

Settlement Name:	Costessey
Settlement Hierarchy:	<p>The Greater Norwich Local Plan classes Costessey as a Norwich Urban Area/Fringe Parish. Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater. Costessey includes a number of distinct areas. The valley of the River Tud divides Old Costessey and Queens Hills from New Costessey, helping maintain the separate identities of these settlements. Old Costessey has a strong historic character with Conservation Areas covering key areas and features. Narrow streets and historic buildings edging the road limit the potential to accommodate extra traffic.</p> <p>There is a wide range of local services within Costessey, including three primary schools and a secondary school. There are regular peak hour bus services into Norwich.</p> <p>At the base date of the plan there are no allocations to carry forward from the South Norfolk Local Plan but there are a total of 520 dwellings with planning permission.</p> <p>Costessey is located in the South West sector of the urban fringe along with Easton, Cringleford, Hethersett and Little Melton in the 'Towards a Strategy document'. Towards a Strategy gives an indicative new allocation figure of 600 dwellings across all these settlements, with a potential contingency at Costessey.. This site assessment booklet looks in detail at the sites promoted in Costessey to determine which are the most suitable to contribute towards the overall allocation figure for the south west urban fringe sector.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

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

Address	Site Reference	Area (ha)	Proposal
Costessey			
Land to the North East of Town House Road	GNLP0039	11.39	Residential (Unspecified number)
Land South of Cleves Way / East of Longwater Lane	GNLP0206	17.82	Residential (Unspecified number)
Land North of Farmland Road	GNLP0238	7.09	Approx. 84 dwellings and public open space

12 Longwater Lane	GNLP0243	2.75	Residential (Unspecified number)
Costessey Landfill Site, and adjoining land, Dereham Road	GNLP0266	46.62	Mixed use
Townhouse Road	GNLP0284R	8.98	Residential (Unspecified number) 3 masterplan options of different sizes put forward
Land off Ringland Lane	GNLP0468	4.43	Approx. 50 dwellings with open space
Land off Gunton Lane	GNLP0489	2.57	Residential (Unspecified number)
Land off Bawburgh Lane and New Road	GNLP0581	49.65	Residential (Unspecified number) with associated amenity land, woodland and green area.
Roundwell Works Site	GNLP0593	1.27	Approx. 55 dwellings
Rear of 23 Longwater Lane	GNLP2004	0.60	4-10 dwellings
North of New Road, east of A47	GNLP2043	11.70	150-200 dwellings
North of Gunton Lane	GNLP2138	2.60	Residential (Unspecified number)
10 Longwater Lane	GNLP2156	1.90	Residential (Unspecified number)
Total area of land		169.37	

**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
Costessey			
Adjacent to waste transfer site	GNLPSL2008	2.00	Settlement Limit
Side and Rear of 61 Longwater Lane	GNLP0510	0.40	Approx. 6 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
None			

(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														
Costessey														
GNLP0039	Red	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green	Amber	Amber
GNLP0206	Amber	Amber	Amber	Green	Green	Red	Green	Amber	Amber	Amber	Green	Green	Amber	Green
GNLP0238	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0243	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green	Amber	Green
GNLP0266	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Green	Amber	Amber
GNLP0284R	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP0468	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0489	Amber	Green	Amber	Green	Green	Red	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0581	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber
GNLP0593	Amber	Green	Amber	Green	Amber	Green	Green	Green	Amber	Green	Green	Green	Amber	Green
GNLP2004	Green	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP2043	Amber	Amber	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2138	Amber	Green	Amber	Green	Green	Red	Green	Red	Green	Amber	Amber	Green	Amber	Green
GNLP2156	Green	Green	Amber	Green	Green	Red	Green	Amber	Amber	Amber	Amber	Amber	Green	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Costessey	
GNLP0039	<p>General comments Objections raised concerns regarding the site is within the Tud Valley which should be protected as an area of landscape importance. There is a high-pressure gas main in the vicinity and a gas pumping station adjacent to the site. The site is outside the Old Costessey settlement boundary.</p> <p>Costessey Town Council comments REFUSE: Not a suitable site. There is a High-Pressure Gas Main in the vicinity and a Gas Pumping Station adjacent to the site. This is in the designated river valley and the flood plain between the R Tud and the R Wensum and is separate from the rest of Costessey development.</p>
GNLP0206	<p>General comments Objections raised concerns regarding damage to the local landscape, loss of open green space, damage to wildlife habitats and further intrusion into and despoliation of the countryside in / around the existing settlements. Other issues include: high pressure gas main runs through this site, which is in designated River Valley and would impact on the valuable landscape characteristics of the river valley and surrounding area and the listed church adjacent. Longwater Lane is a rat run. This site regularly floods, with wide variations in the river height after rain. There is a history of planning refusals along the river valley. Site is outside Old Costessey settlement boundary.</p> <p>Costessey Town Council comments Not suitable. High pressure gas main runs through. In designated River Valley. Would impact on valuable landscape characteristics of river valley AND on the surrounding characteristics of area and listed church adjacent. Access from dangerous brow of hill or Longwater Lane by bridge - rat run. River does flood in valley plain - wide variations in height after rain. History of planning refusals along river valley; doctor's surgery only approved on condition that it was not a residential dwelling. Costessey Centre built on the site of previous building not by the river due to river valley and flood plain. No overriding community benefit would justify development on this site.</p>
GNLP0238	<p>General comments Objections raised concerns regarding flood risk, contaminated land and access. The site has been rejected twice by SNC's DMC on the grounds of damage to the valuable landscape characteristics of the river valley. Site is outside the settlement boundary.</p>

