

Settlement Name:	Cringleford, (Keswick and Intwood for purposes of employment sites)
Settlement Hierarchy:	<p>Cringleford is classified as an urban fringe parish in the emerging Greater Norwich Local Plan. There are good links to the University of East Anglia, Norfolk & Norwich University Hospital, and Norwich Research Park. Major development is underway in the parish, with significant commitments as yet unbuilt. Amongst the facilities in the parish are a doctors surgery, primary school, shops and community buildings. An additional primary school is planned as part of the currently committed development. The A11/Newmarket Road runs through the parish, joining at Thickthorn with the A47, to the west. To the east, the parish's boundary is formed by the River Yare valley. There are some areas of fluvial and surface water flooding risk and the parish also contains a few County Wildlife Sites. Cringleford has had a Neighbourhood Plan in place since February 2014.</p> <p>Keswick and Intwood are villages and any residential development here will be considered in a separate South Norfolk Village Clusters plan. There are some employment sites proposed in Keswick, which are considered in a separate non-residential allocations booklet.</p> <p>At the base date of the plan there is one allocation to carry forward for 1300 homes and a total of 61 additional dwellings with planning permission.</p> <p>Cringleford is located in the South West sector of the urban fringe along with Easton, Costessey, 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, particularly identifying scope for uplift on land at Cringleford identified in the Neighbourhood Plan. This site assessment booklet looks in detail at the sites promoted in Cringleford 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
Cringleford			
Land south-west of Newfound Farm, Colney Lane	GNLP0307	44.70	Residential (unspecified number) incorporating primary school, small local centre and public open space
Land adjacent Newmarket Road	GNLP0327	8.46	Mixed use - development type unspecified
Land off Gurney Lane	GNLP0461	2.79	Approx. 40 dwellings with open space for amenity purposes
Total area of land		55.95	

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
None			

(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
Cringleford			
University of East Anglia Sites Adjacent to Colney Lane	GNLP0244	7.34	University related development, NRP related uses (potential residential)
Keswick			
Land west of Ipswich Road, east of B1113	GNLP0497	6.90	Employment (mix of use classes, B1, B2 and B8)
A140/Mulbarton Road	GNLP3047	16.10	Employment

(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														
Cringleford														
GNLP0307	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP0327	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Amber
GNLP0461	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Cringleford	
GNLP0307	<p>General comments One comment in support of site. Report submitted covering context, update of site, proposals, delivery and track record.</p> <p>Objections raised concerns regarding destruction of woodland impacting wildlife and destroying walking spots and contradicts the council's area planning policies: Policy 1 Addressing climate change/protecting environmental assets: "The quiet enjoyment and use of the natural environment will be encouraged and all proposals should seek to increase public access to the countryside" Policy 2 Promoting good design: "Respect landscape character and the historic environment" Policy 7 Supporting communities' health: "Greater access to green space and the countryside" Policy 8 Culture, leisure and entertainment: "Access to green space including...the wider countryside". It also contradicts the specific policy for Cringleford for "modest development" and "green infrastructure to enhance public access to the countryside and the Yare valley".</p> <p>Colney Parish Council comments GNLP0331, 63.55ha, in Colney, and 0307, 44.7 ha in Cringleford, could become major residential and commercial developments. Medical and research uses are also included. We feel that these aspects are already catered for within the NRP allocations. These proposals appear to conflict with both national and local plans aimed at protecting sensitive environmental areas.</p> <p>Cringleford Parish Council comments Planning consent has already been agreed for the site. Barratt Homes/David Wilson Homes have produced a design code, which has been accepted by South Norfolk District Council. The development, however, affects the northern part of the site and agreement has been reached on the number of dwellings (650) and the mean density (25 dwellings/ha). The original application was for 800 dwellings so the remaining 150 dwellings may be intended for the southern part of the site. However, development here is constrained by:</p> <ol style="list-style-type: none"> 1. The Southern Bypass Protection Zone and the much-eroded Strategic gap between Hethersett and Cringleford, and 2. The high-tension electricity cables crossing the site on pylons.

