

Hierarchy:	Village Clusters
Settlements:	Smaller settlements and countryside in Broadland and South Norfolk

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR COMMERCIAL/EMPLOYMENT

Address	Site Reference	Area (ha)	Proposal
Land at Seething Airfield, Brooke	GNLP0071R	4.91	Employment
Land at Little Green, Bunwell	GNLP0224	2.50	Employment
Land off Station Lane, Ketteringham (Mulbarton)	GNLP0245	7.92	Commercial
Willow Farm. Haddiscoe (Toft Monks)	GNLP0455	0.48	Employment
North of NDR (Horsham St Faith)	GNLP0466R	33.00	Employment
Land West of A140, Adjacent Hickling Lane, Swainsthorpe	GNLP0604R	10.99	Workshops, stores, offices, agricultural sales
Adjacent 10 Buxton Road, Frettenham	GNLP2076	0.39	Employment
North of Octagon Business Park, Gt & Lt Plumstead	GNLP2107	1.62	Office, storage
Former waste transfer station, Tivetshall	GNLP2128	1.80	Retail/petrol station
Glebe Farm North, Horsford	GNLP2133	26.23	Employment/mixed
Adjoining Fakenham Road, Attlebridge	GNLP2144	1.23	Industrial
South of Drayton Lane, Horsford	GNLP2154	2.30	Retail/car parking

East of Ipswich Road (Stoke Holy Cross/Poringland)	GNLP2158	49.90	Commercial
Wymondham Road, East Carleton (Mulbarton)	GNLP2165	1.15	Employment
Adjacent Ashwellthorpe Industrial Estate	GNLP2182	6.10	Employment
East of Brook Farm, Gt & Lt Plumstead	GNLP3034	36.84	Employment B1, B2, B8
Total area of land		187.36	

LIST OF SITES TO BE CONSIDERED FOR TOURISM/OPEN SPACE

Address	Site Reference	Area (ha)	Proposal
Land to the north of Salhouse Road, Salhouse	GNLP0157	22.51	Tourism
Tacolneston Conservation Area	GNLP0545	19.68	Preservation as local green space
Tacolneston Manor House Area Local Green Space	GNLP0546	6.86	Preservation as local green space
Land North of Council field, Heath Lane, Lenwade/ Gt Witchingham	GNLP0586	2.94	Open space
Total area of land		51.99	

STAGE 2 – HELAA COMPARISON TABLE

COMMERICAL/EMPLOYMENT

	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
Site Reference														
GNLP0071R	Amber	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Amber
GNLP0224	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0245	Amber	Red	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Green
GNLP0455	Amber	Amber	Amber	Green	Green	Red	Green	Amber	Green	Amber	Green	Green	Amber	Amber
GNLP0466R	Green	Green	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green
GNLP0604R	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Red	Green
GNLP2076	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP2107	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green
GNLP2128	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green
GNLP2133	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP2144	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP2154	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2158	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2165	Amber	Red	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Red	Green
GNLP2182	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Green	Green
GNLP3034	Red	Amber	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Red	Green

OPEN SPACE

	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
Site Reference														
GNLP0157	n/a													
GNLP0545	n/a													
GNLP0546	n/a													
GNLP0586	n/a													

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
GNLP0071R	No comments submitted.
GNLP0224	General comments: Objection from an individual: issues raised (1) Site not well-related to settlement; (2) Likely light pollution from adjoining industrial area.
GNLP0245	General comments: One objection raised concerns regarding an adequate route for northbound traffic from the site using the A11/A47 junction at Thickthorn.
GNLP0455	Broads Authority comments: 'This is near our border. Would welcome early discussions on this. Would be extending the built-up area in a way that could affect the Broads. Dark skies. Potential for visual impact on the Broads landscape. Also, GNLP 0414 More limited potential for visual impact but early discussions on this would also be welcomed.'
GNLP0466R	General comments: One comment in support of site. In summary, Horsham Properties support the incorporation of the existing employment allocation (site reference GNLP0466) within the Greater Norwich Local Plan (GNLP) and note that sufficient planning harm does not arise to justify the current policy restrictions tying the site to airport related uses or controlling the mix of industrial use classes. Any associated policy wording should also be reviewed to promote the comprehensive delivery of the allocation, taking account of the current geography, necessity to promote long term viability and flexibility of businesses, and the need to ensure the impacts of development are suitably mitigated. Horsham and Newton St Faiths Parish Council comments: The Council is opposed as they feel that there are sufficient industrial estates in the area already and this would increase traffic in an already heavily congested area.
GNLP0586	General comments The description of the proposed development in the HEELA does not match the GNLP description. The road access is not suitable for residential development as Heath Lane is narrow and does not support two-way traffic. Access from Heath Lane onto A1067 is obscured and there is limited site of oncoming vehicles. Public open space would be acceptable provided there was access via the existing Right of Way.

	<p>Great Witchingham Parish Council comments Objections raised regarding concerns for access from Heath Lane onto A1067 being obscured due to poor visual splays and limited sight of oncoming vehicles from Sparham Hill. Heath Lane is narrow and does not support two-way traffic, dangers would be exacerbated by any future development and increase with the volume of traffic.</p>
GNLP0604R	<p>General comments Objections raised concerns regarding, traffic congestion, road safety, lack of facilities, access (Church Lane onto A140 is unsafe), site it outside development boundary, environmental and infrastructure issues, pollution, wildlife impacts, scale of development, no medical centre, shop, post office or school and agricultural impacts.</p> <p>Comments submitted in support of site. <i>‘Agriculture is so important to Norfolk. Modern technologies & machinery to aid farming are vital to our rural economy. Companies willing to invest in our Counties main industry’s future must be supported. Farming companies need to be in rural areas, this surely makes common, economic and environmental sense. The A140 that area is in desperate need of investment and development. Agri businesses across Norfolk are in rural areas supporting farmers but in South Norfolk there is a real lack of support for the farmers, this development and location would very much be in the interest of Norfolk and the farming community.’</i></p> <p>Swainsthorpe Parish Council comments The Council objects strongly to the proposal of industrial development on a pristine greenfield site not contiguous with any other residential or commercial property and has concerns about:</p> <ul style="list-style-type: none"> • Loss of amenity, walks and views • Pollution by noise, lights and effluent • Disturbance to village life of 24/7 working • Impact on traffic flow • Impact on the water course and possible surface flooding.
GNLP2076	<p>General comments: Comments submitted in support of site as it has ‘excellent’ access and good visibility in both direction from proposed entrance. It will also compliment the units already in situ. GNLP2078 and GNLP2076 would add to the village as opposed to GNLP0492 which with the poor access onto Post Office Road and five-road junction has already drawn criticism from Highways stating that the layout would need to be changed before any development could be considered.</p> <p>Refer to consultation website to find an indicative layout masterplan incorporating site submissions 2078 and 2076.</p>

GNLP2107	<p>General comments: Comments raised regarding economic, environmental and social gains are worth the loss of a further green field site. Employment close to village of residence is to be encouraged. The road network remains an issue for any expansion.</p> <p>Great & Little Plumstead Parish council comments Objections raised regarding conserving the natural environment and agricultural land, road safety issues, access, flooding, drainage and infrastructure. Concern that the form and character of the village would be changed by development.</p>
GNLP2128	<p>General comments: Objections raised concerns regarding access, road safety, site should be retained as semi-industrial site, no shop, sewerage system, wild & environment, proximity to a roundabout and lack of services.</p> <p>Comments submitted in support of site to be developed to provide housing. There is good access and traffic would not compromise road safety on the internal narrow parish roads. Recognising this is a brownfield site and is not a loss of open space and gives developers an opportunity with less restrictions of matching the existing character of the rest of the parish.</p> <p>Comments submitted in support of site. The site is considered suitable for development for convenience retail/services including a small to medium sized refuelling station. It would be worth considering the redevelopment of the site for residential uses as well.</p> <p>Tivetshall St Margaret & Tivetshall St Mary Parish Council comments: A refuelling station in Long Stratton (4.5 miles north on A140) closed in the 1990s due to lack of trade. Permission has been granted for a refuelling station a few miles south at the Scole roundabout. Therefore the refuelling facility is well catered for and meets local needs. Retail outlets already exist nearby at Pulham Market where a general stores includes a Post Office. Cherry Lane Garden Centre (0.4 miles north on A140) also incorporates a full grocery, hardware, furniture, handicrafts, haberdashery, clothing, books and cards, a restaurant and takeaway. It is served by a large car park. Goodies (1.5 miles north on A140) is a full retail butchery, also retailing local provisions, craft items and again incorporates a restaurant. Any additional retail outlets in the vicinity will detract custom from these existing businesses and are therefore undesirable.</p>
GNLP2133	<p>General comments:</p>

