

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team*  
PO Box 3466  
Norwich  
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	
Grid reference (if known)	
Site area (hectares)	

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes	No
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
<b>4b. Has the site been previously developed?</b>	Yes	No

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

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**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

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**5b. Which of the following use or uses are you proposing?**

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

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**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

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<b>Local Green Space</b>
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If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.
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<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
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<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
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<b>Site Features and Constraints</b>
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Are there any features of the site or limitations that may constrain development on this site (please give details)?
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<b>7a. Site Access:</b> Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?
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<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
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<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
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<b>7d. Flood Risk:</b> Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
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<b>7e. Legal Issues:</b> Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
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**7f. Environmental Issues:** Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

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**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

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**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

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**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

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**7j. Other:** (please specify):

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**Utilities**

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

	Yes	No	Unsure
Mains water supply			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>9b. Please give reasons for the answer given above.</b>	

<b>Market Interest</b>		
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		



Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	

<b>Viability</b>			
<b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b>			
	Yes	No	Unsure
<b>12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</b>			
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?</b>			

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

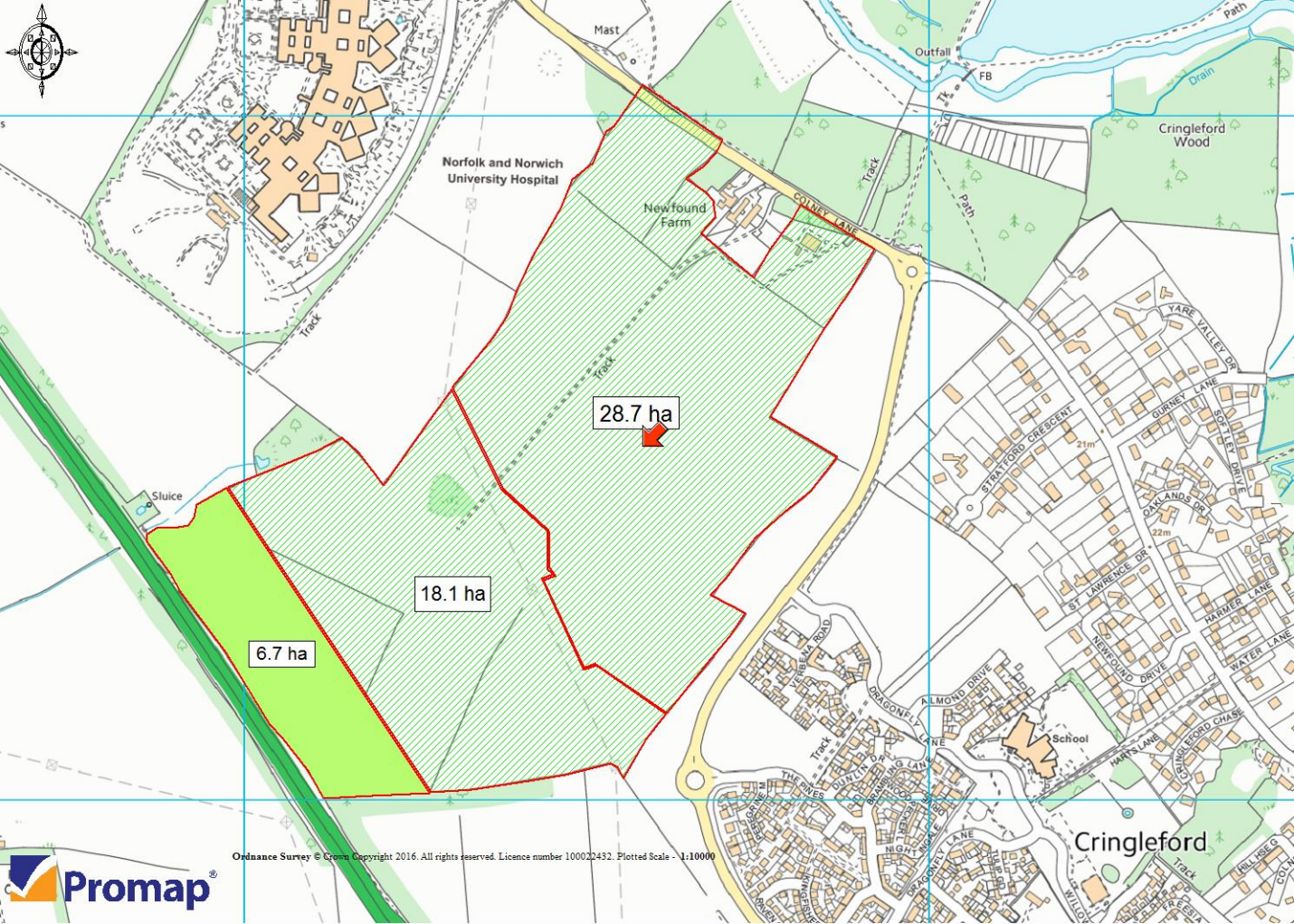