	<p>One comment in support of site. Report submitted in detail regarding deliverability, highways & access, landscape & design, ecology & arboriculture and open space & green infrastructure.</p> <p>Norfolk Wildlife Trust comments We are pleased to see constraints in relation to CWS and flood risk are recognised.</p> <p>Costessey Town Council comments Not a suitable site. In the designated River Valley (which should be extended to the edge of East Hills Woods and to cover the whole of this site for consistency). In a floodplain, which regularly floods. Appears on official flood maps for both surface water and fluvial flooding risks. Contaminated land. Applications on this site have been rejected TWICE by SNC's DMC on the grounds of damage to the valuable landscape characteristics of the river valley (2015/2927, 2016/2430 & 2017/0420). Difficult and unsuitable access from the brow of the hill. Unsustainable location.</p>
GNLP0243	<p>General comments Objections raised as it would set a precedent for back land development in the river valley and would impact on the valuable landscape characteristics of the river valley. All of these sites are within the Tud Valley which should be protected as an area of landscape importance and, in any case, being a chalk river valley, it is not suitable for SUDs as was discovered at the Woodlands site on Townhouse Road, currently being developed by Bennett Homes.</p> <p>Costessey Town Council comments Not a suitable site. Would set a precedent for backland development in the river valley and would impact on the valuable landscape characteristics of the river valley.</p>
GNLP0266	<p>General comments Two comments in support of proposal. Though has concerns about breaching capped landfill site, which is contaminated. A recent application C/7/2017/7018 was to extend the use of the landfill gas compound until December 2030, which would delay development? Before capping, the gases killed neighbouring farmers' livestock and crops affected. High-pressure gas main runs through site. Costessey TC does NOT support NCC's proposed relief road running through this site, which should be re-routed or exit onto the A47 / Longwater Interchange. Avoid protected Turnpike woodland belt and north-west spur towards the golf course but could be used as amenity land.</p> <p>Norfolk Wildlife Trust comments We are pleased to see constraints recognised. The value of parts of this proposed allocation as a GI corridor need to be considered.</p>

GNLP0284R	<p>General comments Objections raised concerns regarding damage to the local landscape, loss of open green space, damage to wildlife habitat and further intrusion and despoliation of the countryside in and around the existing settlements.</p> <p>Costessey Town Council comments Not a suitable site. It is in the designated river valley of R. Tud and would impact on the valuable landscape characteristics of the river valley. This is the river valley flood plain and floods, with wide variations in the river height after rain. There is a history of planning refusals along the river valley - see old doctor's surgery which was only approved on the condition that it was not a residential dwelling, also the Costessey Centre had to be built on the site of a previous building not in the preferred location by the river because of the river valley and flood plain. Would impact on the surrounding characteristics of the area and the listed church adjacent. Access from the brow of the hill or from Longwater Lane by the bridge - Longwater Lane is a rat run. Should the appeal at Farmland Road be successful it would open the whole of the river valley between Old and New Costessey for development as it would set a precedent. There is a fear that the whole river valley would be lost - a huge loss of natural amenity. Previous applications in the river valley have been refused. There is no overriding community benefit which would justify development on this site.</p>
GNLP0468	<p>General comments One objection raised concerns regarding the site is opposite the exit to Queen's Hill bus lane, area is a flood risk and nearby tracks are not adopted and there is a possibility that nearby Costessey Pits which provide Norwich's drinking water, could be contaminated. There are no mains sewers in this location and the site is detached from the rest of Costessey's development.</p> <p>Costessey Town Council comments Not a suitable site. Opposite the exit to Queen's Hills bus lane. This area floods, as does Taverham Lane. This is in the River valley of the R. Wensum. Nearby tracks are not adopted and there is a possibility that nearby Costessey Pits which provide Norwich's drinking water, could be contaminated. There are no mains sewers in this location and the site is detached from the rest of Costessey's development.</p>
GNLP0489	<p>General comments Objections raised concerns regarding Anglian Water have many large pipes (approx. 32 pipes) running underground through this site including a high-pressure water supply pipe from East Hills Woods into Norwich, a main sewer pipe and an attenuation tank between the two. These pipes are over 2m high and in the bottom</p>