	<p>Objections raised concerns regarding traffic congestion, scale of development and unnecessary pressure on local services.</p> <p>One comment in support of site suggest is suitable, available, achievable and viable, and is deliverable within the first five years of the Greater Norwich Local Plan period. There are no constraints that would prevent the site from coming forward for employment-led mixed-use development, with potential land for residential uses.</p> <p>On this basis, the site should be taken forward as an allocation for employment-led mixed-use development in the emerging Local Plan.</p> <p>Horsford Parish Council comments: The Council objects and feels that the highway infrastructure would be a constraint and any residential development would be disconnected from the main part of the village.</p>
GNLP2144	No comments submitted
GNLP2154	<p>General comments: Objections raised concerns regarding traffic congestion and there are potential, existing sites in the village for additional retail solution.</p> <p>One comment submitted in support of site. The Horsford Neighbourhood Plan indicates that the existing supermarket is not adequate in size for meeting the needs of the current population and a new or expanded supermarket is required as Horsford grows. The site promoter is undertaking further work to assess the impact and mitigation opportunities based on the assessment findings and is working closely with stakeholders and decision makers with requirements being met where justified for later submission.</p> <p>Horsford Parish Council comments: The Council objects citing inadequate highway provision and the fact that it is at the extremity of the village meaning it is very disconnected and any retail unit would have to be accessed mainly by motor vehicle.</p>
GNLP2158	<p>General comments: Objections raised concerns regarding This site is mostly in the valleys of the River Yare and River Tas, which are covered by Policy DM 4.5. It is also within the Bypass Landscape Protection Zone (NSBLPZ) and is constrained by Landscape Setting of Norwich Policy DM 4.6. Policy DM 4.5 includes the statement "Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused."</p>

	<p>Policy DM 4.6 includes the statement "Development which would significantly harm the NSBLPZ or the landscape setting of the Norwich urban area will not be permitted." Furthermore, any development in this area will add to the already severe traffic congestion at Harford Bridge. Other issues include intrusion into the 'green corridor', removal of the distinct landscape characteristics and has poor transport links.</p> <p>One comment submitted in support. There are no constraints that would prevent appropriate development. Accordingly, our client considers the site to be suitable, available and achievable, and therefore deliverable within the Plan period. With the potential to provide 3,800 new jobs, the site would make a significant valuable contribution to the employment land requirements within the Plan period. See full report.</p> <p>Norfolk Wildlife Trust comments: We object to the inclusion of this site in the plan, due to the loss to Depot Meadow County Wildlife Site which would occur. We strongly recommend that this site is removed from any further consideration in the plan.</p> <p>South Norfolk Council comments: The north-western part of the site is in Flood zones 2 & 3</p>
GNLP2165	<p>General comments: The applicant states that there are no heritage assets nearby. This is not strictly true, as the site is very close to both the Grade II listed White House Farm of which the site was once part, and is directly adjacent to a residential development of barns which originally formed part of the farm which are also Listed (the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building).</p> <p>The response to item 7h is also incorrect. The entire western border of the site is directly adjacent to a residential property, so to say that there would be low impact to neighbouring uses is, in our view, inaccurate.</p> <p>Swardeston Parish Council comments: This road is entirely unsuitable for use of access additional dwellings and a business and offices as suggested. There is no demand for such facilities that would outweigh the negative impact on a small country lane and the parish council is opposed to this site being included in the local plan.</p>
GNLP2182	<p>General comments: Two objections raised concerning infrastructure already at capacity, road safety, scale of development proposed, flood risk and any further development should be small to suit the village</p>

	<p>size with its limited facilities and narrow roads. The existing South Norfolk Local Plan, adopted in 2015 and covering up to 2026 allocated ten houses to Wreningham. Since then at least 15 homes have been built.</p> <p>One comment raised suggesting any approval should maintain an open ditch along the proposal area & improve its flow, improve the flow across Wymondham road at The Loke, provide funds to construct another pipe/culvert across Wymondham road into the open ditch to deflect the flow in the covered pipe in this point, clear the small pipe that flows along the north of Wymondham Road and The Loke and work with the Parish Council, South Norfolk Council and Norfolk County Council.</p>
GNLP3034	No comments as site submitted through Stage B Consultation
GNLP0157	<p>General comments: Likely to be too late for the Broads Local Plan. No details provided other than tourism use. Partly within the Salhouse Conservation Area.</p> <p>Broads Authority comments: Site appears party in Broads area, would like more discussion as lack of information is provided about the site.</p> <p>Salhouse Parish Council comments: The council has made comments regards the fact no details were given other than tourism use. Concerns raised over parking and traffic congestion, highly valued site, historic landscape and environmental concerns. They would not have objections provided the site covered no greater an area, the density and visual impact should be no greater than present, the use is seasonal and car parking and access issues are resolved.</p>
GNLP0545	<p>General comments: Comments raised in support of keeping site as green space, maintain the unique character surrounding the old, listed building.</p>
GNLP0546	<p>General comments: One comment submitted in support of site: I support the proposal to maintain this part of Tacolneston as 'green space'. It maintains the unique character surrounding a number of old, listed buildings and provides a natural break within the Village supporting wildlife. In a recent petition to the Parish Council, this is also supported by parishioners.</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

Seething

Land at Seething Airfield, Brooke, GNLP0071R, 4.9 ha, Employment use.

Site GNLP0071 at Seething Airfield (in Mundham parish) comprises brownfield land in a range of established industrial and agricultural uses. Existing buildings are used by Rattlerow Farms Ltd and J & H Bunn Ltd. The use of the land by these businesses is established and as no actual change in land use is proposed by GNLP0071R an allocation appears unnecessary.

Bunwell

Land at Little Green, Bunwell, GNLP0224, 2.5 ha, Employment.

GNLP0224 is a freestanding employment site some distance from the village core. GNLP0224 is not particularly well located and evidence shows that there is no quantitative need for further employment. There are also no known end-user businesses identified for the site. On this basis GNLP0224 is considered an unreasonable alternative.

Ketteringham

Land off Station Lane, Ketteringham, GNLP0245, 7.92 ha, Commercial.

The proposal is in part for waste depot uses but also general employment uses. 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.

Toft Monks

Willow Farm. Haddiscoe, GNLP0455, 0.48 ha, Employment.

GNLP0455 is promoted for commercial development. This is a small remote site located in the northern part of the parish towards Lower Thurlton. It is not considered to be suitable for allocation as it is located within fluvial flood zones 2 and 3 and is therefore heavily constrained. It has been proposed for employment uses connected

to the adjacent business and would be better to come forward through the planning application process.

Horsham and Newton St Faiths

North of NDR (Horsham St Faith), GNLP0466R, Employment.

This subsumes the allocation HNF2 from the Broadland Local Plan. As well as being slightly larger than HNF2, a further difference is that GNLP0466R has been promoted without the restriction on employment uses benefitting from an airport location. A degree of relaxation in stipulating airport related uses could arguably assist in delivering development in this key strategic location. It is proposed to carry forward the HNF2 allocation to allow a full range of employment uses, including those benefitting from a location close to the airport.

Swainsthorpe

Land West of A140, Adjacent Hickling Lane, GNLP0604R, 10.99 ha, Workshops, stores, offices, agricultural sales.

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. The site is also subject to a planning application by Ben Burgess agricultural machinery (reference 2018/2631) and would be better dealt with through the development management process.