**Other Relevant Information**

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

<b>Check List</b>	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name	Date





Norfolk and Norwich University Hospital

Newfound Farm

Cringleford Wood

28.7 ha

18.1 ha

6.7 ha

Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100020432. Plotted Scale - 1:10000

Cringleford



## **GREATER NORWICH LOCAL PLAN Call for Sites Submission**

### **Land South-West of Newfound Farm, Colney Lane, Cringleford, Norfolk**

Prepared by Strutt & Parker LLP on behalf of Barratt Eastern Counties

July 2016

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## **1. INTRODUCTION**

- 1.1 This report has been produced by Strutt & Parker LLP on behalf of Barratt Eastern Counties to support a submission to the Greater Norwich Local Plan 'Call for Sites' in respect of land south-west of Colney Lane, Cringleford, Norfolk.
- 1.2 Cringleford is part of the South Norfolk District, although greatly influenced by its proximity to Norwich, from which it is separated by the River Yare. The parish is bisected by the A11 London road and bounded on the south-west by the Norwich Southern By-pass (A47), part of the trunk route from the Midlands to the ports on the east coast.
- 1.3 The overall site extends to approximately 52 hectares and is situated to the north-west of Cringleford, fronting Colney Lane. It is currently in agricultural use.
- 1.4 The site is partially bounded by Colney Lane to the north, Round House Way to the east and the A47 to the west. A map of the site can be found in Appendix 1.
- 1.5 The north-eastern half of the site (approx. 28.7 hectares) was the subject of an outline planning application (LPA Ref: 2013/1793) for a development of up to 650 dwellings together with a small local centre, primary school with early years facility, two vehicular accesses off Colney Lane, associated on-site highways, pedestrian and cycle routes, public recreational open space, allotments, landscape planting and community woodland. South Norfolk Council resolved to grant outline planning permission for this development in December 2014, subject to the completion of a section 106 agreement (planning obligation) and Community Infrastructure Liability.
- 1.6 The whole site is included within an area allocated for housing in the Cringleford Neighbourhood Development Plan (see section 2).



## 2. PLANNING POLICY CONTEXT

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*

2.2 The development plan for the area comprises: the Cringleford Neighbourhood Development Plan (CNDP), which was adopted in December 2014 and sets out the overall strategy for providing 1,200 additional homes until 2026 on sites dispersed across the Housing Site Allocation Area (HSAA); the Joint Core Strategy for South Norfolk, Broadland and Norwich (adopted in 2011, amendments in 2014); and the saved policies of the South Norfolk District Local Plan (2003).

### **Cringleford Neighbourhood Development Plan**

2.3 The CNDP recognises that Cringleford has an important role to play in the economic, social and cultural success of Norwich, which in turn has benefits for the district, county and region. The CNDP is a plan for growth and sets out how that growth can be accommodated positively, while ensuring that the heritage and natural environment of the area can be retained and enhanced.