	<p>south east corner where the site narrows, there is a main drain from Bowthorpe running to the River Wensum and the River Tud floods across part of this site - it is currently covered in mud.</p> <p>Norfolk Wildlife Trust comments: We are pleased to see that constraints relating to river valley CWS recognised. This site should not be allocated.</p> <p>Costessey Town Council comments Not a suitable site. Anglian Water have many large pipes (approx. 32 pipes) running underground through this site including a high-pressure water supply pipe from East Hills Woods into Norwich, a main sewer pipe and an attenuation tank between the two. These pipes are over 2m high and in the bottom south east corner where the site narrows, there is a main drain from Bowthorpe running to the River Wensum and the River Tud floods across part of this site - it is currently covered in mud.</p>
GNLP0581	<p>General comments Two comments in support of site. Approve for residential and a possible extension of existing industrial area. Access via the Bowthorpe roundabout not Dereham Road via Lodge Farm. The power cables now relocated underground, so no pylons. Note: Costessey Councillors know as "Long Lane" road on map named "New Road", which causes confusion. Site is high, development could avoid flood plain/river valley. Opportunities for bus lanes and cycleways. Any development here would need a MINIMUM of TWO exits. Square of land adjacent to south-west of GNLP0581: Abandoned solar farm: CTC suggests this could be offered as suitable building land.</p> <p>Objections raised concerns regarding site will contribute to urban sprawl expansion, loss of vital green space and unsuitable road networks. Other issues raised include loss of wildlife to urbanisation.</p> <p>Norfolk Wildlife Trust comments We support recognition of constraints in relation to the river valley.</p> <p>Costessey Town Council comments Access via Bowthorpe roundabout not Dereham Road & Lodge Farm. Power cables now underground, pylons removed. Although in river valley, it's considerably higher (contours at 40m rather than 20m along R Tud Valley). Development here avoids flood plain and most of river valley. Amenity land adjacent to south. S106 and CIL to provide infrastructure at Longwater Interchange and surrounding roads, schools, surgeries. Bus link extension via Bowthorpe roundabout to Showground and Easton opportunities for bus lanes and cycleways to discourage cars. Development needs MINIMUM TWO exits.</p>

GNLP0593	<p>General comments One comment made in support site. GNLP0593: Engineering Works: approve for residential development. Cllr East declared a pecuniary interest as he lives in St Walstan's Close which backs onto the site. Access should be off Millcroft Close, rather than directly from Dereham Road which is too busy and congested. Tree belt along back of St Walstan's Close was established to protect residents from engineering works and should be retained.</p> <p>Costessey Town Council comments Access should be off Millcroft Close, rather than directly from Dereham Road which is too busy and congested. Tree belt along back of St Walstan's Close was established to protect residents from engineering works and should be retained.</p>
GNLP2004	<p>General comments Objections raised concerns regarding damage to the local landscape, loss of open green space, damage to wildlife habitat and further intrusion into and despoliation of the country in and around the existing settlements.</p> <p>One comment suggested 'the application included a request for the development boundary to be moved to include all of GNLP2004 and all of the back gardens along the back of the other Longwater Lane properties, but no dotted blue line appears on the map. Hopefully this is not an oversight'.</p> <p>Norfolk Wildlife Trust comments We note the proximity of this site to the River Tud and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p> <p>Costessey Town Council comments In the designated river valley. Access onto Longwater Lane is problematic as it is by the pinch point, footbridge and road bridge. Only one access point. Other applications in this area have been refused.</p>
GNLP2043	<p>General comments Objections raised concerns regarding road safety, no footpaths, pollution and lack of built up roads.</p>

	<p>Costessey Town Council comments Approve for amenity land to cater for new residents south of Lodge Farm more infrastructure is needed eg school / nurseries / surgery / dentists/ second access to south and A47/ open spaces for leisure and recreation.</p>
GNLP2138	<p>General comments Objections raised concerns regarding impact on wildlife and biodiversity and loss of a recreational area.</p> <p>Norfolk Wildlife Trust comments We object to the inclusion of this site in the plan, due to the loss to Land South of River Tud County Wildlife Site which would occur. We strongly recommend that this site is removed from any further consideration in the plan.</p> <p>Costessey Town Council comments Refuse: In designated river valley of R Tud. This is unsuitable ground as it is very marshy (so marshy that even horses are not grazed there). Access is via an unmade road.</p> <p>South Norfolk Council comments Flood zones 2 & 3 across approx. 60% of northern and north-eastern part of the site. Future flood risk should be assessed against the climate change scenarios. May be opportunity for development along site frontage.</p>
GNLP2156	<p>Costessey Town Council comments Refuse: In designated river valley of R Tud. Very boggy land. Access issues. Previous applications in this area refused See response to GNLP0243: REFUSE: Not a suitable site. Would set a precedent for backland development in the river valley and would impact on the valuable landscape characteristics of the river valley.</p> <p>South Norfolk Council comments Flood zones 2 & 3 adjacent to northern boundary.</p>

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.

Reasonable alternative sites:

GNLP0238

This site north of Farmland Road is next to the existing settlement limit with safe pedestrian routes to local schools in Costessey. Parts of the site are at surface water flood risk (a band in the centre and the boundary to the north) which could affect the developable area and a small part of the site is in the river valley. Objections note that form and character could be issues and this has resulted in refusals to schemes. The site is considered to be a reasonable alternative for further consideration, recognising that only part of the site may be suitable for allocation.

