

Settlement Name:	Wymondham
Settlement Hierarchy:	<p>The Greater Norwich Local Plan classifies Wymondham as a Main Town. It has a wide range of services and a historic core, with a nationally important abbey. There are County Wildlife Site and river valley designations within and close to the Town, plus a strategic gap designation to prevent coalescence with Hethersett to the east. The Wymondham Area Action Plan identified land for at least 2,200 new homes and a further 20 ha of employment land. The residential allocations have begun to be delivered but the largest allocation will take time to complete.</p> <p>Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of the existing commitment. The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document).</p> <p>At the base date of the plan there are no carried forward allocations but a total of 2463 additional dwellings with planning permission.</p> <p>The Towards a Strategy document identifies Wymondham as a Town (together with Aylsham, Diss Harleston and Long Stratton) and suggests that circa 900 – 1000+ additional homes should be provided between them over the life time of the plan. This site assessment booklet looks in detail at the sites promoted in Wymondham to determine which are the most suitable to contribute towards the overall allocation figure for the Main Towns.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land to the north of Tuttle Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community uses, primary school
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)
Silfield pitch & putt, The Street	GNLP0200	5.97	Residential (unspecified number)
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings
Land at Johnson's Farm	GNLP0354	75.95	400 dwellings, associated access and open space
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)
Land to the north-east of Silfield Road, and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space
Land to the south-west of Silfield Road, and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space
Land north and south of Browick Road	GNLP0507	21.85	Mixed use commercial and residential
Land at south Wymondham – north and south of the A11 and west of Park lane	GNLP0515	132.22	1,500 dwellings Community uses, open space, landscaping and associated infrastructure.
North Wymondham	GNLP0525R	157	Up to 1500 dwellings, school, employment, recreation etc
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364	High Tech employment uses together with residential and community facilities in

			form of new garden village
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings
East of Field House	GNLP2090	1.70	50 dwellings
North east of Carpenters Barn	GNLP2150	6.50	150 dwellings
West of Carpenter Close	GNLP2155	3.40	80 dwellings
Park Farm	GNLP2168	340	6,500 dwellings, new settlement
Within WYM3 & WYM13 allocation	GNLP2169	1.36	32 dwellings
North of Tuttles Lane	GNLP3013	2.31	60+ dwellings
Total area of land		1251.17	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land south of B1172 Norwich Common	GNLP0092	0.33	Residential (unspecified number)
South of Norwich Common	GNLP2125	0.32	8 dwellings
South of Ash Close	GNLP3026	0.36	5-9 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land north and south of Stanfield	GNLP0116	2.99	Employment B1, B2, B8
Land north of Carpenters Barn, off Melton Road	GNLP0285	15.38	Recreational use, clubhouse, pitches, car parking and floodlighting

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	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														
Wymondham														
GNLP0006	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0032	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber
GNLP0200	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green
GNLP0320	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green
GNLP0354	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Red	Amber	Red	Green	Amber	Amber
GNLP0355	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0402	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0403	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0507	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP0515	Amber	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Amber
GNLP0525R	Green	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Green
GNLP1055	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP2073	Amber	Red	Amber	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2090	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2150	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green

GNLP2155	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Green	Green
GNLP2168	Amber	Red	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Amber	Green
GNLP2169	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP3013	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Wymondham	
GNLP0006	<p>General comments Objections raised concerns regarding intrusion into the open countryside destroying the boundary of the built-up area. The open space is crossed by a footpath and is used by Tuttle Lane. Topography means it would be high visible over a considerable distance. Other issues include traffic congestion and lack of infrastructure.</p> <p>One comment in support of site. On behalf of Welbeck Strategic Land III Ltd, Site GNLP0006 should be allocated for residential development. As set out in the full Representation and supporting technical evidence (submitted via email), the site is suitable, available and viable and a significant quantum of residential development can be delivered here in the plan period. It represents a highly sustainable and logical location for growth, and technical evidence has been prepared to demonstrate that there are no constraints to delivery.</p>
GNLP0032	<p>General comments One objection raised concerns regarding the direction of development.</p>
GNLP0200	<p>General comments One objection raised concerns as they already have a housing estate that doesn't fit in.</p>
GNLP0320	<p>General comments One comment in support of site. The site is available for development, there is strong interest from developers and housebuilders for sites in Wymondham. We conclude that those constraints against development in Wymondham - secondary school capacity, the setting of Wymondham Abbey and the setting of the town - do not apply to the land south of Gunvil Hall Farm. The same approach to design and layout for land south of Gunvil Hall Farm could be applied for development at this site i.e. significant areas of green infrastructure, a buffer around Gonville Hall, and no development in heritage setting corridors.</p> <p>Objections raised concerns regarding scale of development and effect on the landscape setting of Gonville Hall.</p>
GNLP0354	<p>General comments Objections raised concerns regarding scale of development, road safety, destroying a popular walking/cycling route, pressure added onto already stressed services, loss of privacy, pollution,</p>