2.4 **Objective 6.1** of the CNDP is to promote sustainable development within the Development Boundary delineated on the Proposals Map. An extract from the Proposals Map is provided overleaf which shows that the whole site covered by this report is included within the Development Boundary for Cringleford, with the exception of the 145 metre wide ‘Landscaped Protection Zone’ along the Norwich Southern Bypass (A47). The Proposals Map also indicates possible locations within the site area for a new school and allotment gardens.

2.5 The CNDP also acknowledges that the only area of land available for development in Cringleford, following completion of the Round House Park development, lies between the edge of the current built-up area (Round House Way) and the Norwich Southern Bypass (A47) – i.e. the site that is the subject of this report.

2.6 **Policy HOU1** of the adopted Cringleford Neighbourhood Development Plan states that: *‘Approximately 1,200 new homes should be dispersed across the Housing Site Allocation Area as shown on the Proposals Map’.*

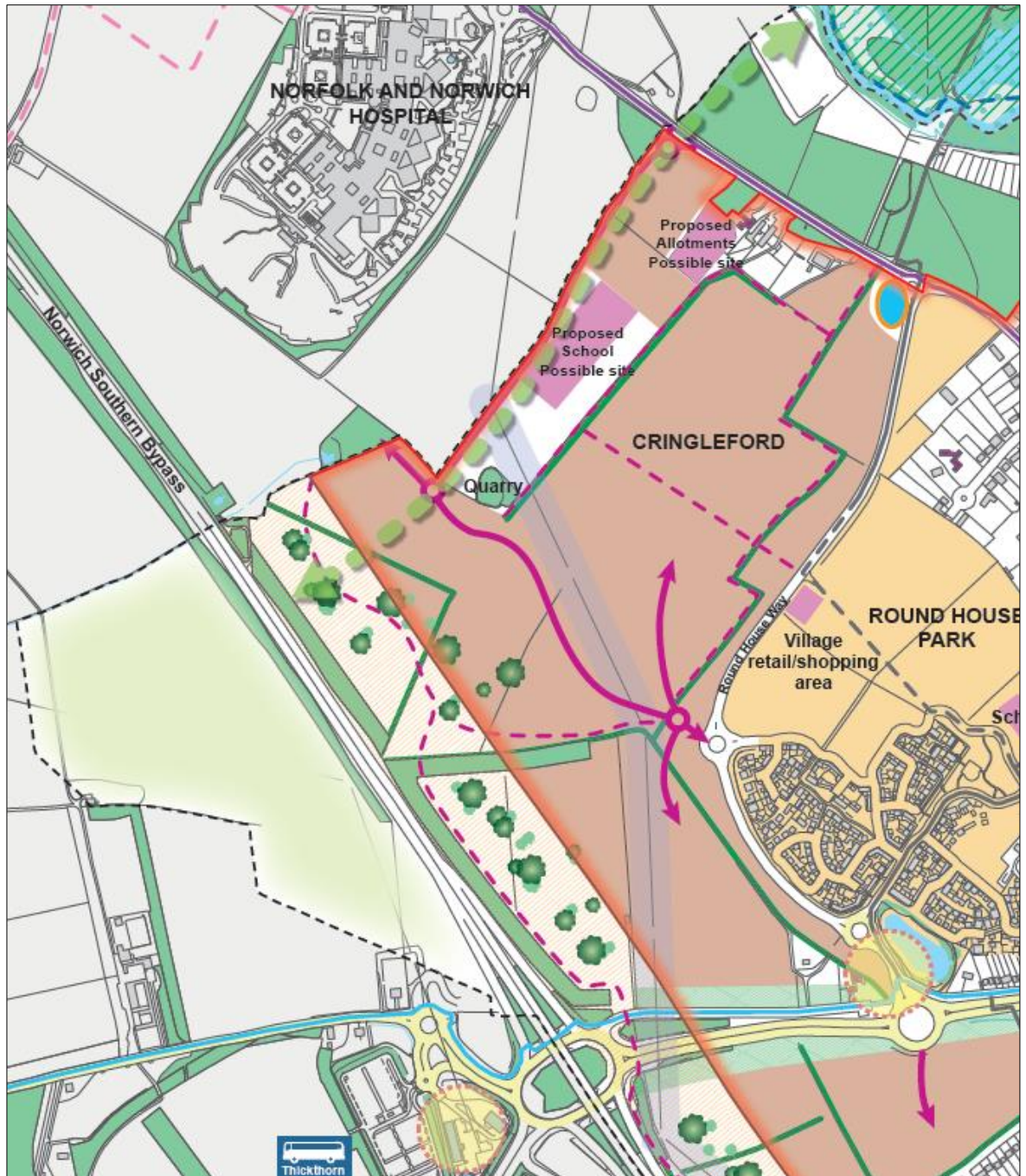


Figure 1: Extract from CNDP Proposals Map

- 2.7 **Policy HOU2** requires that layouts for new development should be designed to the highest possible standard and sets out the criteria by which proposed housing site layouts will be assessed.
- 2.8 **Policy HOU3** seeks to preserve the open and green character of the village and its role in the urban/rural transition zone, and states that net building densities should average approximately 25 dwellings per hectare (gross) across the Housing Site Allocation Area.

- 2.9 **Policy HOU4** requires that the majority of dwellings proposed for any new development in Cringleford should be detached or semi-detached dwellings, while recognising the need for a mix of other property types in accordance with Policy 4 of the Joint Core Strategy (see below). This form of housing development is considered to be in keeping with the predominant settlement pattern found in the pre-2007 area of the village.
- 2.10 **Policy HOU9** seeks to ensure that affordable housing is dispersed in small groups throughout the development area, to encourage the social mixing implied by the concept of ‘balanced communities’.

### **Greater Norwich Development Partnership – Joint Core Strategy**

- 2.11 The GNDP Joint Core Strategy allocates a minimum of 1,200 dwellings to the parish of Cringleford, which is in addition to the 1,000 dwellings completed or in the course of construction at Round House Park to the south-east of the site.