	Cringleford Parish Council would argue that the southern section of the site is not suitable for development
GNLP0327	<p>General comments One objection raised concerns as the site goes against the Council's Area planning policies – 1, 2, 7 and 8. It also contradicts the specific policy for Cringleford for "modest development" and "green infrastructure to enhance public access to the countryside and the Yare valley".</p> <p>Cringleford Parish Council comments The site has been left unallocated because of its proximity to the Southern Bypass (A47) Protection Zone, as well as a location within the Strategic Gap between Hethersett and Cringleford. Mixed development is now proposed which, it is claimed, will form a 'gateway' to the settlement. More detailed proposals would be required before the Parish Council would agree to the plot being developed. The Parish Council would certainly oppose commercial development. It dislikes the 'gateway' concept, much beloved by developers and planners as totally inappropriate to the character of Cringleford. Cognizance should be taken of atmospheric pollution and noise from the neighbouring A roads.</p>
GNLP0461	<p>General comments Objections raised regarding potential development in the Yare Valley. Objections raised regarding road safety issues, access, flooding, drainage and infrastructure. The Yare Valley is a popular green space that is well used throughout the year and should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.</p> <p>Comments received regarding potential development in the Yare Valley. Concerns regarding access and parking. Objections regarding gas supply and potentially slow broadband.</p> <p>Norfolk Wildlife Trust comments The whole of 0461 consists of semi-natural habitat, woodland and grazed meadow and should not be allocated for development. In addition, adjacent land in the valley bottom is highly likely to be of CWS value and should be considered as such when considering constraints.</p> <p>Norwich Green Party comments GNLP 0244 and 0461 - We consider that the allocation of these sites for development would be inappropriate. The existing woodland should be protected, and green space protected by a Greenbelt policy. This also forms part of the strategic gap between Norwich and Cringleford that we feel is necessary for them to be seen as separate settlements.</p>

Cringleford Parish Council comments

This site has been offered for development on several occasions since 1973. Each time it has been rejected as unsuitable. See comments from Cringleford Parish Council on Site Specific Allocations (2 January 2013) when the plot had the reference number 505b. The site clearly lies within the flood plain of the River Yare. The Environmental Agency included it in Flood Zone 2, as was recognized by South Norfolk District Council in its Strategic Risk Assessment 2007. Residents of neighbouring properties report flooding of their gardens by the river in recent years, while changes in rainfall patterns and intensity of rainfall strongly suggest that the risk of flooding of the site has increased.

References: Appeal by Bovis Homes Ltd., Against Refusal of South Norfolk District Council to grant Planning Consent on Land North of Gurney Lane, Cringleford. Proof of Evidence of Mrs. Elaine M.H. Tucker, 27 February 1989 (Ref.CHW/L05/JCH/101).

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:

GNLP0307

This is a large site south west of Newfound Farm, off Colney Lane, well located between the hospital and existing housing development. A significant part of the site (around 65%) already has planning consent. Cringleford Parish Council object to allocation of the remainder of the site as it is constrained by the southern bypass protection zone and strategic gap between Hethersett and Cringleford as well as high tension electricity cables crossing the site on pylons. Potential noise and pollution issues from proximity to the A47 would need to be considered. There are bands of surface water flood risk but much of the site is free from flood risk. The site is 700m to Cringleford Primary School presuming access onto Round House Way and Dragonfly Lane. The route will go through an area under development but it is presumed that footways will be in place for the entire route. Could be a need for an improved crossing over Round House Way and this could be feasible and viable depending on scale of development. The site is considered to be a reasonable alternative (acknowledging that part already has permission).

