

# The Greater Norwich Local Plan

Growing stronger communities together

Site Proposals Document Addendum  
New, Revised and Small Sites  
29 October to 14 December 2018

## ENVIRONMENT



## HOMES



## INFRASTRUCTURE



## COMMUNITIES



## DELIVERY



## ECONOMY





## **Section 1 - Introduction**

**PLEASE NOTE: THIS CONSULTATION IS ON NEW, REVISED AND SMALL SITES. WE ARE NOT SEEKING VIEWS ON THE SITES AND THE GROWTH STRATEGY CONSULTED ON IN EARLY 2018, OR ON EXISTING COMMITMENTS<sup>1</sup>.** However, when commenting on new sites, you can also tell us if you have anything more to say about nearby sites consulted on in early 2018. You will need to include the site reference for the earlier site in your comments for the new site.

- 1.1 This document is an addendum to the Site Proposals document produced for the Regulation 18 Consultation in early 2018 (available [here](#) ). It forms part of the Regulation 18 consultation on the emerging Greater Norwich Local Plan (GNLP).
- 1.2 It covers:
- **new sites** submitted through the Regulation 18 consultation in early 2018;
  - proposed **revisions** to sites previously submitted;
  - and **small sites** (of less than 0.25 hectares or 5 dwellings) submitted throughout the plan-making process up to now. The small sites are considered as potential changes to settlement boundaries.
- 1.3 **At this stage no decisions have been made about which sites should or should not be included in the emerging plan; however, the Site Proposals document ([here](#)), this addendum to it and the supporting evidence in the Housing and Economic Land Availability Assessment (HELAA) give an early indication about their possible suitability.**
- 1.4 Set out below in this document are a series of site details and settlement summaries, with accompanying maps available via the GNLP website at <http://www.gnlp.org.uk> :
- **site details** are listed under the parish within which they fall (or within which the majority of the site falls);
  - you can make **comments** on the submitted sites online via the GNLP website, with interactive maps for each submitted site also available to help you (see below for further detail);
  - sites are also illustrated in **map booklets** for each parish/town/city available via the GNLP website. Each map booklet contains an overall map for the parish, followed by a series of individual site maps. We have tried to show as much context as possible, therefore existing commitments, sites previously consulted on (see 2.0 below) and sites which are outside the parish, but close to the boundary, should also be clearly evident from the maps.
  - Hard copies of the maps and consultation documents are also available from the consultation deposit points:

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<sup>1</sup> Commitments are sites which are allocated through current plans and sites which have current planning permissions.

- County Hall, Martineau Lane, Norwich (main reception);
  - City Hall, St Peters Street, Norwich (2nd floor reception);
  - Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
  - South Norfolk Council, Cygnet Court, Long Stratton (main reception).
- As the title suggests, the **settlement summaries** have been written on a settlement basis, rather than a parish basis. Therefore, where a site clearly relates to a settlement in an adjoining parish, because of proximity and because future residents would use the services and facilities in that settlement, the site has been included within the summary for that settlement. For example, the settlement summary for Poringland includes several sites which are listed under the parishes of Caistor St Edmund, Framingham Earl, Framingham Pigot, and Stoke Holy Cross, but which are shown on the maps for both the parish they are in and are also shown on the overall parish map for Poringland.

Where possible, where the sites details and the summary of the site appear under different parishes, we have tried to cross-reference these as clearly as possible.

### **Proposed Sites**

- 1.5 Basic site details are set out for all sites submitted through the Regulation 18 consultation in early 2018 and subsequently up to 17 August 2018. The site details set out the location of the site, who has proposed it and what they would like it considered for. Whilst we have tried to take into account what the site has been proposed for, where sites have been proposed for specific house numbers the assessment will take into account the potential for housing development at the densities set out in the HELAA methodology, in order to make the assessment of sites consistent. Only sites of 0.25 hectares or more, or 5 dwellings or more, have been assessed using the HELAA methodology. **Please note that sites of less than 0.25 hectares or for fewer than 5 dwellings will not be allocated through the GNLP, though they can be considered as part of extensions to development boundaries**

### ***Assessment of sites received through the early 2018 Regulation 18 consultation and up to 17<sup>th</sup> August 2018.***

- 1.6 An initial assessment of new sites received through the Regulation 18 consultation and up to 17 August 2018 has been undertaken through the **Housing and Economic Land Availability Assessment (HELAA)**. The HELAA uses a methodology which is based on Government advice and which has been agreed by all of the Norfolk Local Planning Authorities. The HELAA is a desk-based exercise which uses a system of Red/Amber/Green (RAG) scores for a range of ‘constraints’ and ‘impacts’ associated with the potential development of the sites. **Its purpose is to identify potential capacity for housing and employment growth across the three districts.**
- 1.7 The views of a range of technical stakeholders, such as Norfolk Wildlife Trust, Anglian Water, local authority Conservation and Environmental Health services, and Norfolk County Council’s Highways, Ecology and Historic Environment services, have been taken into account in the HELAA assessment. The HELAA uses RAG scores to assess the suitability of the sites (for the uses proposed by those submitting the sites) and

this is complemented by an assessment of their ‘availability’ and ‘achievability’ in order to draw a conclusion about whether the site has potential capacity. The stakeholder responses have helped guide the RAG scores. **However, the final HELAA scores do not necessarily directly reflect the consultee responses, as these are often made from a very specific viewpoint, and the HELAA needs to consider the *potential* for mitigating some of the impacts.**

- 1.8** The intention of the HELAA is to gauge the *potential* capacity of the sites and the assessment indicates that relatively few sites have no capacity for development. **However, it should be noted that just because the HELAA identifies a site has potential capacity for development, this does not mean that it is a suitable allocation site or would be granted planning permission.**

### Settlement summaries

- 1.9** This addendum has been produced to update the Site Proposals document, taking account of sites through the Regulation 18 consultation and subsequently up to August 17<sup>th</sup> 2018. The settlement summaries in sections 3 to 5 of this document have been updated to take account of the **new, revised and small** sites.
- 1.10** The aim is to highlight what the main concerns are for that town or village, arising principally from the HELAA, and a broad indication of which sites may be preferable for development, should sites be needed in that location. Again, **the settlement summaries do not confirm that a site is suitable for allocation, or give any indication that planning permission would be granted.** Further, more detailed work, is required to establish this. This could include more detailed investigation of the potential constraints and impacts identified by the initial assessment and an on-site assessment. Work is ongoing, particularly in relation to safe routes to school which may also have an effect on the conclusions drawn. Because the distribution of development between different types of settlement has not yet been established, it is not yet possible to say how much new housing (or other uses) will be required in particular places. Please note that **where no new, revised or small sites has been submitted in a parish, an updated settlement summary for that village has not been produced. In addition, where no site was submitted to the early 2018 Regulation 18 consultation, but a site/s has now been submitted, the reference number has an “a” suffix.**

## **Section 2 - Existing Commitment and the Regulation 18 consultation in early 2018**

- 2.1 Consultation maps show **existing commitments** (i.e. sites which are allocated through current plans and sites which have current planning permissions) and the **sites consulted on in early 2018**. As we have already received views on these and proposed Growth Options, **we are not seeking your views on these through this consultation**. However, when commenting on new sites, you can also tell us if you have anything more to say about nearby sites consulted on in early 2018. You will need to include the site reference for the earlier site in your comments on the new site. Please be assured that all views received through the plan-making process will help us to draw up our draft plan, including the preferred sites and strategy, to be consulted on in September/October 2019.