Frettenham

Adjacent 10 Buxton Road, Frettenham, GNLP2076, 0.39 ha, Employment.

This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.

Great and Little Plumstead

North of Octagon Business Park, Gt & Lt Plumstead, GNLP2107, 1.62 ha, Office, Storage

This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time, and is not integral to achieving the objectives of the local plan. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be

delivered. A proposal of this scale would probably be better dealt with through the planning application process.

Tivetshall St Mary and St Margaret

Former waste transfer station, Tivetshall, GNLP2128, 1.8 ha, Retail/petrol station.

GNLP2128 is promoted for a retail/petrol station to the east of the Tivetshall St Mary and Tivetshall St Margaret village cluster. An important consideration is GNLP2128 has brownfield status as a former waste transfer station. 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.

Horsford

Glebe Farm North, Horsford, GNLP2133, Employment/mixed.

GNLP2133 measures 26 ha and is promoted for employment uses with no specified end-user. There are already large nearby commercial allocations that are undeveloped, and so full assessment of more land is unnecessary. There are commercial allocations at Horsham St Faiths (HNF2 and HNF3) that total 37.9 ha, as well as employment uses north of the Airport (known as Imperial Park) that totals 46 ha. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

Attlebridge

Adjoining Fakenham Road, Attlebridge, GNLP2144, 1.23 ha Industrial.

This site is proposed for industrial development and would be accessed from the nearby roundabout with the Broadland Northway, however there are concerns about the suitability of the access. The site could potentially provide local opportunities but to justify a local plan allocation in this location more evidence would be needed about the likely end user businesses who would bring forward development.

Horsford

South of Drayton Lane, Horsford, GNLP2154, Retail/car parking.

GNLP2154 is a 2.4 ha site promoted specifically for a supermarket, but the site is not an accessible walking distance from the village, and so is not preferred for full assessment.

Caistor St Edmund

East of Ipswich Road, GNLP2158, 49.90 ha, Commercial.

GNLP2158 is north of the A47 junction and east of the A140 near the Harford Bridge Tesco. The site size is 49 ha and given the significant existing commitment for strategic employment land GNLP2158 is not preferred for further assessment.

East Carleton

Wymondham Road, East Carleton, GNLP2165, 1.15 ha, Employment.

This is a 1.15 ha site, south of Wymondham Road, promoted as a business park, including offices, as well as four dwellings. The site's remoteness to core services and the road network are significant matters that would be difficult to mitigate. GNLP2165 is not preferred for allocation as its remoteness to core services and the inadequacy of the road network are significant constraints.

Ashwellthorpe (Wreningham booklet)

Adjacent Ashwellthorpe Industrial Estate, GNLP2182, 6.10 ha, Employment.

This site is located north and south of the existing Ashwellthorpe Industrial Estate and is proposed for commercial development (B1, B2 and B8). Expansion of the Industrial Estate is not necessarily inappropriate; but, more detail is needed on access arrangements and potential end-users to justify an allocation. Given the significant existing commitment for strategic employment land, and the site constraints, it is not preferred for further assessment for inclusion in the local plan.

Great and Little Plumstead

East of Brook Farm, Gt & Lt Plumstead, GNLP3034, 36.84 ha, Employment B1, B2, B8.

GNLP3034 is a large strategic extension to the Broadland Business Park. Given the existing commitment for strategic employment land GNLP3034 is not preferred for further assessment.

Tourism/Open Space

Salhouse

Land to the north of Salhouse Road, Salhouse, GNLP0157, 22.51 ha, Tourism.

The only non-residential site promoted in Salhouse is GNLP0157 for tourism use near Salhouse Broad. GNLP0157 is considered to be a reasonable site proposal, as Salhouse Broad is already a visitor attraction for sailing, canoeing walking, and camping. However, GNLP0157 is not preferred for allocation at the current time as further information is required regarding the need for the proposal and exactly what is planned for the site. (Note: The site is also partially within the Broads Authority administrative area.)

Lenwade/Gt Witchingham

Land North of Council Field, Heath Lane, Lenwade/ Gt Witchingham, GNLP0586, 2.94 ha, Open Space

This site is not preferred for allocation as there is no evidence of the need for additional open space in Great Witchingham/Lenwade. In addition, the adjacent site promoted for housing is considered to be unreasonable due to highway constraints.

Tacolneston

Tacolneston Conservation Area, GNLP0545, 19.68 ha, Preservation as local green space.

In respect of GNLP0545 the northern part of the village is characterised by a dispersed pattern of mainly linear development, with mature trees and hedgerows. This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal or a smaller Local Green Space Designation in a Neighbourhood Plan.

Tacolneston

Tacolneston Manor House Area Local Green Space, GNLP0546, 6.86 ha, Preservation as local green space.

With regards to GNLP0546 it forms a significant part of the village's setting and encompasses the Grade II listed buildings associated to Manor House. This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal or a smaller Local Green Space Designation in a Neighbourhood Plan.

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
North of NDR (Horsham St Faith)	GMLP0466R	33.00	Employment
Land to the north of Salhouse Road, Salhouse	GMLP0157	22.51	Tourism
Total area of land		55.51	

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

Of the sites promoted for non-residential uses only GNLP0466R is favoured for allocation on the boundary that coincides with existing allocation HNF2. HNF2 is already part of the strategic employment land supply, and so is appropriate to retain; but, not the additional land promoted under GNLP0466R.

GNLP0157 is the only site assessed as a reasonable alternative option. In principle, some tourism uses are likely to be acceptable on GNLP0157, but more information on the development proposal and its impact on the sensitive Broads location is required.

As to other non-residential sites within the villages cluster booklet, reasons for not allocating sites include: constraints relating to the site making it unsuitable for allocation; that sufficient strategic employment land is already identified; or, that the site proposal is not relevant to a local plan allocation.

Preferred Sites

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
SOUTH NORFOLK VILLAGES				
NO PREFERRED NON-RESIDENTIAL SITES IN SOUTH NORFOLK VILLAGES				
BROADLAND VILLAGES				
Blofield Heath and Hemblington				
NO PREFERRED NON RESIDENTIAL SITES				
Buxton with Lamas and Brampton				
NO PREFERRED NON-RESIDENTIAL SITES				
Cantley				
NO PREFERRED NON-RESIDENTIAL SITES				
Cawston, Brandiston and Swannington				
NO PREFERRED NON-RESIDENTIAL SITES				
Coltishall, Horstead with Stanninghall and Belaugh				
NO PREFERRED NON-RESIDENTIAL SITES				

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Foulsham and Themelthorpe				
NO PREFERRED NON-RESIDENTIAL SITES				
Freethorpe, Halvergate and Wickhampton				
NO PREFERRED NON-RESIDENTIAL SITES				
Frettenham				
NO PREFERRED NON-RESIDENTIAL SITES				
Great and Little Plumstead				
NO PREFERRED NON-RESIDENTIAL SITES				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
NO PREFERRED NON-RESIDENTIAL SITES				
Hainford and Stratton Strawless				
NO PREFERRED NON-RESIDENTIAL SITES				
Hevingham				
NO PREFERRED NON-RESIDENTIAL SITES				
Horsford, Felthorpe and Haveringland				
NO PREFERRED NON-RESIDENTIAL SITES				
Horsham St Faith and Newton St Faith				
North of NDR, Horsham St Faith	GNLP0466R	33.00	Employment	This site is similar in scale to allocation HNF2 from the Broadland Local Plan. Site GNLP0466R has been promoted to remove the restriction on the existing allocation for employment uses benefitting from an airport location to allow unrestricted employment use. It is proposed to carry forward the HNF2 allocation to allow a full range of employment uses, including those benefitting from a

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				location close to the airport. The site boundary for GNLP0466R is slightly larger than the HNF2 allocation but it is not proposed to amend the existing allocation boundary at the current time.
Lingwood and Burlingham, Strumpshaw and Beighton				
NO PREFERRED NON-RESIDENTIAL SITES				
Marsham				
NO PREFERRED NON-RESIDENTIAL SITES				
Reedham				
NO PREFERRED NON-RESIDENTIAL SITES				
Salhouse, Woodbastwick and Ranworth				
NO PREFERRED NON-RESIDENTIAL SITES				