- 2.12 **Policy 4** of the GNDP Joint Core Strategy concerns Housing Delivery and seeks to ensure that at least 36,820 new homes can be delivered by 2026, of which 33,000 will be within the Norwich Policy Area (NPA). This policy also requires proposals to contribute to the mix of housing required to provide balanced communities and meet the needs of the area, as set out in the most up to date study of housing need and/or Housing Market Assessment.
- 2.13 **Policy 9** of the GNDP Joint Core Strategy concerns the strategy for growth in the NPA, which is the focus for major growth and development. The policy also states that housing need will be addressed by the identification of new allocations to deliver a minimum of 21,000 dwellings distributed across a number of locations, including: “Cringleford: 1,200 dwellings.” The policy also stresses that this number is the *minimum* number of dwellings to be delivered in that location.
- 2.14 **Policy 10** of the GNDP Joint Core Strategy concerns the locations for major new or expanded communities in the NPA, and includes Cringleford, stressing that such growth will be master-planned as “attractive, well serviced, integrated, mixed use development using a recognised design process giving local people an opportunity to shape development.” In addition, development will be expected to achieve the highest possible standards of design and aim to address current service and infrastructure deficiencies to benefit existing communities. In addition, each major development will be expected to:
- Deliver healthy, sustainable communities with locally distinctive design and high quality green infrastructure;

- Provide for a wide range of housing need;
- Seek to achieve a high level of self-containment through the provision of services to support the new development while integrating well with neighbouring communities;
- Achieve a major shift away from car dependency and be designed around walking and cycling for local journeys and public transport for longer journeys;
- Include Sustainable Drainage Systems (SuDS), on site or nearby renewable energy generation;
- Include new or expanded education provision addressing the needs of the 0 – 19 age range, local retailer and other services, community police and recreational facilities, small-scale employment opportunities and primary healthcare facilities; and
- Ensure high quality telecommunications and adequate energy supply and sewerage infrastructure.