### **Section 3 - Settlement Summary updates for Broadland**

#### **3.1 Acle**

The early 2018 Regulation 18 Site Proposals consultation document stated *“If Acle is identified for further growth, careful consideration should be given to landscape sensitivities, the presence of high quality agricultural land, flood risk, and impacts on the Broads. In combination, these issues may constrain future development capacity at Acle. If further sites for development are required, the most suitable locations would be to the north of the village, though there are constraints associated with submitted sites”*.

One additional site has been submitted and one site revised through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0421R	Mrs	Amber	Slater	Brown & Co	Land at Jolly's Lane	7	Housing of approx. 150 units with open space
GNLP2139	Mr	Richard	Shuldham	Savills	South Walsham Road	37.85	Residential development (unspecified number) plus school extension

GNLP0421R is a 7 ha site south of the village, adjacent to a farm and rail tracks and south of the A47, therefore not particularly well related to services. Constraints include highway access, utilities capacity, loss of high quality agricultural, and proximity to habitats in the Broads.

GNLP2139 is a 37 ha site to the north-west of Acle, adjacent to the high school and close to the village centre. Utilities improvements would likely be necessary for such a scale of development, and other constraints include surface water flood risk, loss of high quality agricultural land, and proximity to habitats in the Broads.

Of the two sites, GNLP2139 is better related to the village, but may be less suitable in scale than GNLP0384 and GNLP1049.

### 3.2 Attlebridge

One site was consulted on in the parish in the early 2018 consultation, and the Site Proposals document concluded *“Most importantly, remoteness from services limits its suitability for development”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2129	Mr	Nick	Saffell	Brown & Co	Adjoining Fakenham Road	7.22	Residential-led mixed use development of 200 dwellings - commercial
GNLP2144	Mr	Nick	Saffell	Brown & Co	Adjoining Fakenham Road	1.23	Industrial

GNLP2129 lies south of Broadland Northway, poorly related to existing development. Its major constraints include concerns about access to the site, capacity of local roads, ecological impacts, surface water flood risk, an underlying National Grid gas pipe, and the need to enhance the waste water treatment capacity.

GNLP2144 lies north of Broadland Northway in open countryside and is poorly related to existing development. The site’s constraints include concerns over access and the capacity of the local road network, potential contamination from a nearby historic landfill site, ecological impacts, and enhancements to the waste water treatment capacity.

In conclusion, the sites offer an option for employment use, but access to services is an issue if Attlebridge was identified for further growth.



### 3.3 Aylsham

The early 2018 Regulation 18 Site Proposals consultation document stated “Depending on the amount of growth identified for Aylsham through the GNLP, there is a choice of sites with development potential. However, waste water disposal issues have previously been identified as having the potential to constrain further large scale growth at Aylsham as it is located close to internationally designated wildlife habitats in the Broads. Recent work with the Environment Agency and Anglian Water in connection with planning permissions and allocations in Alsham has shown that bespoke solutions for water management are suitable for the current amount of commitment, but the capacity for growth could be limited. The presence of substantial amounts of high quality grade 2 agricultural land is a potential constraint for the submitted sites. The sites all have access to services, with 0311 benefitting from being closest to the town centre”.

Two additional sites have been submitted through the consultation for consideration in Aylsham:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2059	Miss	Charlotte	Webster		Cawston Road/ Norwich Road	1.32	Residential development of 15-20 dwellings
GNLP2060	Miss	Charlotte	Webster		West of A140	0.98	Residential development for 20 dwellings

GNLP2059 is a 1.32 ha site beyond the existing built edge of Aylsham to the south. The major constraints are access (from the A140), the local road network, utility and infrastructure upgrades and to a lesser extent impact on Cawston and Marsham Heath SSSIs.

GNLP2060 is a 0.98 ha site beyond the existing built edge of Aylsham to the east. The major constraints are access (from the A140), the local road network, utility and infrastructure upgrades, as well as management of surface water flood risk, and landscaping and acoustic mitigation to the A140.

These sites do not relate well to Aylsham’s built up area, and this combined with the access issues make them less favourable sites.

### 3.5 Blofield

The early 2018 Regulation 18 Site Proposals consultation document stated *“Should further development be concluded as necessary in Blofield, subject to the constraints identified above, there are likely to be suitable options. GNLPO508 is perhaps best considered as a small addition to existing allocation BLO1 on the north side of the Yarmouth Road. GNLPO082 at 4.85 ha and GNLPO252 at 4.53 ha are more substantial sites, which, subject to addressing constraints, would likely be suitable at least in part. However, a constraint on further large-scale development is that the Yarmouth Road / Cucumber Lane / A47 roundabout is at or near to capacity”*.

Four additional sites and one settlement boundary change have been submitted through the consultation for consideration in Blofield:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLNP2024	Messrs	J,A,R	Smith		Manor Park	1.26	Mixed use development for employment, commercial and residential uses
GNLNP2085	Mr	Mark	Chandler		Between Yarmouth Rd & A47	1.15	Residential development for 30 dwellings
GNLNP2149	Mr	John	Long	John Long Planning	North of Yarmouth Road	0.5	Residential development for 4 dwellings and open space
GNLNP2161	Mrs	Cheryl	Ward	Fusion 13 Ltd	Norwich Camping & Leisure	0.9	Residential development (unspecified number)
GNLPSL2003	Mrs	Liz	Howard		North of Hall Road	0.05	Settlement boundary

GNLNP2024 is a 1.26 ha site with limited constraints that forms part of the existing BLO1 allocation;

GNLNP2085 is a 1.15 ha greenfield site off Yarmouth Road adjacent to the settlement boundary and an ongoing development with access, landscaping, noise and surface water flood risk constraints;

GNLP2149 is a 0.5 ha greenfield site off Yarmouth Road adjacent to the settlement boundary with noise and access constraints;

GNLP2161 is a 0.9 ha site on the Yarmouth Road with limited constraints to the east of the village neighbouring a recent housing development site;

GNLPSL2003 is adjacent to a small group of dwellings, some distance from the existing settlement boundary.

Depending on whether growth is considered suitable in Blofield, the newly submitted sites, most particularly GNLP2024 and 2161 as they have the fewest constraints, provide additional choices to the existing range of growth options.

### 3.6 Blofield Heath

Four potential housing sites were consulted on though the early 2018 Regulation 18 Site Proposals consultation document which stated *“If it is concluded that Blofield Heath is identified as a location for additional housing, sites closest to the existing edge of the village and with the best vehicular access considered likley to be preferable”*.