GNLP0593

This site at Roundwell Works is located within the existing settlement limit and is currently in employment use, contaminated land issues may need to be investigated. There appears to be a number of established trees on the site. Access onto Dereham Road could be difficult but alternative access could be taken from Millcroft Close. There are pedestrian routes to schools in Costessey although the Dereham Road would need to be crossed. The site is considered to be a reasonable alternative subject to the consideration of loss of employment land and tree considerations.

GNLP0284R

This site is located off Town House Road. A revised proposal has been put forward suggesting 3 different masterplans which vary in scale. The largest site area is unlikely to be acceptable on flood risk and landscape grounds e.g. impact on the river valley, however a smaller site area (road frontage for example) could have potential although there would still be some landscape impacts and impacts on the adjacent Church, which is Grade II Listed Building. There is a safe pedestrian route to schools in Costessey and the site is therefore considered to be a reasonable alternative, recognising that only a small area of the larger proposal is likely to be acceptable.

GNLP0581

This large site off Bawburgh Lane and New Road is included as a contingency site for c.1,000 dwellings in the 'Towards a Strategy' document. There is a band of surface water flood risk through the middle and a northern part next to the settlement boundary, but as this is such a large site it would be unlikely to have a significant effect on the developable area. Lots of established trees on site. Part of site near to A47 and other part near to employment land so there may be amenity considerations. Within the Norwich Southern Bypass Protection Zone and the majority is within designated river valley so there may be landscape considerations but development here would avoid many of the river valley issues associated with other sites in Costessey. There is no safe pedestrian route to schools in Bawburgh but a safe route exists to schools in both Costessey and Chapel Break. The site is considered to be a reasonable alternative for further consideration in line with the growth strategy.

GNLP2043

This site to the north of New Road and east of the A47 is located to the south west of larger site 0581. It is within the Norwich Southern Bypass Protection Zone and its location adjacent the A47 means there could be amenity concerns. On its own access to the site could be difficult but it could come forward as part of a wider development with site 0581, although the sites appear to be in different ownerships. If developed in conjunction with site 0581 safe routes to schools in Costessey and Chapel Break could be achieved. The site is considered to be a reasonable alternative for further consideration in line with the growth strategy as it could count towards the c1,000 dwellings identified as a contingency site in Costessey.

GNLP0266

This is the Costessey landfill site and adjoining land at Dereham Road. The site is adjacent to the existing settlement limit for the Longwater employment area. The north-western arm is a historic landfill site, part of this area is in a County Wildlife Site and part of this site has planning permission. There is surface water flood risk sporadically around the site. A small part of the site is in the river valley and there are many established trees to the north and south. Comments in the HELAA state that the site contains an area under consideration by NCC for the proposed Longwater link road. The site contains a closed landfill and areas of unrestored minerals workings, which would require remediation. There is a safe pedestrian

route to schools in Costessey. The northern western arm of the site is not considered to be suitable for residential or commercial use because of form and character considerations, trees and the distance to local schools. Part of the western end near to the existing employment/industrial area could be allocated for employment or industrial uses subject to trees. Allocating the rest of the site for residential use would result in an isolated area of development which could have amenity impacts due to its proximity to the Gypsy and Traveller Site and the existing commercial development. There could be potential to extend the Gypsy and Traveller site if needed. Although there are many issues associated with this site it is considered to be a reasonable alternative, worthy of further investigation at this stage.

Sites not considered to be reasonable alternatives:

GNLP0039

This site is located to the north-east of Townhouse Road and is disconnected from the existing settlement limit. The site is in the river valley and there may be landscape concerns. Overall it is considered that development here would have a poor relationship to the existing settlement pattern. A safe route to the schools in Costessey is possible from Townhouse Road but a footway would need to be provided to connect from the existing road to the development. Access to the site is likely to be an issue as the purchase of third party land would be required to facilitate a suitable access. The site is not considered to be a reasonable alternative.

GNLP0206

This site is located to the south of Cleves Way and east of Longwater Lane within the river valley. Only a small part of the site is next to the existing settlement limit. The site is not considered to be a reasonable alternative as a significant band to the south is at risk of flooding (zone 3b). Avoiding this area would mean that the site would need to be developed with GNLP0284 for access and to form a cohesive development. There are also landscape concerns due to the site's proximity to the River Tud.

GNLP0243

This site at Longwater Lane is next to the existing settlement limit and the majority of the site is in the river valley with lots of established trees. Access is between a dwelling and a belt of TPO trees which could be problematic and concerns have been raised about developing in the Tud Valley. The site has a safe pedestrian route to schools in Costessey but is not considered to be a reasonable alternative due to concerns over access and form and character.

GNLP0468

This site is located off Ringland Lane, some distance from the existing settlement limit. The site is not listed as a reasonable alternative as it is considered to be remote. There is a central band of surface water flood risk on the site and it is in the river valley.