	<p>environmental damage, impacts on wildlife and destruction of grade 1 listed buildings.</p> <p>One comment submitted in support of site. The submission includes:</p> <ul style="list-style-type: none"> * A covering letter * Written Representation report * A map of proposed Wymondham sites * A revised Heritage Report * Previously submitted Masterplan for Land at Johnson's Farm (2011) <p>This site enjoys a number of clear advantages for housing development both in its own right and in comparison, with other proposed sites, not least its proximity to the town centre and its potential to provide a new park for the town. These advantages plus the fact that the site can be developed for housing without significant harm to the setting and views of Wymondham Abbey, indicate that it should be identified as a preferred site for housing in the draft Local Plan.</p>
GNLP0355	<p>General comments</p> <p>One comment in support of site. Whilst reference to the railway underpass is noted, it will be upgraded through existing allocations and the proposed development of approximately 21 new homes will have a minimal impact. The proposals are for a modest development of 21 homes, a natural extension of the current allocations and comprise sustainable development. The site will continue to benefit from access from Rightup Lane as an alternative approach. It is not clear why the site should score amber for utilities capacity. Comments related to County Wildlife Sites are noted but the site is small compared to other development here.</p> <p>One comment in support of site as the site is small scale so it should not have major impacts on existing town services.</p>
GNLP0402	<p>General comments</p> <p>Two objections raised concerns regarding inappropriate location, traffic congestion and services not being able to cope.</p> <p>Norfolk Wildlife Trust comments</p> <p>Current allocations in Wymondham have already led to adverse impacts on County Wildlife Sites around the town, through increased recreational pressure. Although proposals for mitigation are being considered via Wymondham Green Infrastructure group, further development south of town is not possible without significant GI provision. This applies particularly to 0402. Similarly, there is very limited accessible green space to the north of the town and any development will require significant new GI. 0354 to north of town includes CWS 215, which needs to be protected and buffered</p>

	from development impacts and CWS 205 needs to be protected if 0525 is allocated
GNLP0403	General comments Objections raised concerns regarding no access to A11, loss of green spaces, over urbanisation and pollution.
GNLP0507	No comments submitted
GNLP0515	General comments One comment submitted in support of site. Detailed representation in support of site GNLP0515, Land at South Wymondham, in the context of Section 4 - The Strategy. See full text and attached representation form incorporating Framework Plan and Phase Location Plan for full detail. Objections raised concerns regarding the scale of development being out of character, impacts to the environment, traffic congestion, access, loss of arable farmland and stretched local services. The Woodland Trust comments Development must be kept as far as possible from ancient woodland, with a buffer area maintained between the ancient woodland and any development boundary. An appropriate buffer area will depend on the local circumstances and Natural England recommend "leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or tree (depending on the size of development, a minimum buffer should be at least 15 metres)."
GNLP0525R	General comments Objections raised concerns regarding overdevelopment, conflicts with Wymondham/Hethersett gap, location at north Wymondham is far less suitable than to the south, no footpaths, country roads, pollution, removal of rural surroundings and road safety. Comment submitted in support of site. Gladman submit that the site is available and suitable for residential development and request that the Council consider the benefits listed above and note the ability of the site to assist in meeting the objectively assessed need across the Greater Norwich plan area. We consider that the site should be allocated for residential development and would welcome the opportunity to discuss our proposals with the Council in more detail. Norfolk FA are supportive of residential development in Wymondham, associated to the proposed S106 agreement which could provide an open space & recreational facilities which could support local football provision associated to Wymondham Town FC.