Three additional sites and one settlement boundary extension have been submitted through the consultation for consideration in Blofield Heath:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2020	Dr	Anoop	Dhesi		Blofield Lodge	0.39	Residential development (unspecified number)
GNLP2080	Mrs	Cheryl	Ward	Fusion Ltd	Dawson’s Lane	2.65	Residential development for 42 dwellings
GNLP2172	Mr	Mike	Smith		South of Blofield House	3.9	Residential development for 85 dwellings
GNLPSL2003	Mrs	Liz	Howard		Tower House	0.08	Residential development for 1-2 dwellings

GNLP2020 is a 0.39 ha greenfield site in open countryside with highway constraints and poor access to services;

GNLP2080 is a 2.65 ha greenfield site on high quality agricultural land adjacent to the settlement boundary with some access constraints;

GNLP2172 is a 3.9 ha site in open countryside with highway constraints and poor access to services;

As a small site, GNLPSL2003 has been considered as a potential settlement boundary extension. However, as it is at some distance from the settlement boundary in open countryside, it is not suitable as a boundary extension.

Depending on whether growth is considered suitable in Blofield Heath, site GNLP2080 provides an additional choice for the growth options as it is on the edge of the existing village, though it is on high grade agricultural land.

### 3.7 Brundall

Six potential housing sites (one was mixed use) were included in the early 2018 Regulation 18 Site Proposals consultation document. For the six sites, the document concluded “*Should further development be concluded to be necessary in Brundall, there are a range of site options, subject to dealing with issues of site access, proximity to services in the village, as well as landscape and townscape impacts. Generally, sites with good access to Cucumber Lane, and consequently to the junction with the A47, are preferable. The A47/Cucumber Lane roundabout is though at or near capacity, thereby representing a constraint on further large scale development. Other constraints are the ecological and landscape consequences of encroaching into the Witton Run for Sites GNLP0254, GNLP0352, or GNLP0436*”.

Two additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2069	Ms	Sharon	Smyth	Brundall Parish Council	East of Brundall Memorial Hall	8.67	Recreation and leisure
GNLP2177	Mr	Richard	Shuldham	Savills	38 Strumpshaw Road	0.28	Residential development of 6 dwellings

GNLP2069 is a 8.67ha ha site is proposed for recreation and leisure, for which it is currently allocated.

GNLP2177 is a 0.28ha site for 6 homes at the south-eastern edge of Brundall. The site has access to services and its chief constraints relate to the site’s proximity to the Broads.

Should Brundall be identified for further development, the newly submitted site GNLP2177 appears to offer an option for growth.

### 3.9 Cawston

Three sites were consulted on in early 2018 in Cawston. The Site Proposals document stated *“To conclude, if Cawston is identified for further development, GNLP0126A and B could provide options for small-scale housing and employment; alternatively, GNLP0293 could provide housing at a larger scale if this is considered appropriate”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2134	Mr	Kian	Saedi	La Ronde Wright	Heydon Road	3.14	Mixed use development including 30 dwellings, care home, and commercial units

GNLP2134 is adjacent to existing housing and with some access to services but separated from the main village. Constraints include site access, the local road network, loss of Grade 2 agricultural land, townscape and ecological impacts and sewerage infrastructure capacity.

In conclusion, the site is less well-related to the village than other sites.

### 3.10 Coltishall & Horstead

Three sites were consulted on in early 2018 in Coltishall and Horstead. The Site Proposals document stated *“In conclusion, if Coltishall and Horstead is identified for further growth, sites GNLP0388 and 0265 provide potential development options”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2019	Mr	Magnus	Magnusson		South of rail line	1.43	Residential development of 20-25 dwellings
GNLP2072	Mr	Matt	Wilkins		East of High Street	1.12	Residential development of 15 dwellings

GNLP2019 is adjacent to a permitted site, to the north of the village with good access to services. Constraints include site access and the suitability of the road network, ecological, townscape and and landscape impacts.

GNLP2072 is centrally sited, with good access to services. Constraints include TPO trees, townscape, landscape and ecological impacts.

If Coltishall and Horstead is identified for growth, these two sites provide alternative locations to be considered alongside sites already submitted.

### 3.12 Drayton

Eight sites were consulted upon in Drayton in early 2018.

The Site Proposals document concluded: *“most of the sites proposed in Drayton have significant constraints and/or are poorly related to the built form. If Drayton is considered suitable for further residential development choices are limited. Site GNLP0271 may be better located in terms of the form and character of the area and access to services in comparison to the other sites, subject to overcoming servicing constraints.”*

One additional site was submitted through the consultation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2027	Mr	Ashley	Wyatt	BD+M (UK) Ltd	North of Fakenham Road	0.83	Residential development of 5 dwellings

GNLP2027 is a 0.83 ha site located north of Fakenham Road. Constraints include an adjacent woodland which holds a Tree Preservation Order (TPO), the nearby Marriott’s Way County Wildlife Site, and proximity to a Grade II listed building.

In conclusion the site offers an alternative option for housing on a site of less than 1 ha.



### 3.13 Felthorpe

Two sites were consulted on in Felthorpe in early 2018. The Site Proposals document stated *“Two sites have been promoted away from the village, on the boundary with Drayton parish: GNLPO222 and GNLPO465. These are considered under Drayton above”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2009	Mrs	Carole	Griffiths		Swanington Lane	2	Residential development of 15-20 dwellings
GNLP2012	Mrs	Patricia	Peruzzi		Brand's Lane	0.63	Residential development of 5 dwellings

GNLP2009 is well related to Felthorpe village, and there are some services nearby. Constraints include site access, local road capacity, flood risk, ecological impacts and sewerage infrastructure capacity.

GNLP2012 is poorly related to existing development, towards the south of the parish, with no access to services. Constraints include site access, the capacity of the local road network, ecological impacts, flood risk and sewerage infrastructure capacity.

If the village of Felthorpe is identified for growth, GNLP2009 may be appropriate.

### 3.14 Foulsham

Four sites were consulted on in the parish of Foulsham in early 2018. The Site Proposals document concluded *“Depending on the amount of growth considered suitable for Foulsham, there are a range of site options available with GNLP0605, part of GNLP0275 and GNLP0286 appearing to present the opportunities for residential development”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2001	Mr	Malcolm	Duffey	Norfolk Property Search	The Hawthorns	2.8	Residential development of 5-6 dwellings

GNLP2001 lies some distance north of Foulsham village, and includes an electricity sub-station and potential habitat. Other constraints include site access, the capacity of local roads, surface water flood risk, sewerage infrastructure capacity and ecological impacts.

In conclusion, the site is considered less suitable than other submitted sites.

### 3.14a Freethorpe

No sites were consulted on in Freethorpe during the early 2018 Regulation 18 consultation. However, two sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2033	Ms	Clare	Vint	One Planning & Heritage	Rear of 75 The Green	0.47	Residential development of 20 dwellings
GNLP2034	Ms	Clare	Vint	One Planning & Heritage	South of Bowlers Close	1.51	Residential development of 50 dwellings

GNLP2033 is well-related to the village, albeit set behind existing dwellings towards the north of the village with some access to services. Constraints include site access (if not via adjacent permitted site), townscape, landscape and ecological constraints.

GNLP2034 is well-related to the village, lying south of the existing built form. Constraints include site access, landscape and ecological constraints.