GNLP0327

This site is adjacent to Newmarket Road and is proposed for mixed use development, which the promoter states would benefit both road users and residents. Cringleford Parish Council have commented that the site has previously been left unallocated due to its proximity to the southern bypass (A47) and its location in the bypass protection zone and strategic gap. They would oppose

commercial development on the site and would like to see more detail about what is being proposed. The Parish Council also dislike the concept of the site being a 'Gateway Site' as they consider this to be inappropriate to Cringleford. The site is adjacent to other areas of land with planning consent and potential noise and pollution issues from proximity to the A47 would need to be considered. The site is 650m to Cringleford Primary School presuming access onto Round House Way and The Pines. The route will go through an area under development but it is presumed that footways will be in place for the entire route. There is a short stretch at the start of The Pines near the roundabout that will need a footway and this seems feasible. Could be a need for an improved crossing over Round House Way and this could be feasible and viable depending on scale of development. The site is considered to be a reasonable alternative, subject to further consideration about the type of uses that may be appropriate.

GNLP0461

This land off Gurney Lane has been proposed for 40 dwellings with open space for amenity purposes. The site is close to the River Yare, within the South Norfolk River Valley. There may be landscape impacts, although the site has housing to one side and woodland to another. Although there are small areas of surface water flood risk on the site, flood zones 2 and 3 lie to the east but not within the site. There have been various objections to the site because of its location in the Yare Valley. Norfolk Wildlife Trust state that the whole of the site consists of semi-natural habitat, woodland and grazed meadow and should not be allocated. Cringleford Parish Council comment that the site has been rejected for development on a number of occasions since 1973. The site is 950m to Cringleford Primary School with footways in place for the entire route. The site has a number of issues and it is unlikely that it would be able to accommodate the 40 dwellings suggested but it is considered to be a reasonable alternative for further investigation at this stage.

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
Cringleford			
Land south-west of Newfound Farm, Colney Lane	GNLP0307	44.70	Residential (unspecified number) incorporating primary school, small local centre and public open space
Land adjacent Newmarket Road	GNLP0327	8.46	Mixed Use - Type of development unspecified
Land off Gurney Lane	GNLP0461	2.79	Approx. 40 dwellings with open space for amenity purposes
Total area of land		55.95	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0307
Address:	Land south west of Newfound Farm, Colney Lane
Proposal:	Residential (unspecified number) incorporating primary school, small local centre and public open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Significant Landscapes, Transport and Roads</p>
<p>HELAA Conclusion The site is to the south of Colney Lane and a significant part of it already has planning consent. It is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints are waste water treatment work capacity, sewer capacity, the Norwich Southern Bypass landscape protection zone, impacts on the Yare valley and the local road network. Development of a site of this scale is likely to be able to overcome or mitigate the identified constraints and this is evidenced through a significant part of the site having planning consent. Approximately 65% of the site is subject to an existing planning permission for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. Therefore 35% of the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management It is not clear whether the site extends all of the way to the south to the A47. I have assumed not and wouldn't want to see all of the way to the A47 given the buffer landscaping.</p> <p>The site is within the development boundary and part of the site allocation on the neighbourhood plan.</p>

This seems an obvious allocation/re-allocation with increased numbers to extend the site beyond that which has outline PP.

Development on this land would also facilitate the necessary and important vehicular link to the consent scheme from the roundabout on Roundhouse way.

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Context Plan
- Adjoining Site Layout Plan

Site Reference:	GNLP0327
Address:	Land adjacent to Newmarket Road
Proposal:	Mixed Use – type of development unspecified

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Significant Landscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion The site is to the south of Roundhouse Way and is adjacent to land with planning consent that will provide opportunities for access and connection to wider services and facilities. It is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints are waste water treatment work capacity, sewer capacity, the Norwich Southern Bypass landscape protection zone, proximity of listed buildings, noise from the A47, impacts on the Yare valley and the local road network. Development of a site of this scale is likely to be able to overcome or mitigate the identified constraints. 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 the site is suitable and preferable but I would have concern of the loss of the landscape buffer along the A47 which might mean a reduced allocation on this site in site area, or whole site but a requirement for a landscape belt (see constraints on the CNDP proposals map)</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p>