HORSHAM & NEWTON ST FAITH

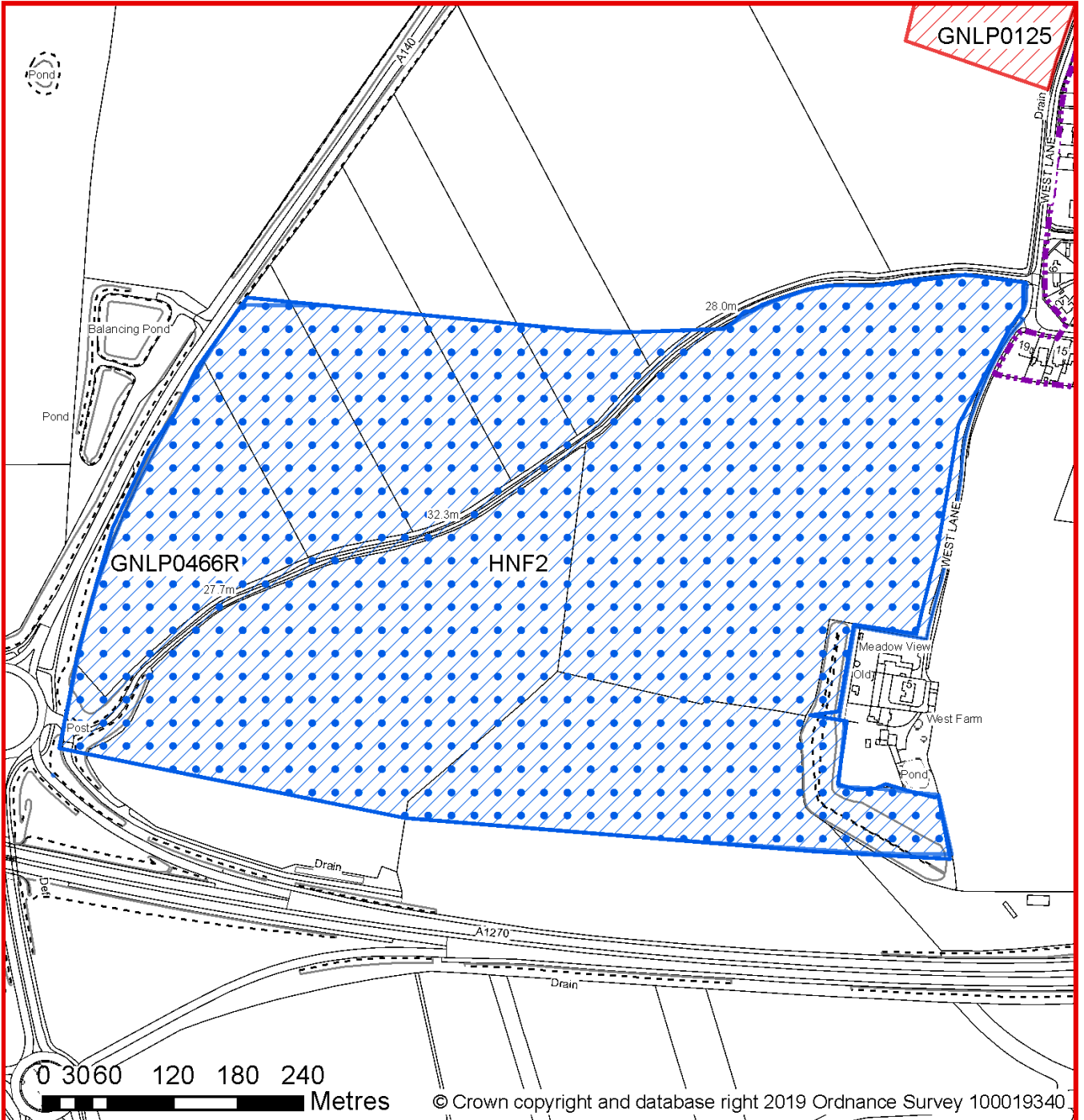
Greater Norwich Local Plan
Carried Forward Allocation





Site Reference HNF2/GNLP0466R
 Location East of the A140 / north of Norwich International Airport
 Allocation Employment
 Area 35 ha

(Also shown as commitments
on other maps)

1:5,066
@ A4

Date: 29/11/2019



-  Preferred Employment Allocation
-  Preferred Housing Allocation
-  Carried forward Employment Allocation
-  Existing Settlement Boundary

Reasonable Alternatives

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
SOUTH NORFOLK VILLAGES				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES IN SOUTH NORFOLK VILLAGES				
BROADLAND VILLAGES				
Blofield Heath and Hemblington				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Buxton with Lamas and Brampton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Cantley				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Cawston, Brandiston and Swannington				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Coltishall, Horstead with Stanninghall and Belaugh				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Foulsham and Themelthorpe				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Freethorpe, Halvergate and Wickhampton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Frettenham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Great and Little Plumstead				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Hainford and Stratton Strawless				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Hevingham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Horsford, Felthorpe and Haveringland				

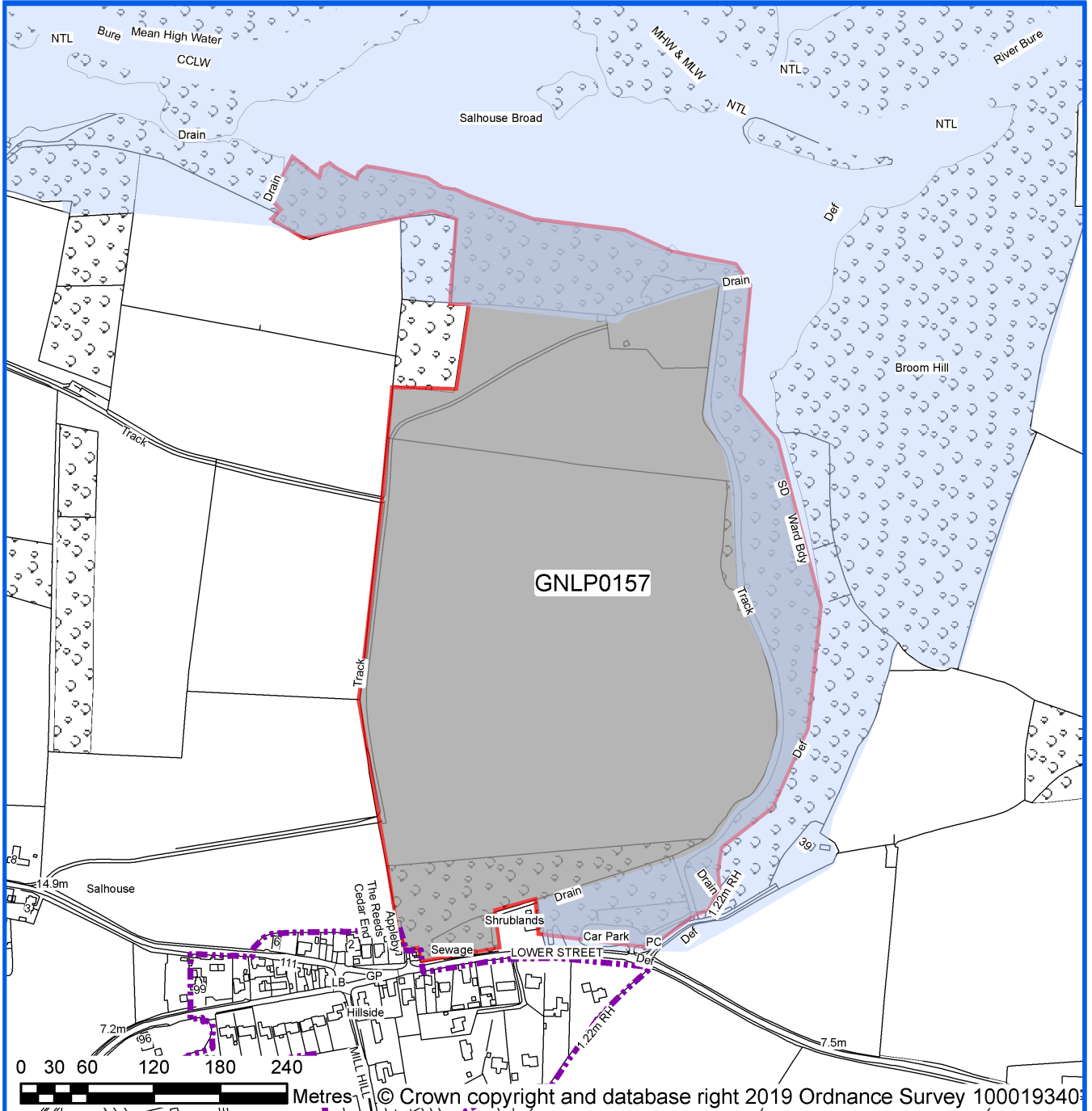
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Horsham and Newton St Faith				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Lingwood and Burlingham, Strumpshaw and Beighton				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Marsham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Reedham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Salhouse, Woodbastwick and Ranworth				
Land to the north of Salhouse Road, Salhouse	GNLP0157	22.51	Tourism	This site is considered to be a reasonable alternative as Salhouse Broad is already a visitor attraction for sailing, canoeing, walking and camping. It is not preferred for allocation at the current time as further information is required regarding the need for the proposal and exactly what is planned for the site. Note: The site is also partially within the Broads Authority administrative area.
Reedham				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
South Walsham and Upton with Fishley				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				
Spixworth and Crostwick				
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				