In conclusion, if Freethorpe is identified for growth, both sites could provide options for housing, subject to appropriate mitigation.

### 3.15 Frettenham

One site was consulted on in the village in early 2018. The Site Proposals document concluded *“If Frettenham is identified for additional housing in the GNLP, a small area of the proposed site may provide a development opportunity. Though much of the site is proposed for green infrastructure uses, there remain a number of constraints affecting it”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2076	Mr	Kian	Saedi	La Ronde Wright	Adjacent 10 Buxton Road	0.39	Commercial development of 5 business units
GNLP2078	Mr	Kian	Saedi	La Ronde Wright	Adjacent 10 Buxton Road	1.42	Residential development of 25 dwellings

GNLP2076 is a part-brownfield site, proposed for an extension of the adjacent industrial site. The site is close to housing, with reasonable access to services. Constraints include site access, the capacity of the local road network, contamination from a historic landfill site and ecological impacts.

GNLP2078 is a part-brownfield site, adjacent to housing with good access to services. Constraints include site access, the capacity of the local road network, contamination from a historic landfill site and ecological impacts. Depending on the precise uses at the adjacent site, there may need to be some degree of separation between this and the housing proposed.

In conclusion, the sites offer alternative options for housing and employment uses, if Frettenham is identified for further growth.

### 3.16 Great and Little Plumstead

Seven sites were consulted upon in Great and Little Plumstead in early 2018.

The Site Proposals document concluded: *“A number of sites have been submitted if Great and Little Plumstead are identified for further growth. However, constraints include high quality agricultural land on all the proposed sites, surface water network capacity and the need for water treatment upgrades.”*

Four additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO420R	Mrs	Amber	Slater	Brown & Co.	Land at Hare Road	10.93	Residential development of 10-15 dwellings
GNLPO441R	Mrs	Amber	Slater	Brown & Co.	Land at Middle Road	4.23	Residential development of 30 dwellings
GNL2040	Ms	Anna	Brookman	Strutt & Parker	South of Broad Lane	7.6	Residential development (unspecified number)
GNL2107	Mr	Kian	Saedi	La Ronde Wright	Octagon Business Park	1.62	office, agricultural storage, car park

GNLPO420R is significantly reduced in size and scale. Constraints relate to localised landscape impacts, concerns from the highways authority about the access and surrounding network, and possibly the availability of utilities.

GNLPO441R has been reduced by half. Constraints relate to adverse landscape impact and the effect on the existing built form of Gt. Plumstead. The highways authority has raised concerns about the access and surrounding network. The availability of utilities is also a query.

GNL2040 is more related to Rackheath village and the services within it. If only a single point of access can be achieved the scale of development could be constrained. Likewise, the presence of a gas pipeline could affect how the site can be developed. A small area of the site is affected by surface water flood risk and a drainage strategy would be necessary to address this issue.

GNL2107 is a proposed extension to the existing use, involving the proposal to relocate the farm office and replace agricultural storage. Constraints relate to heritage sensitivities

because of the presence of listed buildings on the site. The highways authority also raises concern about the local highway network and accessibility of the site.

In conclusion, the revised sites offer more modest options for housing development if Great and Little Plumstead are identified for further development. The newly submitted sites also provide alternative options for housing growth. GNLP2107 is perhaps better dealt with via the Development Management process.

### 3.17 Gt Witchingham & Lenwade

Three sites were consulted on in the village in early 2018. The Site Proposals document stated *“In conclusion, if small-scale growth is sought in Lenwade, the combination of these three sites could enhance the existing CWS while providing open space, through provision of housing on GNL0548 and the southern portion of GNL0608”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2184	Mr	Adrian	Moore	Pegasus	Bernard Matthews south site	5	Residential development of 150 dwellings

GNLP2184 is a large brownfield site to the east of Lenwade, beyond the village with no footpaths to connect it. Constraints relate to lack of services, local road capacity, ecological and historic environment impacts, possible contamination, ground stability considerations, and surface flood risk.

Therefore, the three sites previously submitted form a more appropriate range of alternatives if Gt Witchingham/Lenwade is identified for growth.

### 3.18 Hainford

Six sites were consulted upon in Hainford in early 2018.

The Site Proposals document concluded that *“if Hainford is identified for further growth, GNLP0181 or part of it appears to be the least constrained site for residential development.”*

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2035	Ms	Clare	Vint	One Planning & Heritage	West of Cromer Road	2.31	Residential development of 25 dwellings
GNLP2162	Mr	Alex	Munro	Armstrong Rigg	Harvest Close	2.5	Residential development of 60 dwellings

#### GNLP2035

This 2.31 ha site is located west of Cromer Road. Initial highway evidence considers the site to have access limitations as it is remote from housing for non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. Therefore, mitigation would be required. Other constraints relate to an an historic landfill site to the south of the site, nearby Grade II listed buildings, two nearby protected woodlands and a designated species point. In addition to a small portion of the site being at high risk of surface flooding.

#### GNLP2162

This 2.5 ha site is located north of Harvest Close. The highway authority consider the local road network to be unsuitable either in terms of road or junction capacity, or lack of footpath provision, therefore, mitigation would be required. Other constraints relate to nearby Grade II listed buildings.

In conclusion, due to highways constraints, the sites are not considered to offer favourable options for housing in comparison with sites previously submitted.



### 3.19 Hellesdon

Three sites were previously submitted by Hellesdon Parish Council, proposed for continued use for recreation and open space, and extension to the existing burial ground as previously allocated. Another site in the north of Hellesdon parish related to Horsford settlement.

The Regulation 18 Site Proposals document concluded in early 2018 *“Given current commitments within the parish and the limited number of additional sites submitted for residential and employment development in Hellesdon, there appears to be limited potential for additional expansion. The exception is site GNLP0332 in the north of the parish which is considered under Horsford. This proposal will need to be considered in the light of the principle of open space use on the smaller site GNLP1019 within GNP0332 already being established. The principle of the burial ground extension is also established through the Site Allocations plan. Further consideration will need to be given to the best means of addressing site GNLP2021, proposed for designation for recreational use.”*

Two revised sites and three new sites have been submitted through the consultation for consideration:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0332R	Mr	Michael	Carpenter	Code Development Planners Ltd	Reepham Road / Cromer Road	64	Residential development of 600-700 dwellings, commercial development and green infrastructure
GNLP0334R	Mr	Michael	Carpenter	Code Development Planners Ltd	West of Reepham Road	11.7	Residential development for 250-300 dwellings
GNLP2025	Mr	Malcolm	Turner		296 Drayton High Road	0.38	Residential development for 5 dwellings
GNLP2142	Mr	Nick	Moys	Brown & Co	West of Hellesdon Park Industrial Estate	5.71	Extension to industrial estate
GNLP2173	Ms	Helen	Adcock	Code Developments	Rear of Heath Crescent	2.11	Residential development

							for 35-50 dwellings
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GMLP0332R is bounded by Reepham Road and Cromer Road, on the edge of Hellesdon but largely in the parish of Horsford. The revised site boundary combines what was originally promoted as GMLP0332 and GMLP0333, but excluding 21.8 ha adjacent to Reepham Road. The major constraint is the Airport Safety Zone which will reduce the net developable area; noise and landscape impacts are also considerations.