GNLP0489

Much of this site off Gunton Lane is affected by flood zones 2 and 3 and surface water flood risk. It is also within the river valley. Although it is located next to the existing settlement limit development here would extend the built up area the other side of the road. Objections have been raised to the site as there are approx. 32 Anglian Water pipes running through it, including a high pressure water supply and a main sewer pipe with an attenuation tank between the two. For this reason and form and character considerations the site is not considered to be a reasonable alternative.

GNLP2004

This site is located off Longwater Lane. It is next to the existing settlement limit and within the river valley. It is a difficult shaped site which is unlikely to be able to accommodate enough dwellings to enable an allocation. There are a number of established trees on the site and flood zones 2 and 3 and surface water flood risk on the site boundary to the north-east. For these reasons it is not considered to be a reasonable alternative site.

GNLP2138

This site is located to the north of Gunton Lane, adjacent to the existing settlement limit. The majority of the site is covered by flood zones 2 and 3 and surface water flood risk which would significantly affect the developable area. The site is within the river valley and is also wholly within a County Wildlife Site. For these reasons it is not considered to be a reasonable alternative site.

GNLP2156

This site at 10 Longwater Lane is located a short distance from the existing settlement boundary. There are flood zones 2 and 3 on the northern edge of the site and it is located within the river valley. Consultation comments raise concerns about development so close to the River Tud. Access to the site will be difficult as the whole frontage is an area of established TPO trees. For these reasons the site is not considered to be a reasonable alternative.

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
Costessey			
Land North of Farmland Road	GNLP0238	7.09	Approx. 84 dwellings and public open space
Roundwell Works Site	GNLP0593	1.27	Approx. 55 dwellings
Townhouse Road	GNLP0284R	8.98	Residential (Unspecified number) 3 masterplan options of different sizes put forward
Land off Bawburgh Lane and New Road	GNLP0581	49.65	Residential (Unspecified number) with associated amenity land, woodland and green area.
Costessey Landfill Site, and adjoining land, Dereham Road	GNLP0266	46.62	Mixed use
North of New Road, east of A47	GNLP2043	11.70	150-200 dwellings
Total area of land		125.31	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0238
Address:	Land North of Farmland Road
Proposal:	Residential development of approx. 83 dwellings, and public open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Biodiversity & Geodiversity, Transport & Roads</p>
<p>HELAA Conclusion The site lies to the north of Farmland Road, west of Bunkers Hill in New Costessey. Initial highway evidence has indicated that it would be possible to achieve a suitable access and mitigate the impact on local roads, and there is pedestrian access to some services. This site would require upgrades to the mains water supply and sewerage infrastructure, including water recycling centre upgrade. Development would need to avoid areas at risk of flooding and avoid harmful impact on the adjacent CWS and surface water run-off to the river Tud. There are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space and no impact on heritage assets. There are some constraints to this site. However, removing the land at risk of flooding, it is considered that 5.8ha of this site is suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management This site not considered suitable for allocation. Subject of recent appeal which was dismissed due to adverse impact on landscape character of designated river valley and poor connectivity.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority</p>

No comments

Children's Services

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

PLANNING HISTORY:

2016/2430

83 dwellings. Refused and dismissed at appeal.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Illustrative Masterplan
- Economic Viability Analysis
- Landscape and Visual Impact Appraisal

Site Reference:	GNLP0593
Address:	Roundwell Works
Proposal:	Residential development for approx. 55 dwellings.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant industrial site	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Contamination and Ground Stability, Townscapes and Transport & Roads.</p>
<p>HELAA Conclusion This site lies in a largely residential area to the south of Dereham Road, surrounded on three sides by housing, with Barnard Road employment area to the south. This would effectively be an infill site, redeveloped from an existing employment site which may have some contamination. It would entail the loss of local employment and require water supply and sewerage infrastructure upgrades. The site has walkable access to a range of services, and there are no known constraints from utilities infrastructure, contamination or ground instability. There is no risk of flooding, no loss of open space and minimal risk to ecological or heritage assets. Although there are some constraints on this site, in particular the loss of employment, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management No comments</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services Costessey has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|---|
| <ul style="list-style-type: none">• Layout plan |
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Site Reference:	GNLP0284R
Address:	Land at Town House Road
Proposal:	The site is being promoted for residential use, supported by public open space, access, landscaping, drainage and associated services. Three masterplans have been submitted, of which this is the largest.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion The 8.98 ha site lies to the south of Town House Road, between the church and existing housing at Lime Tree Avenue. The boundary of the site has been revised to that originally submitted, increasing the area of the site by approximately 5.12 ha to provide access to the GNLP0206 site. The site is a revision of a series of options as sites GNLP0284R and GNLP0206 are both owned by Taylor Wimpey. Initial highway evidence has indicated that an access could be achieved, and the impact on local roads could be mitigated. There is a wide range of services accessible on foot, and there are no known constraints from utilities infrastructure, contamination or ground stability. There would be no loss of open space and the site is not at risk of flooding. Sewerage and water supply infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. The site is entirely within the designated river valley so landscaping and ecology mitigation are very likely to be required also development may need to mitigate impact on the setting of the church. The site is concluded as suitable for the land availability assessment. However as this is a revision to site GNLP0284 which also overlaps significantly with site GNLP0206 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. The site has therefore been marked as unsuitable.</p>