GNLP1055	<p>General comments</p> <p>Five representations in objection to the new settlement proposal referenced as site GNLP1055 including from the owner of Stanfield Hall, Bracon Ash and Hethel Parish Council, the Norfolk Wildlife Trust and Historic England. Issues raised; (1) Holding objection to the inclusion of Stanfield Hall in the proposal which has been done without his knowledge or consent of the owner [note that this was due to an inadvertent error by the GNLP team when replotting the site in our system: site boundary since corrected to remove the Hall and grounds] (2) Fundamental objection to development at this scale on greenfield land, would have wholly unacceptable environmental and traffic impacts on the surrounding area; development unnecessary as already sufficient potential for growth in other locations (3) Too close to Wymondham to be self-contained and will have a massive impact on already overstretched schools, services and facilities; (4) Road infrastructure not fit for purpose (5) No suitable access into Wymondham on foot or by bike; (6) Susceptibility to ground water flooding (6) Traffic bottleneck/congestion on approach to Wymondham via Silfield Road; (7) Impact on green belt (sic) and wildlife; Norfolk Wildlife Trust have specific concerns re impact and recreational pressures on Ashwellthorpe Wood Special Sites of Scientific Interest; Lizard and Silfield County Wildlife Sites and Oxford Common but welcome recognition in HELAA of impacts on protected sites and priority habitats; these are already under threat from growth in south Wymondham; NWT will object in the absence of appropriate mitigation (8) Significant harm to setting of Stanfield Hall, local heritage significance of Hethel Airfield needs to be recognised.</p>
GNLP2073	<p>General comments</p> <p>One comment submitted. GNLP 2073 is detached from the settlement boundary and rural in nature. It benefits from little by way of safe and accessible linkages. Burnthouse Lane lacks public footpaths and the site is not easily accessible to public transport opportunities. Whilst paragraph 7 of the National Planning Policy Framework seeks to promote sustainable development in rural areas, it is also clear that housing should be located where it will enhance or maintain the vitality of rural communities, which would not be the case in this instance.</p>
GNLP2090	<p>General comments</p> <p>One comment on site. Site GNLP 2090 East of Field House is capable of delivering circa 50 units. However, it is detached from the main settlement of Wymondham and would fail to represent a suitable and logical natural expansion of Wymondham. See full submission.</p>

	<p>One objection submitted concerns regarding destroying the character of the village, lack of adequate infrastructure and abutting a large development already.</p>
GNLP2150	<p>General comments One comment on site. Site GNLP 2150 appears to be part of 0525R to the northern extent of Wymondham and it is unclear as to whether the site and its potential has been double counted. It is again predicated on the assumption that the larger parcel of land comes forward, as in isolation it would be detached from the settlement boundary. See full report.</p>
GNLP2155	<p>General comments The following documents have been prepared by Astill Planning Consultants on behalf of Oxygen Real Estate Group: * Site GNLP2155 (Land West of Carpenter Close) Written Representations * Site GNLP2155 (Land West of Carpenter Close) Site Location Plan</p> <p>One comment on site; we consider the site appears unsuitable for a number of reasons and our client's land represents a better and more sustainable and economically beneficial site option for growth with far superior links to public transport.</p>
GNLP2168	<p>General comments One comment on site; site GNLP2168 is far more compliant with the options consulted on by the GNLP than other proposed new garden settlements which do not benefit from comparable transport connections, or the strategically important location on the Norwich -Cambridge hi-tech corridor. And the essential need to give appropriate confidence of delivery is fully understood. Measures have been taken to ensure a reliable and effective delivery mechanism is in place. See Full Report.</p> <p>Objections raised concerns regarding road safety particularly for pedestrians, no footpaths, unsuitable roads, pollution, loss of greenbelt environment, scale of development, lack of infrastructure, loss of prime agricultural land, impacts on wildlife and loss of the natural environment, loss of local heritage and flooding issues.</p> <p>An archaeological site: Park Farm is an ancient deer park; Lower Park Farm is moated and was an ancient hunting lodge. Therefore, an historical site. Loss of good arable land, wildlife habitats, veteran trees.</p> <p>Norfolk Wildlife Trust comments We object to the inclusion of this site in the plan, due to the loss to irreplaceable ancient woodland which would occur. We strongly</p>

	recommend that this site is removed from any further consideration in the plan.
GNLP2169	<p>General comments</p> <p>Harvey & Co: The current allocation is acknowledged to be correct. However, the site is small, at 1.36 hectares. It is outside the control of the consortium of landowners and their promoter who is responsible for the delivery of the 1 ,230 houses. That number could therefore be delivered on land that excludes site GNLP 2169. See full report.</p> <p>DHA Planning: Site GNLP 2169 is located to the south of Wymondham within the heart of the existing phase1 commitments and as such care is needed to ensure against double counting.</p> <p>In the event that the land is achievable, it represents a sustainable location for growth, albeit at an extremely limited scale.</p>
GNLP3013	No comments submitted as site submitted during stage B consultation

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Sites considered to be Reasonable Alternatives:

Of the remaining sites, there are options for incremental small-scale development of circa 50 dwellings or larger extensions to the Town. The three larger scale development proposals (where all sites are considered to be reasonable alternatives) are:

To the north-east of Wymondham, GNLP0525R is a 157 ha site that incorporates sites that were originally submitted individually as GNLP0006, and GNLP2150. Other sites promoted in the locality are GNLP2155 and GNLP3013. All these sites are well located in terms of schools, public transport and retail opportunities. Parts of some sites are affected by surface water flood risk which may affect the developable area and the eastern extent of site GNLP0525R is located in the strategic gap between Wymondham and Hethersett.