GMLP0334R is immediately north-west of Hellesdon’s existing built edge, although the site is in the parish of Horsford. The revision has increased the site northwards along Reepham Road. The main constraints are landscape, biodiversity and townscape implications.

GMLP2025 is accessed directly from Drayton High Road. Whilst adjacent to the newly completed Carrowbreck scheme, the site is on the largely undeveloped western (river valley side) of the Drayton High Road. Constraints include the demolition of an existing property, landscape and ecological impacts, potential impact on the A1067 and surface water flooding.

GMLP2142 is proposed for commercial uses to extend the existing Hellesdon Park Industrial Estate, with access proposed from Alston Road. The HSE Safeguarding Zone surrounding Briar Chemicals would exclude residential development, and the site overlays an allocation for open space. Other constraints include trees and topography.

GMLP2173 is the same site as GMLP1021, a former sports and social club now proposed for housing. Access would require demolition of an existing property and there would be loss of designated open space.

To conclude, part of GMLP2142 may be a suitable location for additional employment use, if this is needed, and GMLP2173 may be suitable for housing, subject to decisions on its continued use as open space. The revised sites 0332R and 0334R may also provide options for extending Hellesdon north-west, avoiding the Airport Safety Zone.

### 3.20 Hevingham

One site was consulted on in early 2018 in the parish, which related to the hamlet of The Heath. The Site Proposals document stated *“To conclude, if additional housing was considered in Hevingham, consideration should be given to identifying additional sites”*.

One additional site and one proposal to amend the development boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2002	Mr	David	Bunn		6 The Turn	1.13	Residential development of 15+ dwellings
GNLPSL0010	Mr	David	Bunn		South of The Heath	0.19	Settlement boundary

GNLP2002 lies some distance west of Hevingham village, set behind existing housing and containing one dwelling. Constraints include site access, the capacity of the local road network, sewerage infrastructure capacity and ecological impacts.

GNLPSL0010 lies some distance west of Hevingham village, adjacent to housing at ‘The Heath’ but almost 1km from the existing settlement boundary.

In conclusion, if Hevingham was identified for further growth, further sites may be sought which relate more closely to the existing village centre. Alternatively, consideration could be given to creating a new settlement boundary at The Heath.

### 3.20a Heydon

No sites were consulted on in Heydon during the early 2018 Regulation 18 consultation. However, two sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2132	Mr	Lewis	Matthews	La Ronde Wright	Off The Street	0.19	Residential development of 5 dwellings
GNLP2140	Mr	Lewis	Matthews	La Ronde Wright	West of Earle Arms pub	4.15	Residential development of 15 dwellings plus new water treatment works

GNLP2132 is well-related to the hamlet. Constraints include the lack of day-to-day facilities, site access, the surrounding road network, possible land contamination and impacts on the historic environment.

GNLP2140 is a large site, well-related to the hamlet. Constraints include the lack of day-to-day facilities, site access, the surrounding road network and impacts on the historic environment.

To conclude, the lack of services mean that these sites are unlikely to be considered suitable, although the provision of a new water treatment works may be considered a benefit, and this would likely require a quantum of market housing.

### 3.21 Honingham

Six sites were consulted on in the parish in early 2018, one of which related to the village of Honingham, the others forming a proposal for a new settlement. The Site Proposals document stated *“In conclusion, if Honingham is considered suitable for small scale development site GNLP0411 has few constraints. Sites GNLP0415A-G would be very remote if considered separately and would need to be considered as a potential new settlement. Site GNLP0415C (54.3ha) could also be considered separately for employment uses associated with the Food Enterprise Zone (the site contains the current area that has a Local Development Order in place)”*.

One additional site and two revisions were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0415R-D	Mr	Paul	Clarke	Brown & Co	Honingham Thorpe	85.53	Residential development of new settlement scale
GNLP0415R-G	Mr	Paul	Clarke	Brown & Co	Honingham Thorpe	10.65	Residential development of new settlement scale
GNLP2176	Mr	Harry	Ramsey	Bidwells	North of Dereham Road	3.74	Residential development of 55 dwellings

GNLP0415R D has a slight revision to its boundary which does not materially affect the previous assessment that the site is of a scale that could overcome constraints.

GNLP0415R G also has a slight revision to its boundary which does not materially affect the previous assessment that the site is of a scale that could overcome constraints.

GNLP2176 is well-related to the existing village of Honingham. Constraints include a lack of services nearby, which may be addressed if the new settlement is developed in Honingham. Development may impact on the townscape.

In conclusion, the revisions to site boundaries do not alter the potential for the combined GNLP0415 sites to provide for a new settlement. Meanwhile, if small-scale growth is required, GNLP2176 could offer an alternative option for housing in Honingham village.

### 3.22 Horsford

Twenty two sites were previously consulted on, some to the north or west of the village, some to the south or south-east, and some south of the NDR. The early 2018 Regulation 18 Site Proposals document concluded *“In conclusion, should further development be required in Horsford, there are likely to be a number of suitable sites that could be considered for further assessment. General constraints are protecting landscape character, possible upgrades to utilities infrastructure, impacts on the local road network, and townscape implications if extending the built edge of the village. Sites to the north of Horsford benefit from proximity to the school and those to the south have good access to the NDR and services in the village. Sites on the southern side of the NDR could benefit from proximity to services in the urban area, however sites 0419 and 0333 would need to be developed in combination with site 0332 to form part of an urban extension”*.

Three new sites and one amended site boundary have been submitted through the consultation for consideration:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0359R	Mr	Michael	Carpenter	CODE Development Planner Ltd	Land adjacent Drayton Lane	8.1	Residential development of up to 150 dwellings
GNLP2133	Mr	Iain	Hills	Bidwells	Glebe Farm North	26.23	Employment-led mixed use development
GNLP2154	Ms	Karen	Beech	Code	South of Drayton Lane	2.3	Retail/car parking
GNLP2160	Ms	Rachel	Morey	Savills	Green Lane	29.7	Residential development of 600 dwellings plus open space and community woodland

GNLP0359R replaces sites GNLP0153, GNLP0359 and GNLP0368, and is adjacent to a recent permission for 84 dwellings to the south of the village. The main constraint is highways authority concern about Drayton Lane being sub-standard.

GNLP2133 is beyond the current built form of the village, north-west of the Broadland Northway. The proposed employment-led mixed use development with roadside retail, services, leisure, training and education facilities. Other than highway improvements, there would be infrastructure and landscape requirements.

GNLP2154 lies beyond the built edge of the village, but is also poorly related to the Broadland Northway. The site is relatively unconstrained.

GNLP2160 is on the eastern side of the village adjacent to the primary school, a recently completed residential development, as well as a recent permission for 259 homes. Constraints include ecology and heritage impacts and the need for significant highways improvements.

To conclude, GNLP0359R and GNLP2160 might be appropriate for housing, but are not as well related to the built form as some of the smaller, previously-submitted sites. The other two sites may be suitable for development, providing good access onto Broadland Northway.