PLANNING HISTORY:
Not known

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

Site Reference:	GNLP0461
Address:	Land off Gurney Lane
Proposal:	Approx. 40 dwellings with open space for amenity purposes

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural with grass and woodland	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity and Geodiversity, Transport and Roads
HELAA Conclusion The site is accessed from Gurney Way and is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints on the site are access, impacts on listed buildings, sewer capacity, flood risk and impacts on the River Yare valley. Based on current evidence it is considered that there could be mitigation, but further evidence will be required to demonstrate this is so. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No Highways comments
Development Management Not preferred – flood risk and landscape issues (river valley)
Minerals & Waste No comments
Lead Local Flood Authority No comments

PLANNING HISTORY:
Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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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).

Three reasonable alternative sites have been identified in Cringleford 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 and Children's Services in order to identify preferred sites for allocation and their comments are recorded under stage six above.

Cringleford and Keswick are in the south-west sector of the Urban Fringe and the 'Towards a Strategy' document indicates that approx. 600 dwellings should be sought in this sector with potential uplift in Cringleford on land identified in the Neighbourhood Plan. Through further discussion the existing allocated areas of sites GNL0307 and GNL0327 have been identified as the most suitable sites to receive an uplift of up to 360 dwellings on the existing allocation. GNL0307 includes a 2ha site reserved for a new primary school. With additional growth planned for Cringleford, over what is already committed, the school site may need to increase in size, with a consequent reduction in the number of additional homes which could be accommodated on this site.

There are considered to be no reasonable alternatives to this approach.

Site GNL0461 has been dismissed on highway and landscape grounds.

Therefore, in conclusion there are no new sites identified as preferred options in Cringleford. There is one carried forward allocation (for 1300 homes, with an uplift of 360 additional homes) and a total of 61 additional dwellings with planning permission. This gives a total deliverable housing commitment for Cringleford of 1,721 homes between 2018 – 2038.

Also see the non-residential booklet for employment sites in Keswick.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Cringleford				
Land south west of Newfound Farm, Colney Lane	GNLP0307/ GNLP0327	52.56	Uplift in numbers on existing allocation – 360 dwellings	The Cringleford Neighbourhood Plan identified an area for 1200 new homes to be built prior to 2026 for which permissions are in place (references 2013/1494 and 2013/1793). A remaining area of land identified by the Neighbourhood Plan as suitable for development is located between the Southern Bypass Landscape Protection Zone and the edge of the permitted schemes giving potential for further development of approximately 360 dwellings beyond 2026. It is proposed to allocate this additional land/number of dwellings in the Greater Norwich Local Plan as there are no insurmountable constraints identified. A number of access improvements would be required including a vehicular route through the adjacent development site (reference 2013/1494), footpath connections to the bus interchange, improvements to Colney Lane, enhanced walking routes to nearby schools and safeguarding of land for a pedestrian footbridge over the A47. In addition, up to two hectares of land will need to be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.