SALHOUSE

Site Reference GNL0157
 Location Land to the North of Salhouse Road
 Allocation Tourism
 Area 22.51 ha

N
 1:5,000
 @ A4

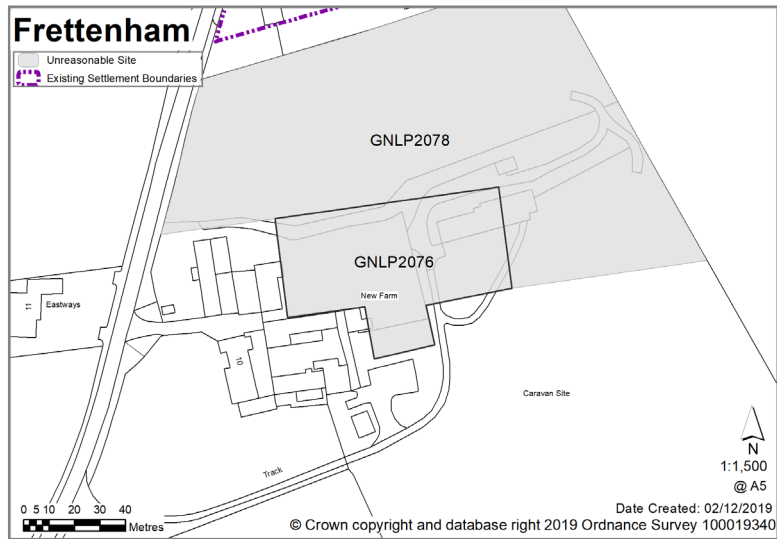
Date Created: 24/10/2019



- Reasonable Alternative
- Existing Settlement Boundaries
- Broads Authority

VILLAGE CLUSTERS

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
BROADLAND VILLAGE UNREASONABLE NON-RESIDENTIAL SITES				
Blofield Heath and Hemblington				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Buxton with Lamas and Brampton				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Cantley				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Cawston, Brandiston and Swannington				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Coltishall, Horstead with Stanninghall and Belaugh				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Foulsham and Themelthorpe				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Frettenham				
Adjacent 10 Buxton Road, Frettenham	GNLP2076	0.39	Employment	This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.

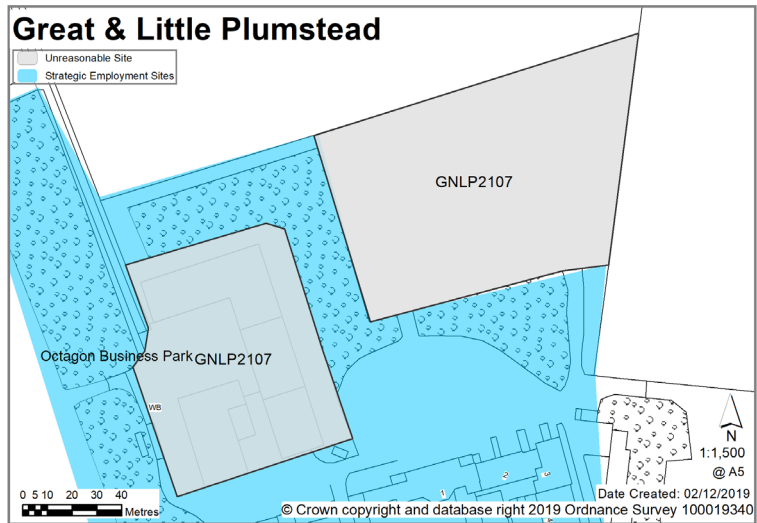


Freethorpe, Halvergate and Wickhampton

NO UNREASONABLE NON-RESIDENTIAL SITES

Great and Little Plumstead

<p>North of Octagon Business Park, Gt & Lt Plumstead</p>	<p>GNLP2107</p>	<p>1.62</p>	<p>Office, storage</p>	<p>This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.</p>
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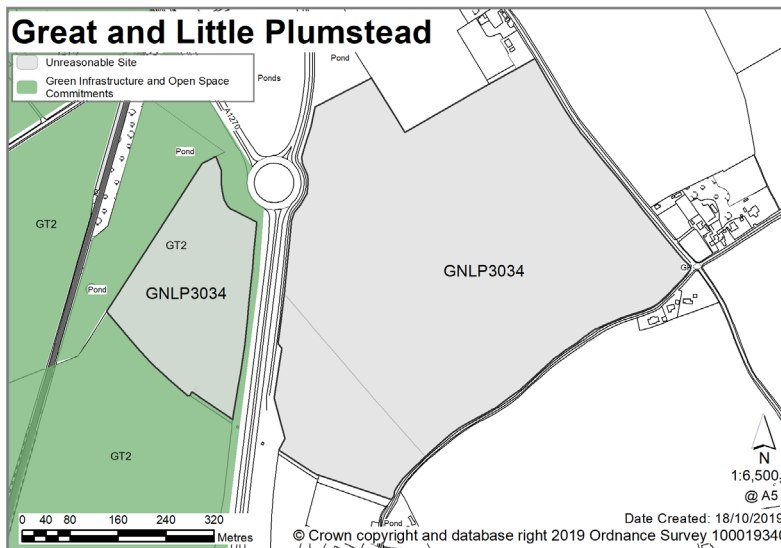
East of Brook Farm,
Gt & Lt Plumstead

GNLP3034

36.84

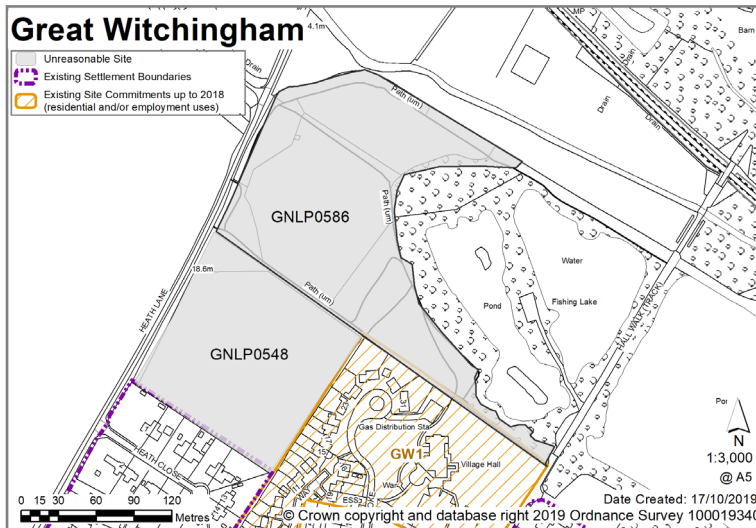
Employment B1,
B2, B8

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.