### 3.23 Horsham and Newton St. Faith

Seven sites (six for housing, one for employment) were previously consulted on and the Regulation 18 Site Proposals document concluded “Overall, should Horsham and Newton St Faith be identified for further growth there are a number of potential site options. The choice of sites could be largely dependent on the scale of growth identified for the parish. Site GNLPO466 for employment (9 ha) forms part of an existing employment allocation HNF2 (approx. 35 ha) benefitting from an airport location. Sites 0085, 1054 and 0471 present opportunities for smaller scale and 0125 and 0482 for large scale residential development on the edge of the existing settlements”.

One amended site, three new sites and one settlement boundary extension have been submitted through the consultation for consideration:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO466R	Mr	Edward	Plumb	Brown & Co	Land off the NNDR	33	Employment uses
GNLP2021	Ms	Marie	Loveday		Oak Tree Farm	10.83	Residential development (unspecified number)
GNLP2030	Mrs	Judy	Fisher		The Warren	1.65	Residential development (unspecified number)
GNLP2141	Mr	Iain	Hill	Bidwells	Manor Road/A140 Cromer Road	2.63	Residential development for 20-40 dwellings
GNLPSL2007		Sam	Hazell	LP Partnership	Adjacent to Abbey Farm Commercial Park	2.8	Extension of settlement limit for employment uses

GNLPO466R is a 33 ha site proposed for employment use, revised up from a 9 ha site that was originally submitted. The site boundary is similar to the existing Policy HNF2 employment allocation for 35 ha in the Broadland Site Allocations Development Plan Document, other than excluding 2 ha at the south-east corner. The site has limited constraints and has already been allocated for employment uses.

GNLP2021 is 10.83 ha greenfield site in open countryside at some distance east of the built edge of Horsham St Faith, with limited access to services and some constraints related to airport noise.



GNLP2030 is a 1.65 ha greenfield site adjacent to the settlement boundary. The site is reasonably located in relation to services in Horsham St Faith and public transport. The majority of the site is in Flood Zones 2 & 3, and it has some additional constraints related to access and ecology.

GNLP2141 is a 2.63 ha site adjacent to the settlement boundary of Newton St. Faith with some access to public transport and services. It has constraints related to landscaping, design layout and noise attenuation due to its elongated form and location next to the A140.

GNLPSL2007 is a 2.8 ha settlement limit proposal to the west of Horsham St Faith for an extension of the Abbey Farm Commercial Park. The land is already allocated for employment uses under Policy HNF3 of the Broadland Site Allocations Development Plan Document.

Depending on the amount of growth identified for Horsham and Newton St. Faith, the newly submitted sites provide additional choices to the existing range of growth options. However GNLP2030 is not considered suitable due to flood risk. GNLPSL2007 has not yet been developed, and as a current employment allocation, the case for inclusion within the settlement boundary is less convincing.

### 3.26 Marsham

Four sites were consulted on in early 2018 in the parish, one of which overlapped the others. The Site Proposals document stated *“To conclude, if Marsham is considered suitable for small scale housing development, parts of GNLP0229 which are adjacent to the existing village, either north or south of High Street have the fewest constraints. For a more significant allocation, which would potentially be out of scale with the existing villae but could provide additional services, the majority of GNLP0229 (except the part to the east of the A140 but including the other sites) may be suitable subject to appropriate mitigation.”*

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2143	Ms	Sally	Minns	Ingleton Wood	South of Le Neve Road	1.97	Residential development of 30 dwellings

GNLP2143 lies to the south of Marsham village, and overlays a previously promoted site. The site has access to services but constraints include townscape, heritage and ecological impacts and sewerage infrastructure capacity.

In conclusion, the site offers an option for housing if Marsham is identified for growth.

### **3.27 Panxworth**

The table for the site below is under Woodbastwick (the parish). One site was consulted on in early 2018 in Woodbastwick parish, which related to the village of Panxworth. The Site Proposals document concluded *“The remoteness of the site limits its suitability for development”*.

GMLP2180 is adjacent to low density housing on the south side of South Walsham Road. It has bus services within walking distance, but constraints include the capacity of the local road network, impact on listed buildings, loss of grade 2 agricultural land, sewerage infrastructure capacity, and potential landscape and ecological impacts

In conclusion, the site offers an option for housing, if Panxworth was identified for growth.

### 3.29 Rackheath

In addition to the extensive existing commitment in Rackheath, seven sites (six for housing, one for housing and sports use) were previously consulted on. The Regulation 18 Site Proposals document concluded *“Should further development allocations be considered necessary in Rackheath, there is potential from the sites put forward for both small scale and large scale growth. For larger strategic sites (GNLP0172, 0478 and 1060) the constraints relate to achieving suitable accesses from Green Lane West, implications from the proximity to the Northern Distributor Road, as well as impacts on landscape and managing surface water flood risk. Of the smaller sites (GNLP0095, 0351, 1029, and 1030), GNLP0351 best relates to the settlement’s existing built form and appears to have the fewest constraints.”*

Three new sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2037	Ms	Maureen	Darrie	GP Planning Ltd	North-east of Green Lane West	1.04	Residential development for 10 dwellings
GNLP2092	Ms	Maureen	Darrie	GP Planning Ltd	South of Salhouse Road	20.84	Residential development (unspecified number)
GNLP2166	Ms	Jane	Crichton	Lanpro	South of Warren Road	12.94	Residential development (for 216 dwellings)

GNLP2037 is a 1.04 ha site promoted for 10 dwellings, next to an existing site allocation and adjacent to the settlement boundary of Rackheath. The site has few constraints.

GNLP2092 is a 20 ha site which has been bisected by the Broadland Northway (A1270). Whilst beyond the current built edge of Rackheath, the site is adjacent to committed sites, within an accessible distance of core services. It could also in the future benefit from the transport improvements proposed along the Salhouse Road. Constraints relate to site access, utilities capacity, noise from the A1270, surface water flood risk and proximity to ancient woodland.

GNLP2166 is a 13 ha site abutting the north-eastern edge of Thorpe End and next to an existing allocation. The site has some access to core services in Rackheath, and it could in the future benefit from the transport improvements proposed along the Salhouse Road and new services resulting from nearby development. Constraints relate to surface water flood risk, a gas pipeline and proximity to ancient woodland.

Depending on the amount of additional growth identified for Rackheath, the newly submitted sites provide additional choices for different scales of growth to the existing range of growth options.

### 3.30 Reedham

One potential housing site was consulted on through the Regulation 18 Site Proposals consultation document which stated “Site GNLP1001 is a 1.01 ha site located adjacent to allocation RED1, and it appears to rely upon the neighbouring allocation for an access to Station Road. Some regard will be needed to the landscape impact over the river valley, but the site appears generally suitable if further development is concluded to be necessary in Reedham”.

Two additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2151		Melissa	Burgan	Smallfish	North of Church Road	0.36	Residential development for 6 dwellings
GNLP2175	Ms	Clare	Vint	One Planning & Heritage	East of Witton Green	0.2	Residential development for 5-6 dwellings

Both are small sites with limited pedestrian access to key services in the village which are around 1 km away with no footpath access.