To the south-west of Wymondham, sites GNLP0032 (6 ha) and GNLP0515 (132 ha) lie between the railway line and the A11, and adjacent to the existing built up area. These sites are well located in relation to the railway line and facilities in Wymondham Town Centre although access may be an issue. Site GNLP0032 and phase 1 of GNLP0515 would access onto Park Lane and under the railway bridge. The promoter suggests that phase 2 would require an access onto the A11 which would need further investigation with Highways England.

Also to the south-west of Wymondham, GNLP0354 is a 75 ha site that whilst constrained by its potential significant effect on Wymondham Abbey's setting may contain areas of land acceptable for development, and on that basis should be assessed in more detail.

Site GNLP0355 lies between the existing WYM 3 allocation (which is under construction) and the A11, it is considered as a reasonable alternative dependent upon identifying suitable access. The site is currently accessed via Rightup Lane which is proposed to be made pedestrian and cycle only through the development of the allocation. It is likely that access to the site would need to be through the allocated site.

GNLP0507 is a proposal for mixed use development on an existing employment allocation. As the future need for employment land needs to be considered, this site should be assessed in more detail.

Sites not considered to be Reasonable Alternatives:

Of the sites put forward for residential development several are not considered to be reasonable alternatives. Reasons are generally to do with locational remoteness or a lack of consistency with the preferred distribution strategy – see the Towards a Strategy document. GNLP0320 lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form a contiguous development.

GNLP2073 is also considered remote, being located to the east of the A11 and poorly related to facilities and services. GNLP0200, 0402, 0403 and 2090 are all sites at Silfield where development would again be remote from Wymondham as well as physically separated by the A11. GNLP2169 is not necessary to assess further because it lies within the existing allocation at WYM3 where the principle of housing has already been accepted.

New settlement proposals:

The new settlement proposals of GNLP1055 (covered in the Mulbarton booklet) and GNLP2168 are also less preferred for further assessment at this time because a significant proportion of the existing commitment is already on large sites. The Towards a Strategy document discusses how Honingham is the preferred contingency site for a large-scale new settlement. As a place for a new settlement Silfield is less preferred and individually the sites are remote from Wymondham and physically separated by the A11.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Wymondham			
Land to the north of Tuttlés Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community uses, primary school
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)
Land at Johnson’s Farm	GNLP0354	75.95	400 dwellings associated access and open space
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential
Land at south Wymondham – north and south of the A11 and west of Park lane	GNLP0515	132.22	1,500 dwellings, community uses, open space, landscaping an associated infrastructure
North Wymondham	GNLP0525R	157	Mixed. Up to 1500 dwellings, school, employment, recreation etc
North east of Carpenters Barn	GNLP2150	6.50	150 dwellings
West of Carpenter Close	GNLP2155	3.40	80 dwellings
North of Tuttlés Lane	GNLP3013	2.31	60+ dwellings
Total area of land		460.42	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0006
Address:	Land to the North of Tuttle Lane East
Proposal:	Residential development with associated public open space, community uses, infrastructure and a primary school.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Arable agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk and Transport & Roads.
HELAA Conclusion This site located to the north of the town (part of larger site 0525) and is within easy access of a range of services. Initial highway advice is that the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. There would be requirements for sewerage capacity enhancement and ecological mitigation. There are constraints which would require mitigation, the most expensive is likely to be new infrastructure. It is assumed that this would be viable, and therefore the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Site could be considered appropriate for allocation if including GNLP sites ref GNLP0525. Site GNLP0525 considered appropriate for allocation if including GNLP sites ref GNLP0006 except for housing in the Strategic Gap to the south of Norwich Common. Low impact education provision could be considered OK
Minerals & Waste No comments
Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Norfolk Flooding and Surface Water Management Note
- Strategic Ecological Assessment
- Utilities Assessment
- Cultural Heritage Desk Based Assessment
- Arboricultural Appraisal
- Site Sketch / Plans
- Land Promotion Transport Site Appraisal
- Master plan and delivery study

Site Reference:	GNLP0032
Address:	Land off Silfield Road
Proposal:	Residential development.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Historic Environment, Transport & Roads and Combability with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is located to the south of the town and would be accessed from Silfield Road at its junction with Park Lane. Initial highway evidence has indicated that despite constraints, a suitable access may be achievable, but there are concerns regarding the capacity of local roads. There are no known constraints from utilities infrastructure but there would be requirements for sewerage capacity enhancement. There could be contamination close to the waste recycling centre and former landfill site and a few areas of the site are at risk of flooding. There would be limited impact on sensitive townscapes or landscapes but there are various species and habitats within the site would require protection/mitigation. There are several constraints which would require mitigation, but on balance the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p> <p>Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