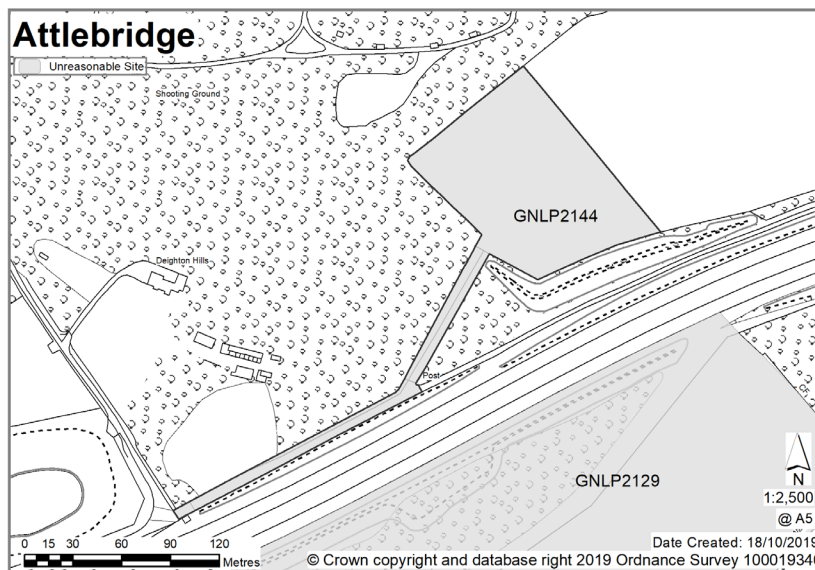


Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill

<p>Land North of Council field, Heath Lane (west of Hall Walk), Great Witchingham/Lenwade</p>	<p>GNLP0586</p>	<p>2.94</p>	<p>Open space</p>	<p>This site is not preferred for allocation as there is no evidence of the need for additional open space in Great Witchingham/Lenwade. In addition, the adjacent site promoted for housing is considered to be unreasonable due to highway constraints.</p>
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Adjoining Fakenham Road, Attlebridge	GNLP2144	1.23	Industrial	This site is proposed for industrial development and would be accessed from the nearby roundabout with the Broadland Northway, however there are concerns about the suitability of the access. The site could potentially provide local opportunities but to justify a local plan allocation in this location more evidence would be needed about the likely end user businesses who would bring forward development.
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Hainford and Stratton Strawless

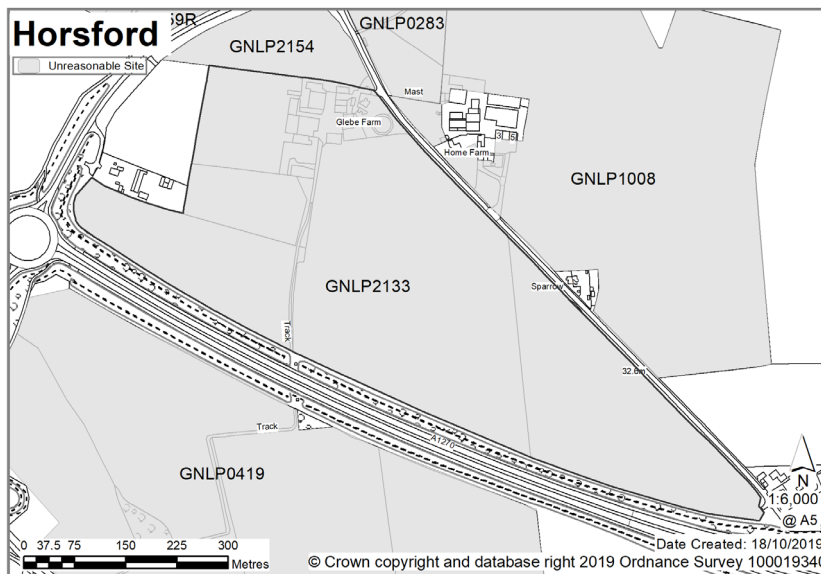
NO UNREASONABLE NON-RESIDENTIAL SITES

Hevingham

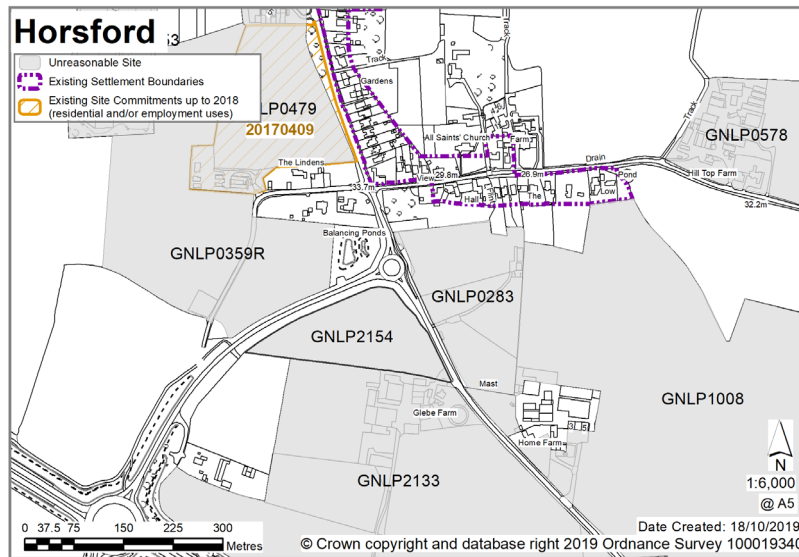
NO UNREASONABLE NON-RESIDENTIAL SITES

Horsford

<p>Glebe Farm North, Horsford</p>	<p>GNLP2133</p>	<p>26.23</p>	<p>Employment/mixed</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>
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<p>South of Drayton Lane, Horsford</p>	<p>GNLP2154</p>	<p>2.30</p>	<p>Retail/car parking</p>	<p>This site is promoted specifically for a supermarket with associated car parking. The site is not preferred for allocation as it is not within an accessible walking distance of Horsford and there is no evidence of an end user being in place to assure delivery of the scheme.</p>
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Horsham and Newton St Faith

NO UNREASONABLE NON-RESIDENTIAL SITES

Lingwood and Burlingham, Strumpshaw and Beighton

NO UNREASONABLE NON-RESIDENTIAL SITES

Marsham

NO UNREASONABLE NON-RESIDENTIAL SITES

Reedham

NO UNREASONABLE NON-RESIDENTIAL SITES

Salhouse, Woodbastwick and Ranworth

NO UNREASONABLE NON-RESIDENTIAL SITES

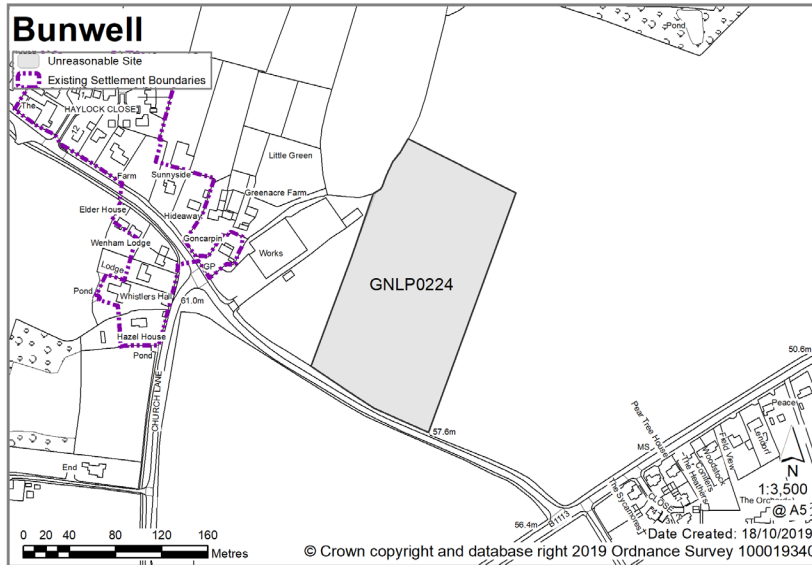
Spixworth and Crostwick

NO UNREASONABLE NON-RESIDENTIAL SITES

SOUTH NORFOLK VILLAGE UNREASONABLE NON-RESIDENTIAL SITES

Bunwell

Land at Little Green, Bunwell	GNLP0224	2.5	Employment	This is a freestanding site some distance from the village core and not particularly well related to the settlement. There are no known end-user businesses and therefore the site is not considered to be suitable for allocation.
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Gillingham (including Haddiscoe)