Site GNLP2151 is a 0.36 hectare infill site within a row of houses on Church Road at some distance from the settlement boundary. Some regard will be required to the landscape impact on the nearby river valley and County Wildlife Site. There are no other significant constraints.

Site GNLP2175 is a 0.2 hectare site adjacent to the settlement boundary. Highways alterations may be required. Some regard will be required to the landscape impact on the nearby river valley and on the neighbouring listed building. Again, there are no other significant constraints.

Depending on the amount of growth identified for the village, both sites could provide for small scale growth in Reedham, though they are smaller and less favourably located than site GNLP1001 which has already been consulted on.

### 3.31 Reepham

Eight potential housing sites were consulted on in early 2018 through the Regulation 18 Site Proposals consultation document which stated *“To conclude, if Reepham is identified for small scale housing growth, GNLP0096, GNLP0221 and GNLP0180 may provide growth options, subject to appropriate mitigation. If larger levels of growth are considered appropriate for Reepham, all or part of GNLP0353 and GNLP0183 may be sustainable locations for additional housing”*.

Two additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2026	Mr	Malcolm	Turner		Orchard Lane	0.63	Residential development of 5 dwellings
GNLP2075	Mrs	Jane	Kenny	Savills	Cawston Road	7.34	Residential development for unspecified number of dwellings

GNLP2026 is well related to the village, with some access to services. Constraints include site access, the capacity of the local road network, townscape and ecological impacts.

GNLP2075 is a large site north of the village, with some access to services. Constraints include the capacity of the local road network, site access, lack of footpaths, flood risk, townscape impacts and loss of Grade 2 agricultural land.

In conclusion, site GNLP2026 provide an alternative option for small scale housing development. GNLP2075 is more constrained than some of the previously submitted sites, though it may provide an option if higher levels of growth are required.

### 3.35 Sprowston

Three sites were consulted upon in Sprowston in early 2018. The Site Proposals document concluded *“If further development in Sprowston is considered suitable, the three sites provide growth options, but all are constrained to some degree. GNLPO042 is less preferable due to its separation from the existing built edge of Sprowston. GNLPO132 appears generally suitable. GNLPO383 could be strategically important in providing a secondary school but is also potentially suitable for residential development.”*

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2178	Mr	Philip	Atkinson	Lanpro	Lushers Loke	0.91	Residential development of 25 dwellings

GNLP2178 is a 0.91 ha site located off Lushers Loke. Constraints relate to road capacity, lack of footpath provision, high risk of surface water flooding on the south-east portion of the site, the previous use of the site as a builder’s yard, and the compatibility of uses with the land to the south that is in light industrial use.

In conclusion, the newly promoted site offers an alternative option for housing, if Sprowston is identified for further growth.



### 3.36 Strumpshaw

Four potential housing sites were previously consulted on.

The Regulation 18 Site Proposals document concluded *“Overall, if it is considered that additional growth is required in Strumpshaw, site options are available, though constraints would have to be addressed.”*

Two new sites, and one settlement boundary change, were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2017	Mr	Alan	Cole		Mill Road	3.78	Residential development (unspecified number)
GNLP2071	Mr	Malcolm	Dixon	MDCP Town Planning	Rear of 33 Norwich Road	0.28	Residential development of 6 dwellings
GNLPSL0006	Mr	Malcolm	Dixon	MDPC Ltd	Rear of 33 Norwich Road	0.2	Settlement boundary

GNLP2017 is a 3.78 ha site with an existing hybrid planning permission for 10 houses in outline and full permission for a community hall. The site is accessible to services, but constraints include the local road network, loss of high quality agricultural land, impacts on the setting of the church and potential ecological impacts.

GNLP2071 is a 0.28 ha site, accessible to services at the north-eastern edge of Strumpshaw, which is proposed for six dwellings. Constraints include the local road network, potential ground instability, sewerage infrastructure and potential ecological impacts.

GNLPSL0006 is adjacent to the settlement boundary but has a narrow access off Norwich Road.

Should Strumpshaw be identified for further development, the newly submitted sites GNLP2017 and 2071 provide an additional growth option, and a change to the settlement boundary at GNLPSL0006 may also be considered.

### 3.37 Taverham

Five sites of widely varying scales (four for housing, one for mixed use development) were previously consulted on. The Regulation 18 Site Proposals document concluded *“Should Taverham be identified for further development through the GNL, site 0337 appears to have fewer constraints in comparison to other sites as it has access to services and is at some distance from significant environmentally sensitive areas to the south. However, issues related to proximity to the NDR would need to be addressed on this site.”*

Four new sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2047	Mr	Jake	Lambert	Bidwells	High Breck Farm	0.6	Residential development for 5 dwellings
GNLP2050	Mr	Roger	Bannock		East of Fir Covert Road	0.34	Residential development (unspecified number) or business use
GNLP2051	Mr	Paul	Roberts		151 Taverham Road	1.31	Residential development (unspecified number)
GNLP2106	Mr	Iain	Hill	Bidwells	South of Taverham Road	3.3	Residential development for 70 dwellings

(Please note, site 2129 is included in the Attlebridge section of this addendum and site GNLP2027 is in the Drayton section)

GNLP2047 is a 0.6 ha site which is well-related to services. It has few constraints, though it is within a SSSI impact zone.

GNLP2050 is a 0.34 ha site for residential or business use. The site is adjacent to the settlement boundary and a committed site and is well-related to services. It has few constraints, though it is also within a SSSI impact zone.

GNLP2051 is a 1.31 ha site at the southern edge of Taverham, which is partly within and partly adjacent to the settlement boundary, with good access to services. Constraints relate to access and ecology, the latter due to the site’s close proximity to the River Wensum.

GNLP2106 is a 3.3 ha site. The site is adjacent to the settlement boundary and within an accessible distance of services in Drayton. Constraints relate to access, landscape and ecology, the latter two due to the site’s close proximity to the River Wensum.

Depending on the amount of growth identified for Taverham, the new sites offer further choice. Sites GNLP2047 and 2050 are small sites which have few constraints as they have good access to services and are at some distance from significant environmentally sensitive areas to the south. Sites GNLP2051 and 2106 are larger sites which are close to the environmentally sensitive Wensum Valley.

### 3.38 Thorpe St Andrew

Three potential housing sites were included in the Regulation 18 Site Proposals consultation document. For the three housing sites, the document concluded *“Given the extensive current commitments in Thorpe St Andrew and the generally built up nature of the parish, there appears to be little capacity for additional growth beyond the permitted site GNLPO540. The other submitted sites, GNLPO228 and 0442, are heavily constrained, chiefly by their ecological value and the County Wildlife Site status of Thorpe Woodlands”*.

Two additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2170	Ms	Hannah	Learv	Barton Willmore	Langley North	1.33	Residential development of 40 dwellings
GNLP2171	Ms	Hannah	Learv	Barton Willmore	Langley South	4.38	Residential development of 70 dwellings

GNLP2170 is a 1.33 ha site for 40 homes on land previously used as playing fields by the Langley Preparatory School. The main constraints include surface water flood risk, and impacts on the landscape, townscape and the adjacent woodland.