2.15 **Policy 10** of the GNDP Joint Core Strategy also sets out specific criteria for each major new development area. In respect of Cringleford, the policy explains that this location is dependent on expanded capacity of the A11/A47 Thickthorn junction, and that it will deliver modest growth to the existing village which will include:

- At least 1,200 dwellings;
- Expansion of the existing services nearby;
- New pre-school provision and a primary school within the new development. Secondary education is reliant on the emerging solution at Hethersett;
- Enhanced bus services to the city centre with potential for bus rapid transit also serving Wymondham, Hethersett and Norwich Research Park; and,
- Safe and direct cycle routes to the city centre, Hethel, Norwich Research Park and the Norfolk and Norwich hospital.

## **South Norfolk Local Plan - Development Management Policies Document**

2.16 This document was adopted in October 2015 and forms part of a set of documents that together constitute the Local Plan for the future development of the area. The Development Management Policies will determine how the Council carries out its development management responsibilities to promote sustainable development and how it will determine planning applications.

2.17 Relevant policies include:

DM1.4 Environmental Quality and local distinctiveness

DM3.1 Meeting Housing Requirements and Needs

DM3.8 Design Principles

DM3.11 Road Safety and the free flow of traffic

DM3.12 Provision of vehicle parking

DM3.13 Amenity, noise and quality of life

DM3.15 Outdoor play facilities and recreational space

DM4.1 Renewable Energy

DM4.2 Sustainable Drainage and Water Management

DM4.3 Facilities for the collection of recycling and waste

DM4.8 Protection of Trees and Hedgerows

DM4.9 Incorporating Landscape into Design

DM4.10 Heritage Assets

## National Planning Policy Framework

2.18 The NPPF sets out a ‘presumption in favour of sustainable development’.

*‘For plan-making this means that:*

- *‘Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.’*

*‘For decision-taking this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted’.*

This is caveated by the proviso that this is unless material considerations indicate otherwise.

2.19 Of particular relevance to residential developments are the following chapters:

4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
- 8: Promoting Healthy Communities.
10. Meeting the challenge of climate change, flooding and coastal change.

2.20 Paragraph 11 states that: ‘Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations dictate otherwise.’

2.21 Paragraph 12 clarifies the position that: ‘This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that accords with an up-to-date Local Plan should be approved and

proposed development that conflicts should be refused unless other material considerations indicate otherwise...'

2.22 Paragraph 14 states that: 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.' It states that for decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development is absent, silent or relevant policies are out-of-date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

2.23 Paragraph 49 of the National Planning Policy Framework states that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'

### **Five-year housing land supply**

2.24 A recent appeal decision (APP/L2630/A/14/2227526), which was recovered by the Secretary of State in October 2015, demonstrated that the Council cannot currently demonstrate a 5 year housing land supply. The supply is in the order of 4.9 years allowing for a 5% buffer. The provisions of paragraph 49 of the NPPF are therefore engaged. Accordingly, applications for housing development should be considered in the context of the presumption in favour of sustainable development and planning permission should be granted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

### **Conclusion**

2.25 It is therefore clear that the principle of development on this site has been established both as an allocation within the Cringleford Neighbourhood Development Plan and as a result of the resolution to grant outline planning permission for up to 650 dwellings, subject to a section 106 agreement (planning obligation) and Community Infrastructure Liability.