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PLANNING HISTORY:
Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP0354
Address:	Land at Johnson's Farm
Proposal:	Residential development of approx. 400 dwellings, with associated access and open space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity, Transport & Roads and Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA Townscapes and Historic Environment</p>
<p>HELAA Conclusion This site is located to the west of the town and has limited accessibility to local services other than local employment. Initial highway evidence has indicated that constraints to access and constrained local road capacity could be overcome. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. Upgrades to the sewerage infrastructure and water recycling centre may be required, and there are areas at risk of flooding which would need to be avoided. The county ecologist has identified a need for a full ecological assessment and removal of the County Wildlife Site from the site. The site's impact on heritage assets, in particular the Grade I listed Wymondham Abbey and archaeological earthworks would make development of the eastern part of the site unacceptable, and the western part subject to extensive mitigation. Furthermore, the eastern part of the site is in the designated river valley landscape. There are a number of constraints affecting this site, requiring mitigation and for the eastern part, precluding development. The extensive mitigation required on this site may make development of the western part unviable, and it would result in development which was poorly related to the existing built form. However, the western half of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues. Majority of site should not be allocated due to impact on setting of</p>

Wymondham Abbey and associated landscape. However, the field adjacent to Preston Avenue may be able to accommodate up to 150 dwellings

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent planning history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- A map of proposed Wymondham sites
- A revised Heritage Report
- Previously submitted Masterplan for Land at Johnson's Farm (2011)
- Viability Assessment

Site Reference:	GNLP0355
Address:	Land at Rightup Lane
Proposal:	Residential development adjacent to current allocations

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Townscapes, Biodiversity & Geodiversity, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is contiguous with the recent allocation in south Wymondham, and the access would need to be via that site. Development here may require upgrades to the sewerage infrastructure and water recycling centre, and the county ecologist is concerned about ecological impacts on the adjacent County Wildlife Site. The site may require a buffer to the A11, which runs adjacent to it. There are no known constraints from flood risk, utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. There are a number of constraints affecting the site, but on balance it is suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management This site is considered suitable for allocation subject to highway constraints being addressed as part of recent allocations in South Wymondham and/or upgrades to Rightup Lane.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p> <p>Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|--|
| <ul style="list-style-type: none">• Initial concept plan |
|--|

Site Reference:	GNLP0507
Address:	Land at Browick Road
Proposal:	Mixed use commercial and residential development

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant land – currently agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, townscapes, biodiversity & geodiversity, historic environment, transport & roads and compatibility with neighbouring uses

HELAA Conclusion

This site at Browick Road has been allocated for employment use and is now proposed for mixed use employment and residential use. Any residential development on the site would therefore be subject to acceptance of the loss of committed employment land. Initial highway evidence has indicated that potential constraints to access could be overcome, and impact on local roads could be mitigated. Enhancement to the water recycling centre may be required, in addition to other sewerage capacity enhancements, and there are areas within the site at risk of flooding. The county ecologist is concerned about the impact on a nearby County Wildlife Site and mitigation may be required to address the impact on heritage assets. Development of the site would not affect any designated landscape or result in the loss of publicly accessible open space, and there are no known constraints from utilities infrastructure, contamination or ground instability. Being close to employment and residential sites, there would be good access to employment regardless of the site's eventual use. Due to the number and extent of constraints, any residential use of the site would need to be associated away from the flood-prone areas, and close to existing housing. Therefore, if corresponding loss of allocated employment land is deemed acceptable, approximately 4ha within the site could be suitable for the land availability assessment. The entire site would be suitable for employment land, but this is already accounted for in commitments. Therefore, only 0.25ha is considered suitable for the land availability assessment

FURTHER COMMENTS

Highways

No comments

Development Management

Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues. Site does not lend itself to residential development due to severance by the railway line. Recommend it remains allocated only for employment uses

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wyndham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Constraints, Opportunities and Concept Plan

Site Reference:	GNLP0515
Address:	Land at south Wymondham - north of the A11 a
Proposal:	Residential-led development of approx. 1,500 dwellings, supporting and community uses, open space, landscaping associate infrastructure

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads and compatibility with Neighbouring uses.</p>
<p>HELAA Conclusion Due to the size of this site (113ha) there are many constraints encroaching on the land. Initial highways evidence indicates that land to the south of the A11 could not be accessed and would be considered remote from services, and for the rest of the site there are concerns regarding the capacity of local roads. There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination close to the waste recycling centre and former landfill site, parts of the areas of the site at risk of flooding and most of the site is on grade 2 agricultural land. The County Wildlife Site adjacent to the site, and the various species and habitats within the site will require protection/mitigation. There are no known constraints from utilities infrastructure, the land is not currently accessible as public open space, and there would be limited impact on sensitive townscapes. Taken across the whole site, there are considerable constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Approximately 95ha of the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Not considered suitable for allocation due to harm identified to the character and appearance of the area, distance from services and facilities and highway capacity issues</p> <p>Minerals & Waste No comments</p>