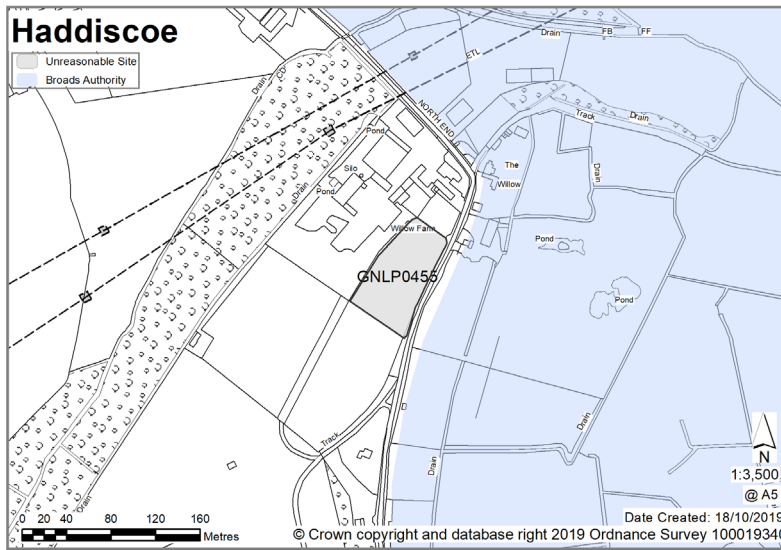
Willow Farm.
Haddiscoe

GNL0455

0.48

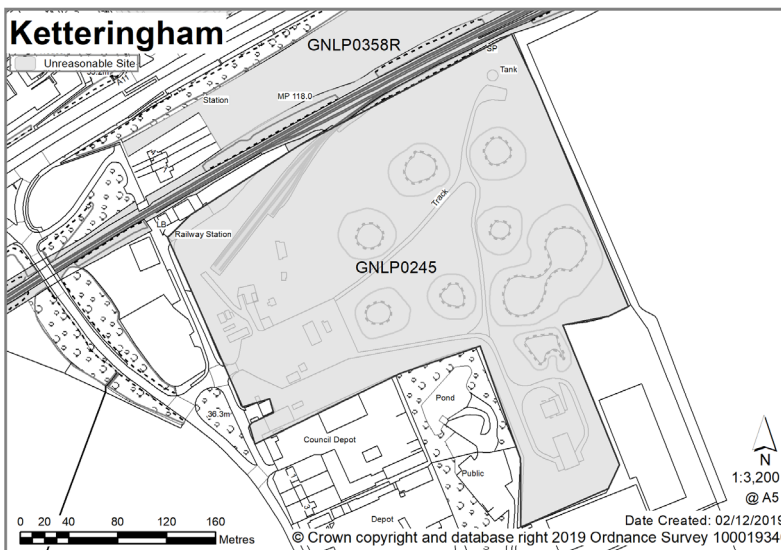
Employment

This is a small remote site located in the northern part of the parish towards Lower Thurlton. It is not considered to be suitable for allocation as it located within fluvial flood zones 2 and 3 and is therefore heavily constrained. It has been proposed for employment uses connected to the adjacent business and would be better to come forward through the planning application process.

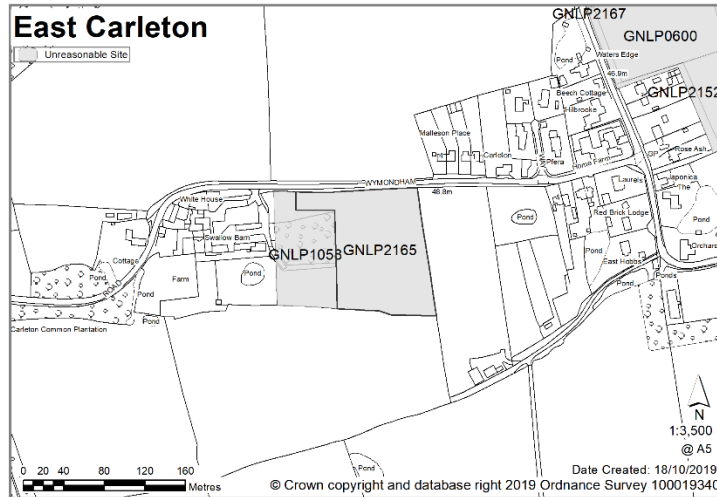


Mulbarton (including Bracon Ash, East Carleton, and Hethel)

<p>Land off Station Lane, Ketteringham</p>	<p>GNLP0245</p>	<p>7.92</p>	<p>Commercial</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>
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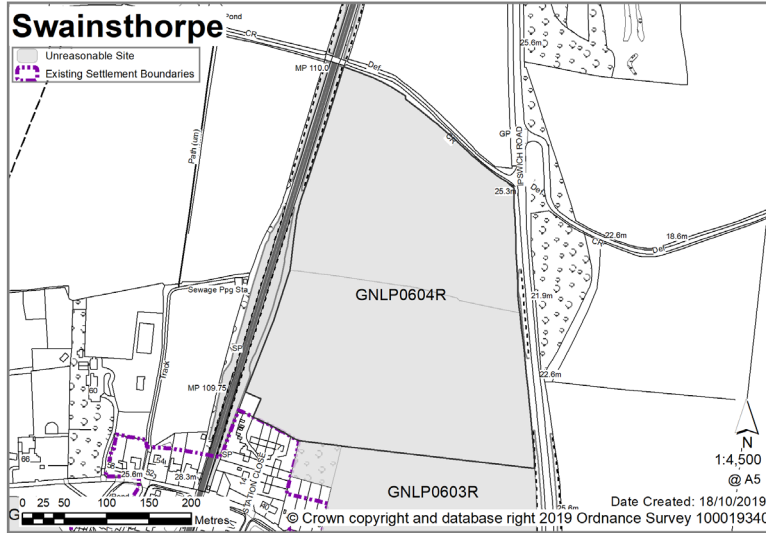


Wymondham Road, East Carleton	GNLP2165	1.15	Employment	This site is not preferred for allocation as its remoteness to core services and the inadequacy of the road network are significant constraints.
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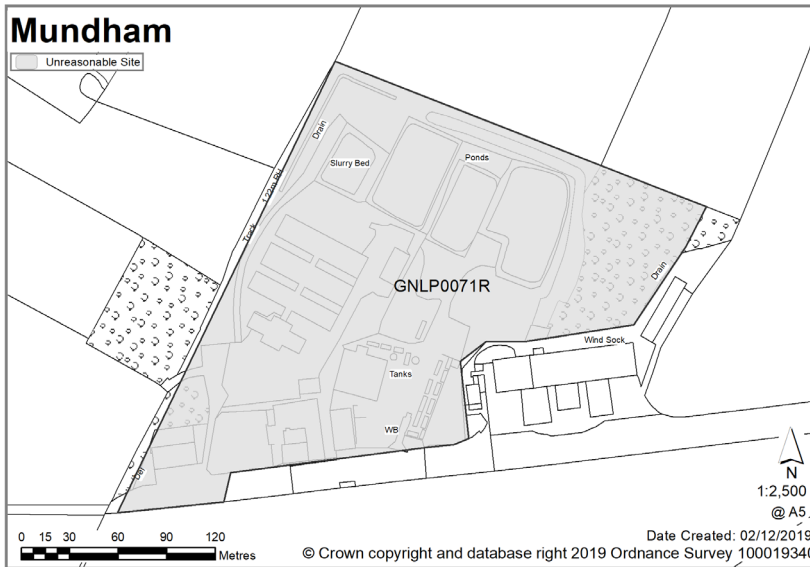
Newton Flotman (including Swainsthorpe)