FURTHER COMMENTS
<p>Highways No Highways comments</p> <p>Development Management This site is not considered suitable for allocation due to impact on landscape character of designated river valley.</p>

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

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

PLANNING HISTORY:

No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Landscape and Visual Summary Note
- 3 different layout options

Site Reference:	GNLP0581
Address:	Land Off Bawburgh Lane and New Road
Proposal:	Residential development of an unspecified number with associated amenity land, woodland and green areas.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Mix of agricultural land, amenity land and woodland.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Utilities Capacity, Utilities Infrastructure, Contamination & Ground Stability, Flood Risk, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Open Space & GI, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This is a large site, separated from Bawburgh by the A47 with good accessibility to services in Costessey and Bowthorpe. It is adjacent to a recent Local Plan allocation and existing residential development There are a number of constraints including overhead power lines, an adjacent contaminated site, landscape impacts, surface water flooding and townscape concerns that would require mitigation for development to be considered acceptable. The entire site is within the Norwich Southern Bypass Protection Zone and the majority is within designated river valley. Development of the site may result in increased traffic on the local road network and the A47, however subject to suitable footpath provision it may be possible to mitigate these issues. A number of constraints are identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No Highways comments</p> <p>Development Management Part of this site considered suitable for allocation (excluding western and southern sections) subject to highways considerations and education provision.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority</p>

No comments

Children's Services

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

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Road Access Plan
- Scheme Overview Plan

Site Reference:	GNLP0266
Address:	Costessey Landfill Site, and adjoining land, Dereham Road
Proposal:	Mixed use development, comprising an unspecified amount of residential development, employment uses near to the Longwater Industrial Estate, and public open space. Master planning of the site is dependent on considerations for the Longwater Link Road.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Disused landfill, agricultural fields, previous mineral extraction site and a current aggregates merchant.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Utilities Capacity, Contamination & Ground Stability, Flood Risk, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This is a large site to the north of Dereham Road, adjoining Longwater Retail Park and the golf course. 2.6ha of this site contains part of an existing commitment. The site contains an area under consideration by NCC for the proposed Longwater link road. There is a wide range of services accessible on foot, and there are no known constraints from utilities infrastructure, contamination or ground stability. There would be no loss of open space. The site contains a closed landfill and areas of unrestored mineral workings, which would require remediation. There are some areas of flood risk and the site contains a CWS and areas of semi-natural habitat. Sewerage and water supply infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. The northern part of the site is in the designated river valley, and mitigation may also be required to address impact on heritage assets. Despite the constraints on this site, it is large enough that the various issues could be mitigated. Approximately 7 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. On balance, excluding the 6.2 ha which is already committed, 44ha of this site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS**Highways**

No Highways comments

Development Management

This site is not considered suitable for allocation due to impact on landscape character, heritage assets and contamination issues.

Minerals & Waste

It is the view of the Waste Planning Authority that site proposals on closed landfills are likely to have significant constraints to their deliverability at the present time, and that this should be taken into account. The technology of landfill mining is under development and future advances may make landfill mining a suitable way of remediating closed landfills. It is considered that the HEELA currently underestimates the significance of a closed landfill site as a constraint to development during the plan period, particularly for site GNLP0266 at Costessey, where the closed landfill site is 16ha of the proposed site area.

Lead Local Flood Authority

No comments

Children's Services

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

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2043
Address:	North of New Road, east of A47
Proposal:	Residential development (150-200 dwellings proposed)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Part developed solar panel field	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes and Biodiversity & Geodiversity</p>
<p>HELAA Conclusion This 12ha site lies to the east of the A47, unrelated to Bawburgh village but adjacent to another proposed site (GNLP0581). There are employment sites within walking distance but no other key services. Initial evidence suggests the Highways Authority would support development of the site as part of a wider development, but on its own it could not achieve a suitable access off New Road or the A47. The roads are at risk of surface water flooding, further supporting access via the adjacent site. There is a listed building nearby and The Wensum SAC/SSSI is within 3km, but it is unclear if either would be affected. The site is in the designated river valley and Norwich Southern Bypass Landscape Protection Zone, which may require mitigation. There are no known constraints from utilities infrastructure or contamination/ground stability, and there would be no loss of public open space. Although several constraints have been identified, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No Highways comments</p>
<p>Development Management This site is not suitable for allocation due to impacts on form and character and landscape issues.</p>
<p>Minerals & Waste No comments</p>
<p>Lead Local Flood Authority No comments</p>
<p>Children's Services Costessey 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:
None

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).

Six reasonable alternative sites have been identified in Costessey at stage five 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 Minerals and Waste and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above.

Costessey is in the south-west sector of the Urban Fringe in the Towards a Strategy document. Towards a Strategy indicates that approx. 600 dwellings are to be allocated across this sector with a potential 1,000 dwelling contingency site identified in Costessey. After further discussion no sites have been identified as suitable to allocate in Costessey.

