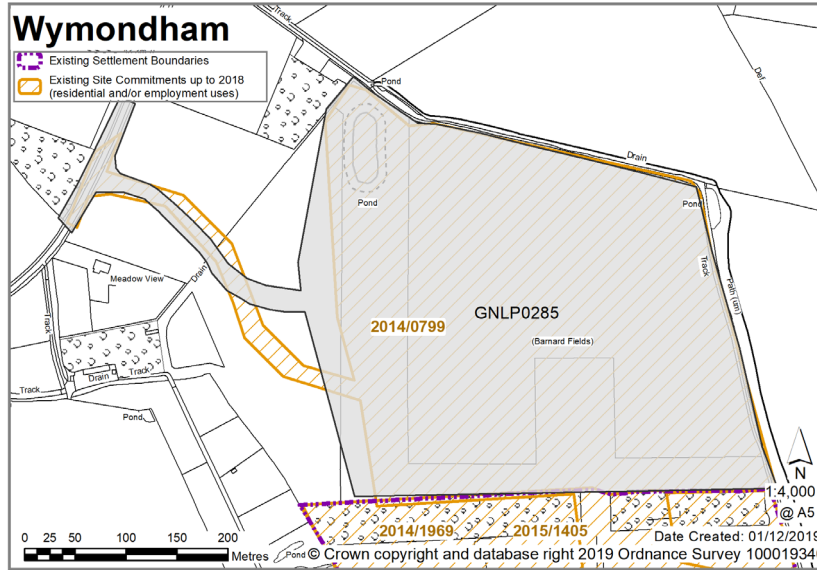
Long Stratton (including part of Roydon)

| | | | | |
|--|----------------|-------------|-------------------|---|
| <p>Tharston Industrial Estate, Long Stratton</p> | <p>GNL0272</p> | <p>7.55</p> | <p>Employment</p> | <p>This site is promoted as an extension to the Tharston Industrial Estate and would be in addition to employment land already allocated in the Long Stratton Area Action Plan (policy LNGS2). This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.</p> |
|--|----------------|-------------|-------------------|---|



Wymondham

| | | | | |
|---|----------------|--------------|-------------------------|--|
| <p>Land north of Carpenters Barn, Wymondham</p> | <p>GNL0285</p> | <p>15.38</p> | <p>Recreational Use</p> | <p>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> |
|---|----------------|--------------|-------------------------|--|



Stanfield Road,
Wymondham

GNLP0116

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.