### **3. PROPOSED DEVELOPMENT SITE**

- 3.1 The proposed development site is located in Cringleford on the south western edge of Norwich, south of Colney Lane. A small number of residential properties are located on the north-east boundary of the site, with access from Colney Lane, which includes Newfound Farm and its associated outbuildings. The buildings are not listed but are of 'local interest' and therefore non-designated heritage assets. There are existing trees and hedgerows along the boundaries between this group of buildings and the proposed development site.
- 3.2 There are no Scheduled Ancient Monuments, Registered Battlefields or Registered Parks and Gardens within 1km of the proposed development site. The site also lies outside the boundary of the Cringleford Conservation Area, which is located around 900 metres to the south east and the closest listed building is a 19<sup>th</sup> century Round House, about 400 metres from the site.
- 3.3 The site currently comprises a mixture of arable and pasture land, partially enclosed by hedgerows with small blocks of woodland. The topography is relatively flat, with a gentle slope rising from the south west to the north east in association with the nearby Yare River Valley, which is a County Wildlife Site. Site features comprise hedgerows and trees along some of the site boundaries and overhead electricity lines (supported on pylons) divide the site into almost two equal halves.
- 3.4 Views into the site are contained from the east by the adjacent residential areas and to the north by the main tree groups in the Yare Valley. There are views across the site from the A47 corridor to the south, from the Norfolk and Norwich Hospital to the west, and from Round House Way to the east. Views of the site from Colney Lane are limited to partial glimpses between existing mature trees and hedgerows. Elsewhere the site is relatively open.
- 3.5 The existing mature trees and hedgerows that are features of much of the length of the site boundaries are visually important and create a sense of enclosure and maturity in an otherwise urban edge landscape that is dominated by new housing to the east (Round House Park) and hospital to the north-west. The woodland planting along the A47 corridor is also an important feature of the local landscape helping to separate the urban edge landscape to the north of the A47 from the more open and intact rural landscapes to the south.



3.6 The site has excellent access to the A11 and A47, via Colney Lane/Round House Way, to Norwich, Cambridge, Bury St Edmunds and the east coast. The site also has good access to public transport.