Sites GNLP0581 and GNLP2043 are included as contingency sites in the draft plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites. They are currently not preferred due to landscape impacts and questions over their deliverability. Site GNLP0593 would entail the loss of employment land, but is considered to be a reasonable alternative.

Sites GNLP0238 and GNLP0284R have been dismissed on landscape grounds and site GNLP0266 due to the cost of remediating a former landfill site.

In conclusion there are no sites identified as preferred options in Costessey; however there are a two contingency sites being considered for 1000 new homes. There are no carried forward allocations but a total of 520 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Costessey of 520 to 1,520 homes between 2018 – 2038.

See the non-residential booklet for policies regarding Colney Woods burial ground and the Norfolk Showground.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Costessey				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Costessey				
Roundwell Works Site	GNLP0593	1.27	Approx. 55 dwellings	This site is considered to be a reasonable alternative if further housing is needed in the urban area. It is a brownfield site located within the existing settlement limit which has previously been allocated in South Norfolk local plans. Development would be subject to the loss of employment land, tree and access considerations. Vehicular access to Dereham Road may be difficult but alternative access via Millcroft Close could be explored.
Land off Bawburgh Lane and New Road	GNLP0581	49.65	Residential (unspecified number) with associated amenity land, woodland and green area	This site is considered to be a reasonable alternative if further housing is needed in the urban area. It is included as a contingency site in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites. There are issues regarding access and the site's location in the Norwich Southern Bypass Protection Zone and designated river valley. The site is not currently preferred for allocation as limited evidence has been submitted regarding its deliverability. Availability of third-party land to deliver both proposed accesses has to be confirmed. Access to Long Lane for all traffic would not be appropriate.
North of New Road, east of A47	GNLP2043	11.70	150-200 dwellings	This site is considered to be a reasonable alternative if further housing is needed in the urban area, but it would need to be developed in conjunction with GNLP0581 to be acceptable. It is included as a contingency site (along with GNLP0581) in the draft local plan for up to 1000 dwellings should this prove to be required due to low delivery of allocated housing sites.

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
				The site is not preferred for allocation for the same reasons as GNLP0581 above.

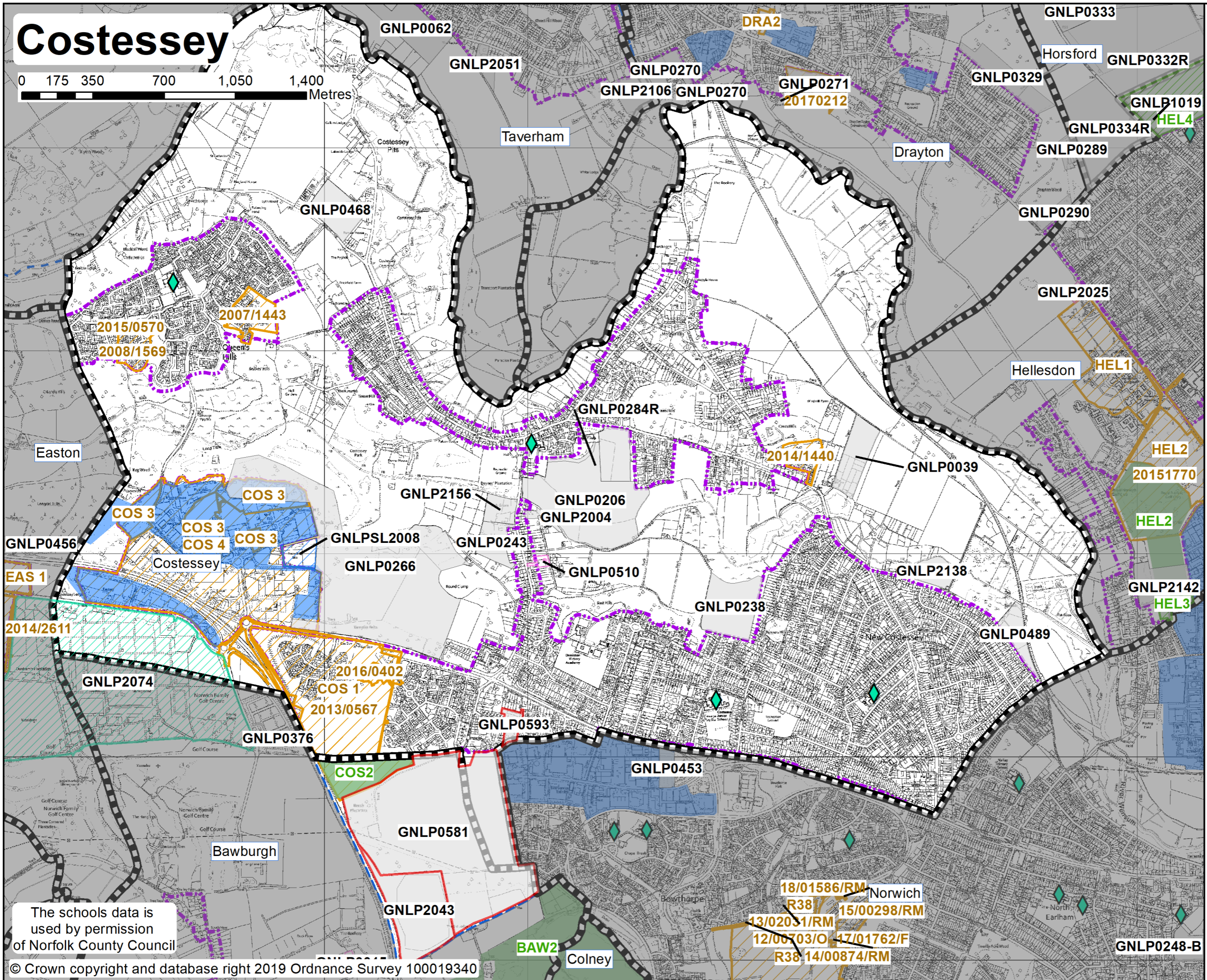
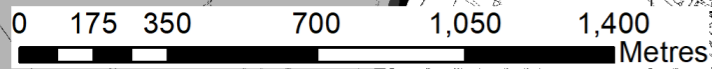
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Costessey				
Land to the north east of Town House Road	GNLP0039	11.39	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is disconnected from the existing settlement limit and within the designated river valley which raises some landscape concerns. Development here would have a poor relationship to the existing settlement pattern and it is likely that the purchase of third-party land would be required to facilitate a suitable access.
Land south of Cleves Way/ East of Longwater Lane	GNLP0206	17.82	Residential (unspecified number)	There is a significant band to the south of this site which is at risk of flooding (zone 3b). To avoid this area the site would need to be developed with GNLP0284 for access and to form a cohesive development. It is therefore not considered to be suitable for allocation.
Land north of Farmland Road	GNLP0238	7.09	Approx. 84 dwellings and public open space	This site is not considered to be suitable for allocation as a recent appeal was dismissed due to adverse impact on the designated river valley and poor connectivity.
12 Longwater Lane	GNLP0243	2.75	Residential (unspecified number)	This site is not considered to be suitable for allocation due to access constraints and form and character concerns. The majority of the site is in the designated river valley with a number of established trees. The access point is between an existing dwelling and a belt of trees which have preservation