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Framework Plans

Site Reference:	GNLP0525R
Address:	North East Wymondham
Proposal:	Mixed use development including residential up to 1500 dwellings, primary and secondary education facilities, employment provision, rugby club, local centre, open space, including town/county park allotments, formal sports provision. Revised to remove existing commitment

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscape, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion This site, located to the north of the town incorporates others, and has been revised to exclude the commitment sites previously in its centre, exclude some individual dwellings, and include a new area of land north of the open space allocation. Due to the size of this site (157ha) there are many constraints encroaching on the land, including a lack of services accessible from the eastern parts of the site. Western parts of the site have good access to services. Initial highway advice indicates that much of the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure (this does not apply to the most easterly part north of the B1172 and east of Elm Farm Business Park). There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination on site, and there are some large swathes of land within the site at risk of flooding. The site encroaches into the strategic gap, there would be a requirement to provide extensive green infrastructure and mitigate any impact on a County Wildlife Site, veteran trees and semi-natural habitat within the site. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space. Taken across the whole site, there are several constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Excluding parts of the site in the strategic gap, prone to flooding, designated as CWS or already committed, approximately 110ha of the site is considered suitable for the land availability assessment. However as this is a revision to site 0525 the land has already been counted towards the figure in the original HELAA document and must not be double-counted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable</p>

FURTHER COMMENTS

Highways

No comments

Development Management

Site could be considered appropriate for allocation if including GNLP sites ref GNLP0006, accept for housing in the Strategic Gap

Minerals & Waste

No comments

Lead Local Flood Authority

Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.
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PLANNING HISTORY:

No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|---|
| <ul style="list-style-type: none">• Illustrative Masterplan |
|---|

Site Reference:	GNLP2150
Address:	Residential development (150 dwellings proposed)
Proposal:	North east of Carpenters Barn

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site comprises a recently-added part of GNLP0525R, and it lies to the north-east of recently developed housing in the north of Wymondham at Carpenters Close, and it is assumed it would take access from this. Initial views from the Highway Authority suggest that the site could be suitable if it was considered as a comprehensive extension to the north of Wymondham, with associated infrastructure improvements. The site has good access to employment and bus services, but is poorly served for schools or shops. There are veteran trees within and along the boundary of the site, and areas at risk of surface water flooding (although these are mainly at the site boundary, and could be avoided). It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, it is considered suitable for the purposes of the land availability assessment. However it appears that this site is also included within the revised site GNLP0525 so the land has already been counted towards the figure in the original HELAA document and must not be double-counted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Site considered appropriate for allocation</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.</p>

Children's Services

Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:**2019/0184**

Planning application submitted for 150 dwellings currently under consideration ref 2019/0184

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2155
Address:	West of Carpenter Close
Proposal:	Residential development (80 dwellings proposed)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk and Biodiversity & Geodiversity.
HELAA Conclusion This greenfield site (it contains curtilage to Downham Grove House but is largely undeveloped) lies to the west of recently developed housing in the north of Wymondham at Carpenters Close, from which it is assumed the site would take access. Based on current evidence, the Highway Authority consider the site could be acceptable, and it is accessible to Ashleigh Primary School, several bus routes and several employers. There are areas within the site at risk of surface water flooding, and for the 1:1000 likelihood, these are significant. There is a pond at the boundary, and the site is adjacent to two wooded areas, which may trigger the need for an ecological assessment. However, the site does not appear to be constrained regarding known ecological sites, the historic environment, or sensitive townscapes or landscapes. It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, the area which is not at risk of flooding (approximately 2.3ha) is considered suitable for the purposes of the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Not considered suitable for allocation due to loss of significant trees.
Minerals & Waste No comments
Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.
Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

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PLANNING HISTORY:
No applications found.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Site Location Plan• Flood and Drainage Appraisal• Initial Highway Assessment

Site Reference:	GNLP3013
Address:	North of Tuttle Lane
Proposal:	60+ dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Caravan storage with barns	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Contamination and ground stability.
HELAA Conclusion This is a 2.31 ha site located to the north of the Town and within an accessible distance of services. The site fronts Tuttle Lane East and there is an access that is used by the caravan storage business that currently operates here. Initial highway advice indicates that development could be acceptable. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. Flood risk is low except for two relatively small patches at surface water flood risk. There is also an existing barn building that the owner intends to retain. The site is considered suitable for the land availability assessment

FURTHER COMMENTS
Highways No comments
Development Management Site could be considered suitable for allocating as part of wider allocations, subject to constraints
Minerals & Waste No comments
Lead Local Flood Authority Strategic housing expansion areas would need specific text to ensure that flood risk and strategic drainage infrastructure is provided at master-planning stage. No site-specific comments.
Children's Services Wymondham has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Ten reasonable alternative sites were identified in Wymondham at Stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children's Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Wymondham is a Main Town and the 'Towards a Strategy' document identifies a requirement for 900 – 1000+ dwellings across this level of the hierarchy. Through further discussion two sites were identified as the most suitable to allocate. Part of GNLP0354 is allocated for 50 dwellings and GNLP3013 is allocated for a further 50 dwellings. The level of development proposed takes account of the amount of planned but as yet unbuilt housing in the town. These sites relate well to the existing form and character of Wymondham, without adversely impacting on views of Wymondham Abbey.