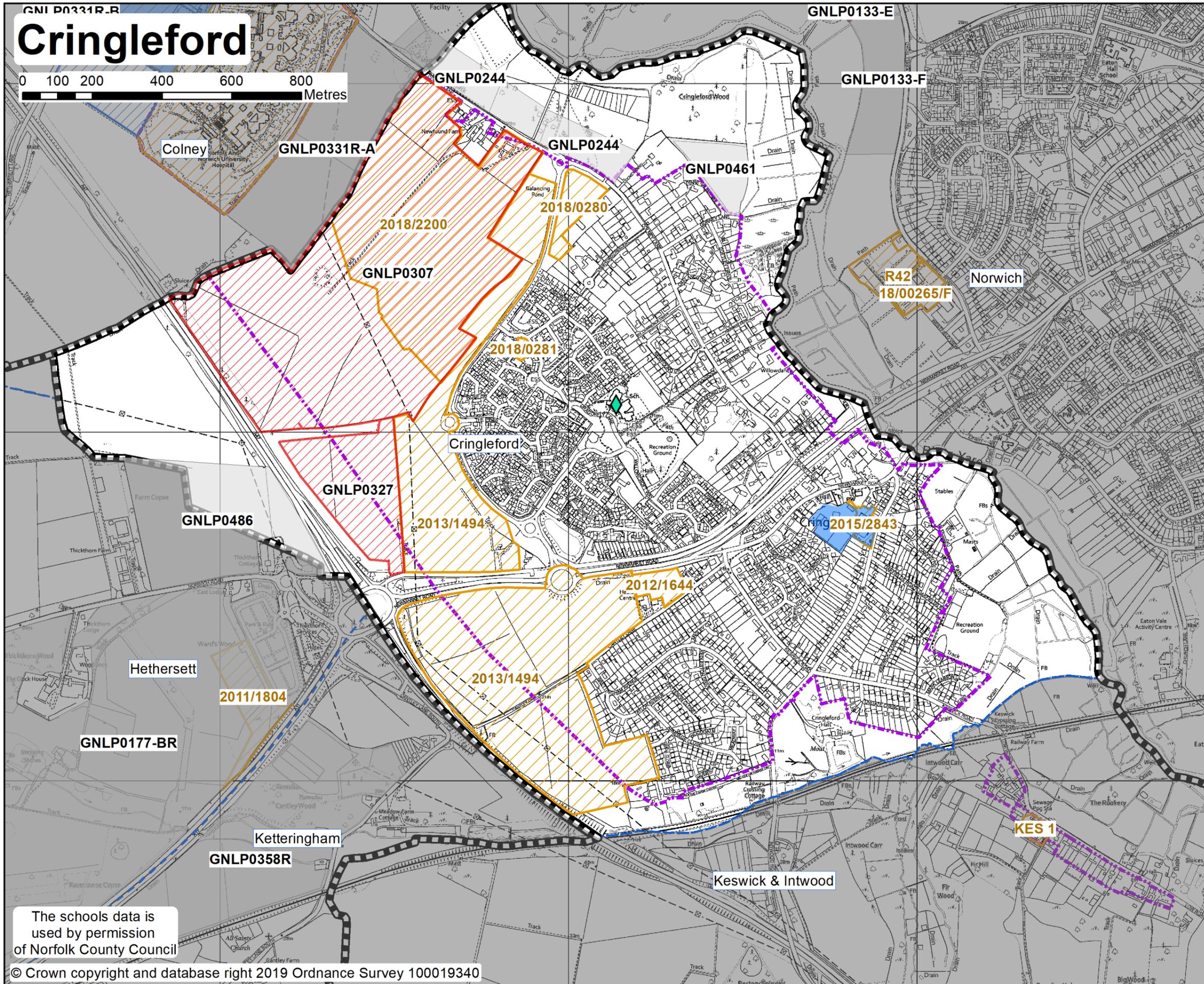
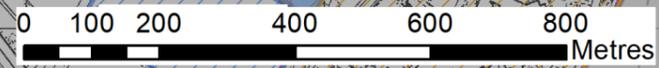
Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Cringleford				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Cringleford				
Land off Gurney Lane	GNLP0461	2.79	Approx. 40 dwellings with open space for amenity purposes	This site is not considered to be suitable for allocation, as it is not feasible to achieve an acceptable visibility splay southwards along Colney Lane from Gurney Lane. There are also possible landscape impacts on the Yare Valley to consider.

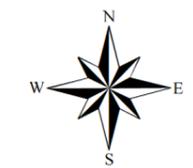
Cringleford



Greater Norwich Local Plan

Promoted Sites by Parish

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Preferred Mixed Use Allocation
- Preferred Employment Allocation
- Unreasonable Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Existing Settlement Boundary
- Parish Boundary



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