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				orders on them which could be problematic for achieving adequate vehicular access.
Costessey Landfill Site and adjoining land, Dereham Road	GNLP0266	46.62	Mixed use	Although the western end of the site (near to the existing employment/industrial uses) could have potential for commercial use the remainder is not favoured for housing due to the possible contamination issues of building on a landfill site, indeed Norfolk County Council Minerals and Waste have objected to development of the site. In addition, the site would create an isolated area of residential development with possible amenity issues from the existing commercial development nearby. Land could be required for an all traffic link between the A1074 Dereham Road and Ernest Gage Avenue.
Townhouse Road	GNLP0284R	8.98	Residential (unspecified number). 3 masterplan options of different sizes put forward	This site is not considered suitable for allocation due to potential adverse impact on the character of the designated river valley. Three different masterplans have been submitted varying in scale. A small road frontage scheme may be more acceptable, but this would still have landscape impact as well as a heritage impact on the adjacent Grade II Listed Church.
Land off Ringland Lane	GNLP0468	4.43	Approx. 50 dwellings with open space	This site is not considered to be suitable for allocation as it is located some distance from the existing settlement limit in the designated river valley. There is a central band of surface water flood risk which would significantly affect the developable area.
Land off Gunton Lane	GNLP0489	2.57	Residential (unspecified number)	Much of this site is affected by flood zones 2 and 3 and surface

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				water flood risk. Anglian Water infrastructure in the vicinity of the site could be a further constraint and for these reasons the site is not considered to be suitable for allocation.
Rear of 23 Longwater Lane	GNLP2004	0.60	4-10 dwellings	This is a difficult shaped site unlikely to be able to accommodate enough dwellings to enable an allocation. Established trees, flood zones 2 and 3 and surface water flood risk would significantly affect the developable area.
North of Gunton Lane	GNLP2138	2.60	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is covered by flood zones 2 and 3 and surface water flood risk which would significantly affect the developable area. In addition, the site is within the designated river valley and wholly within a County Wildlife Site.
10 Longwater Lane	GNLP2156	1.90	Residential (unspecified number)	This site is not favoured for allocation. It is located a short distance from the existing settlement limit within the designated river valley. Vehicular access to the site would-be difficult as the whole frontage is an area of established trees with preservation orders on them.

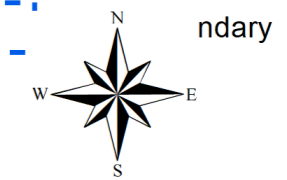
Costessey



Greater Norwich Local Plan

Promoted Sites by Parish

- Primary School
- Primary School Catchment
- Preferred Open Space/Burial Ground Allocation
- Preferred Specific Showground Policy
- Reasonable Alternative Site
- Unreasonable Site
- Small Site
- Specific Longwater Employment Area Extension
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Boundary



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