In addition, sites GNLP0006, GNLP0515, GNLP0525R, GNLP2150 and GNLP2155 are identified as reasonable alternative sites if additional growth is needed in the Main Towns. The draft plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Together, these sites could form a comprehensive urban extension and provide the necessary infrastructure improvements, open space, school and employment to support this additional level of growth.

Sites GNLP1055 and GNLP2168 are identified as reasonable alternatives for a new settlement. These sites are promoted as new garden villages but are not preferred for allocation as it is not proposed to include a new settlement in the GNLP at the current time.

Remaining sites have been dismissed on a range of grounds, including poor connection to services, poor relation to the built form and highway constraints.

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

Please also see the non-residential booklets for sites promoted for employment and recreational use.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Wymondham				
Land at Johnsons Farm	GNLP0354 (part)	2.34	50 dwellings	This smaller area of the larger site proposal is considered to be suitable for allocation because development here would not adversely impact on views of Wymondham Abbey and it was previously considered as appropriate in early drafts of the Wymondham Area Action Plan. The majority of the site is considered to be unreasonable due to the impact on the setting of Wymondham Abbey and associated landscape. The allocation must be accessed via Abbey Road or Preston Avenue.
North of Tuttle Lane	GNLP3013	2.31	50 dwellings	This site is considered to be suitable for allocation because it relates well to the existing form and character of Wymondham and has minimal constraints. The allocation is subject to acceptable access and provision of a footway to link up with existing footways. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Wymondham				
Land to the north of Tuttle Lane East	GNLP0006	53.68	Residential (unspecified number), public open space, community use and primary school	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.
Land at south Wymondham – north and south of the A11 and west of Park Lane	GNLP0515	132.22	1500 dwellings, community uses, open space, landscaping and associated infrastructure	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. Development of this site may have landscape/townscape issues and highway concerns which would need to be addressed prior to allocation. (This site also forms part of the Silfield Garden Village proposal with sites GNLP0403 and GNLP2168.

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time).
North Wymondham	GNLP0525R	157.00	Mixed. Up to 1500 dwellings, school, employment, recreation etc	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities, although more distant from the town centre. This site could be considered as part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. The site has relatively few constraints but there would be some landscape impacts from breaking the current northern boundary of the settlement.
West of Hethel, Stanfield Hall Estate, Stanfield Road	GNLP1055	364.00	High Tech employment uses together with residential and community facilities in form of a new garden village	This site is promoted as a new garden village. It is considered to be a reasonable alternative for consideration as a new settlement through a future review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				Norwich Local Plan at the current time.
North east of Carpenter Barn	GNLP2150	6.50	150 dwellings	This site considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwellings contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements. A planning application for 150 dwellings is currently under consideration (2019/0184).
West of Carpenter Close	GNLP2155	3.40	80 dwellings	This site is considered to be a reasonable alternative if additional growth is needed in the towns. The plan includes a 1000 dwelling contingency at Wymondham on unspecified sites. It is well located in terms of schools, public transport and retail opportunities. This site could be part of a comprehensive extension to the north of Wymondham with associated infrastructure improvements.
Park Farm	GNLP2168	340.00	6500 dwellings, new settlement	This site is promoted as Silfield Garden Village (with sites GNLP0403 and GNLP0515). This combination of sites is considered to be a reasonable alternative for consideration as a new settlement through a future

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
				review of the plan. The site is not preferred for allocation as it is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time.

Unreasonable Sites:

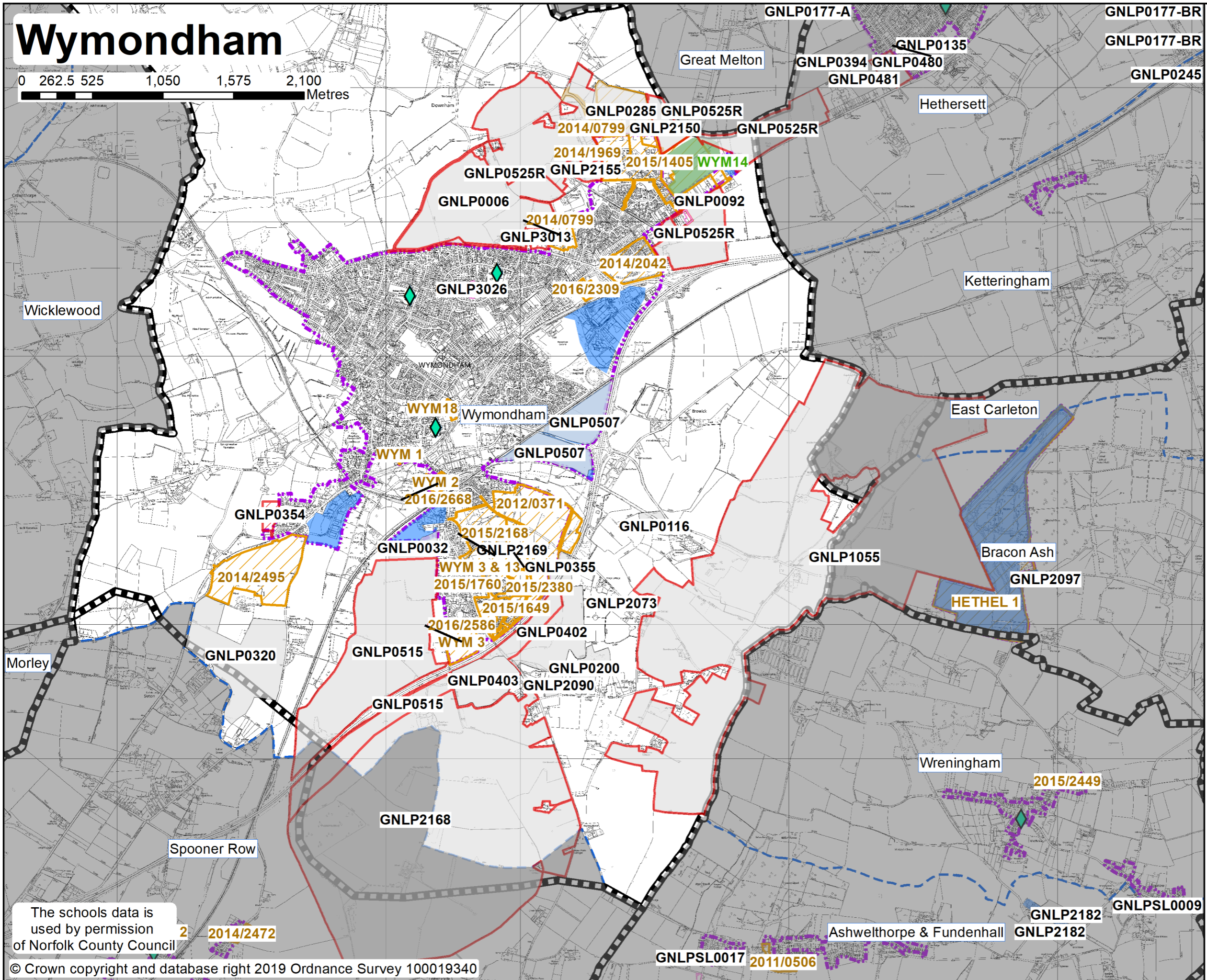
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Wymondham				
Land to the west of Silfield Road	GNLP0032	6.17	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and not suitable for the scale of development proposed.
Silfield Pitch and Putt, The Street	GNLP0200	5.97	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land south of Gonville Hall Farm, West of Sutton Lane, east of London Road and north of Sawyers Lane	GNLP0320	36.90	500 dwellings	This site is not considered to be suitable for allocation as it lies to the south of Gonville Hall at some distance from the existing built up area of Wymondham, separated by a permission which has not yet been delivered, and so would not form contiguous development.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land at Rightup Lane, Silfield	GNLP0355	1.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
Land to the north east of Silfield Road and south of the A11	GNLP0402	26.87	800 dwellings, infrastructure, community uses and open space	This site is not considered to be suitable for allocation as it is remote from Wymondham, separated from services and facilities by the A11.
Land to the south west of Silfield Road and south of the A11	GNLP0403	13.30	400 dwellings, infrastructure, community uses and open space	When considered on its own this site is not preferred for allocation as it is remote from Wymondham, separated from services and facilities by the A11. However, this site also forms part of the Silfield Garden Village proposal with site GNLP0515 and GNLP2168. It is not proposed to include a new settlement in the Greater Norwich Local Plan at the current time, but this could be considered through a future review of the plan.
Land north and south of Browick Road	GNLP0507	21.85	Mixed commercial and residential	This site is considered to be unreasonable to allocate for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.
Burnthouse Lane, Silfield	GNLP2073	0.65	5 dwellings	This site is not considered to be suitable for allocation as it is remote from Wymondham, poorly related to services and facilities.

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

Wymondham

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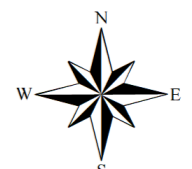
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Preferred Employment Allocation
- Reasonable Alternative Site
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Parish Boundary

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