Land West of A140, Adjacent Hickling Lane, Swainsthorpe	GNLP0604R	10.99	Workshops, stores, offices, agricultural sales	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. The site is also subject to a planning application by Ben Burgess agricultural machinery (reference 2018/2631) and would be better dealt with through the development management process.
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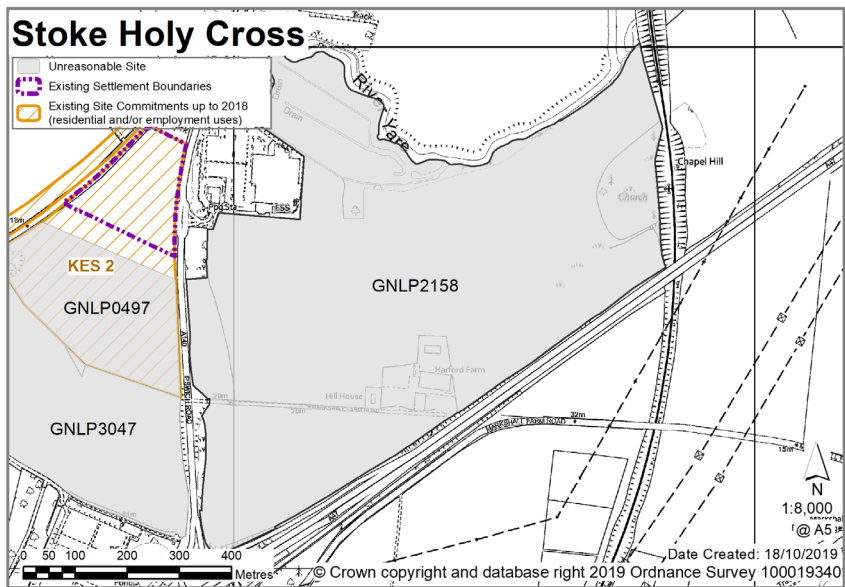
Seething (including Mundham)

Land at Seething Airfield, Mundham	GNLP0071R	4.91	Employment	No change in land use proposed, allocation appears unnecessary.
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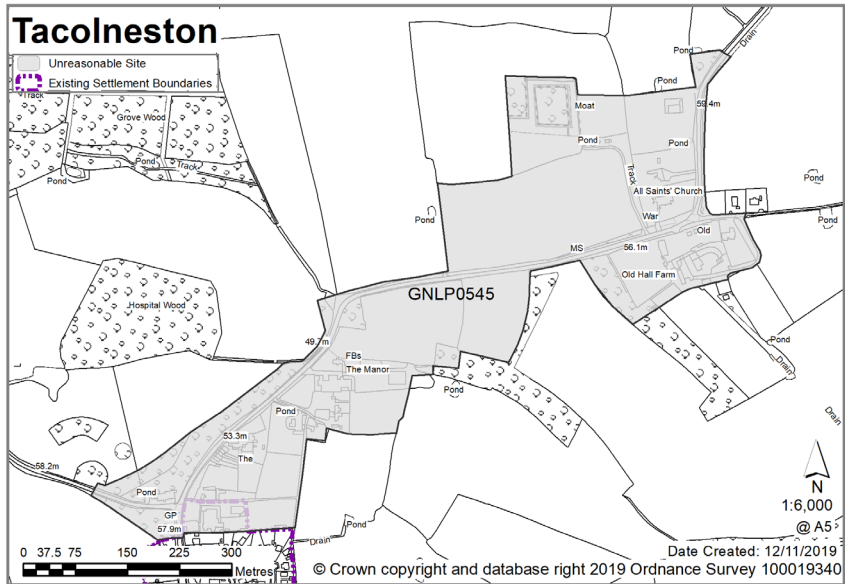
Stoke Holy Cross

<p>East of Ipswich Road, Stoke Holy Cross</p>	<p>GNLP2158</p>	<p>49.90</p>	<p>Commercial</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>
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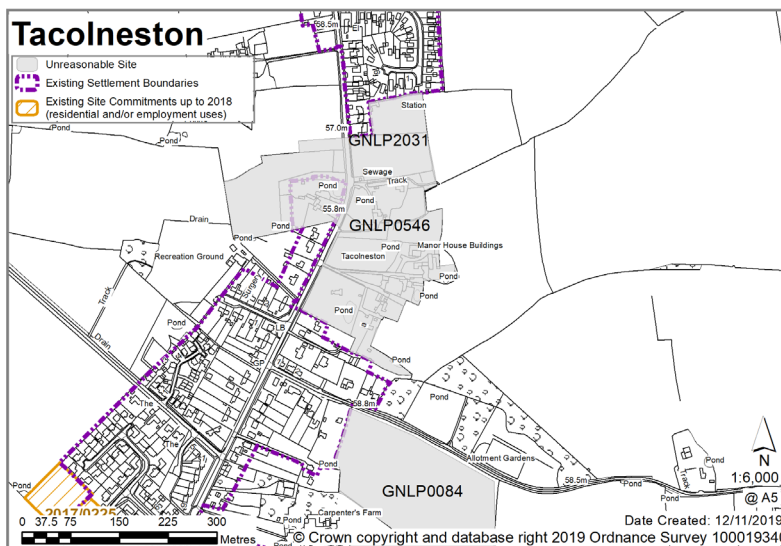


Tacolneston

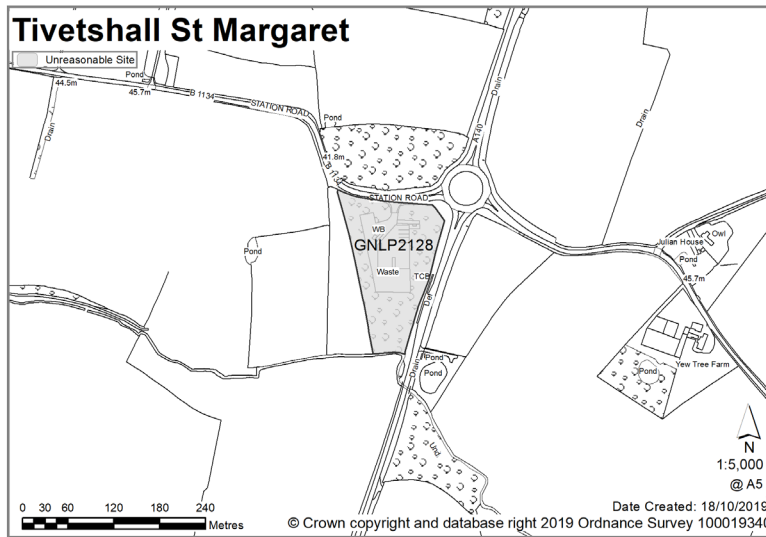
<p>Tacolneston Conservation Area</p>	<p>GNLP0545</p>	<p>19.68</p>	<p>Preservation as local green space</p>	<p>This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal, Local Green Space Designation, or Neighbourhood Plan.</p>
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Tacolneston Manor House Area Local Green Space	GNLP0546	6.86	Preservation as local green space	This site is not considered to be suitable for allocation as a local green space because as submitted it is too large and does not meet the requirements as defined in the National Planning Policy Framework. This proposal would be more appropriate as part of a Conservation Area Appraisal, Local Green Space Designation, or Neighbourhood Plan.
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Tivetshall St Mary and St Margaret				
Former waste transfer station, Tivetshall	GNLP2128	1.8	Retail/petrol station	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.



Wreningham (Including Ashwellthorpe)

Adjacent
Ashwellthorpe
Industrial Estate

GNLP2182

6.10

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. Access to the site appears to be constrained.