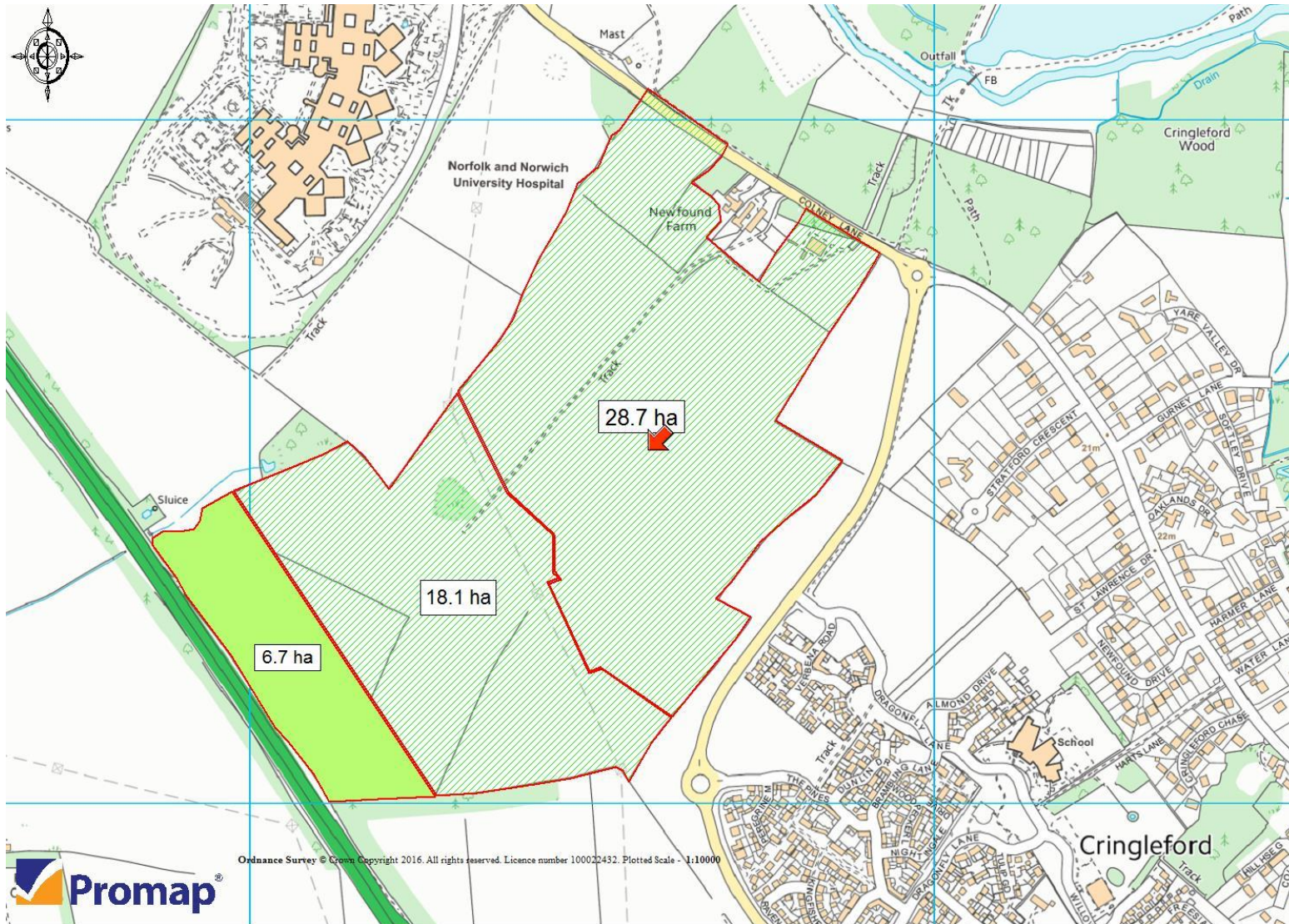


3.5 The illustrative master plan above demonstrates how the early phases of the development of the site could be achieved and comprises up to 650 dwellings, a small local centre, primary school with early years facility, together with public open space and play areas. Two new vehicular accesses would be created off Colney Lane, together with associated on-site highways. A permeable network of footpath/cycleways would also be created which would link through to the adjacent residential developments on the west and east sides of Round House Way.

## 4. CONCLUSION

- 4.1 The Cringleford Neighbourhood Development Plan (CNDP) acknowledges that the only area of land available for development in Cringleford, following completion of the Round House Park development, lies between the edge of the current built-up area (Round House Way) and the Norwich Southern Bypass (A47). This area includes the whole of the site known as 'Land South West of Newfound Farm, Colney Lane, Cringleford'
- 4.2 The CNDP and GNDP Joint Core Strategy also allocate this area of land for residential development comprising **at least** 1,200 dwellings.
- 4.3 A substantial part of the site (over 20ha) has already been the subject of an outline planning application for up to 650 dwellings, a small local centre, primary school with early years facility, together with public open space, play areas and two new vehicular accesses from Colney Lane. South Norfolk Council have resolved to grant permission for this application, subject to a section 106 agreement (planning obligation) and Community Infrastructure Liability.
- 4.4 It is therefore very clear from all of the above that the whole site known as 'Land South West of Newfound Farm, Colney Lane, Cringleford' should be included as an allocation for a residential-led development of up to 1,100 dwellings in the emerging Greater Norwich Local Plan.

## APPENDIX 1: Site Plan



### KEY TO PLAN

28.7 ha area - subject of outline planning application (ref: 2013/1793) for up to 650 dwellings, local centre, new school etc.

18.1 ha area – future residential development site for up to 450 dwellings (based on 25dph).

6.7 ha area – 145 metre wide 'Landscaped Protection Zone' alongside Norwich Southern Bypass (A47)