GNLP2171 is a 4.38 ha site for 70 homes on land previously used by the Langley Preparatory School. Access is proposed via Yarmouth Road. The main constraints include surface water flood risk, and impacts on the landscape, townscape and the adjacent woodland.

Should Thorpe St Andrew be identified for further development, the newly submitted sites GNLP2170 and 2171 provide an additional growth option.

### 3.40 Woodbastwick

Woodbastwick parish contains the villages of Woodbastwick and Panxworth. An additional site has been submitted in the parish (details below) - please see Panxworth settlement summary for narrative.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2180	Mr	Barry	Wright		South Walsham Road	0.33	Residential development of 5 dwellings

### 3.41 Wroxham

Two sites were consulted on in early 2018. The Site Proposals document states “*In conclusion, if Wroxham is identified for growth, with its potential for subdivision GNL0504 offers a range of options, subject to appropriate mitigation. If the relocation of Wroxham FC is to be supported, site GNL0041 may also have development potential, although this would also require mitigation*”.

Two further sites have been submitted:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2131	Miss	Lucy	Bartley	Wood Plc	East of Salhouse Road	5.54	Residential development of 100 dwellings
GNLP2135	Miss	Lucy	Bartley	Wood Plc	South of Wherry Gardens	5.9	Residential development of 100 dwellings

GNLP2131 is adjacent to the built-up part of the village, but is a subset of GNL0504. It therefore offers an alternative form of development within the same site.

GNLP2135 is adjacent to a newly built development, with access to bus services. Constraints include site access and potential landscape impacts.

Although both sites could be considered as potential alternatives, only GNLP2135 is an additional site.

#### **Section 4 - Settlement Summary updates for Norwich**

20 sites were consulted upon in Norwich in early 2018.

The Site Proposals document concluded: *“other than the Deal Ground where there are acknowledged complex issues to overcome to deliver development, while there may be policy issues, none of the sites put forward in Norwich are severely constrained.”*

10 additional sites and one proposal to amend the settlement boundary were submitted through the consultation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0409R	Ms	Lydia	Voyias	Savills	Barrack Street / Whitefriars	1.57	Residential-led mixed use development with some retail
GNLP2062	Mr	James	Singer	Nexus Planning	Prospect House	1	Residential-led mixed use retail and commercial/office proposed
GNLP2077	Mr	Bary	Cansfield	Intu Properties PLC	Chapelfield	3.66	Additional town centre uses including retail (A1, Leisure (D2) and food & drink (A3)
GNLP2114	Mr	Simeon	Jackson		Muspole Street	0.44	Residential-led mixed use development
GNLP2120	Mr	James	Alflatt	Bidwells	Congregation Hall	0.33	Conference centre
GNLP2123	Mr	James	Alflatt	Bidwells	Adjoining Sainsbury Centre	1.6	University related development, possibly expansion of Sainsbury Centre
GNLP2137	Miss	Anna	Stott	Indigo Planning	Riverside	11.6	Mixed use development including residential, offices, increased

							leisure and recreational activities, hotels and retail
GNLP2159	Mrs	Sarah	Hornbrook	Bidwells	Mariners Lane car park	0.7	Residential development (150 dwellings proposed)
GNLP2163	Ms	Jane	Crichton	Lanpro	Colegate Car Park	1.2	Residential development of 44 dwellings
GNLP2164	Ms	Jane	Crichton	Lanpro	West of Eastgate House, Thorpe Road	0.19	Residential development of 20-25 dwellings
GNLPSL0011	Mr	Grahame	Lesley		Boulton Street	0.05	Maintain existing use as community garden

GNLP0409R is a residential-led 200-dwelling mixed use proposal at Barrack Street. Constraints relate to highways improvements, potential contamination from the former use as a factory/print works, management of flood risk, Tree Preservation Orders (TPOs), as well as townscape and landscape considerations.

GNLP2062 is a residential-led mixed use development between Rouen Road and Thorn Lane. Constraints relate to highways improvements, potential remediation of the land, surface water flood risk, listed buildings, the City Centre Conservation Area, and a designated open space over-laps part of the site.

GNLP2077 is for additional town centre uses including retail (A1), leisure (D2) and food & drink (A3) within the existing footprint of Chapelfield Mall. There are no details as to how this might be achieved, but given the location there are known constraints to do with listed buildings, the City Centre Conservation Area, Tree Preservation Orders (TPOs), surface water flood risk, and potential contamination to investigate.

GNLP2114 is proposed for residential-led mixed use development on Muspole Street. Constraints relate to possible highways improvement, the presence nearby of scheduled monuments and listed buildings, the City Centre Conservation Area, and flood risk.

GNLP2120 encompasses Congregation Hall on the UEA campus. It is proposed for redevelopment as a conference centre of 8,300 square metres. Constraints relate to the nearby Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI), but it is noted this site is previously developed and centrally located within the university campus.



GNLP2123 is adjacent to the Sainsbury Centre in the UEA campus, and is proposed for university-related development, possibly the expansion of the Sainsbury Centre. Constraints relate to the partially overlapping County Wildlife Site (0.17 ha) and listed buildings (including the Sainsbury Centre itself). Nearby is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

GNLP2137 encompasses the entire existing Riverside development, including the bars, restaurants, Odeon cinema, Morrisons supermarket, retail units and car parks. Considerations include fluvial and surface flood risk, as well as heritage matters (including the City Conservation Area and listed buildings).

GNLP2159 is for a high-density residential development of 150 dwellings on Ber Street. Constraints include possible highways improvements, as well as townscape matters such as nearby listed buildings and the City Centre Conservation Area.

GNLP2163 is for a high-density residential development of 44 dwellings on the Colegate car park site. Constraints include possible highways improvements, as well as townscape matters such as nearby listed buildings and the City Centre Conservation Area.

GNLP2164 is a proposal for 20-25 dwellings on land west of Eastgate House on Thorpe Road. Constraints include possible highways improvements, nearby listed buildings, and adjacent land with Tree Preservation Orders (TPOs), and the Thorpe Ridge Conservation Area.

GNLPSL0011 falls below the size threshold of 0.25ha, and therefore is listed in this context. However, as it falls within Norwich City boundary, it is not appropriate to consider it as a settlement boundary change. The site is proposed for continued use as a community garden.

In conclusion, all the newly submitted sites provide opportunity for redevelopment for residential and commercial uses, both in the City Centre and at the UEA campus. The larger sites in particular will require information from promoters about the exact proposals and timescales for redevelopment coming forward.

## **Section 5 - Settlement Summary updates for South Norfolk**

### **5.0a Aldeby**

No potential site allocations have been consulted on in Aldeby. However, a proposal to amend the settlement boundary has been received:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL0014	Mr	Tom	Browne		Station Road	0.14	Settlement boundary

GNLPSL0014 lies in a row of housing in the north of the parish of Aldeby, remote from the settlement boundary around the main part of the village.

It is unlikely to be considered a suitable location for an additional settlement boundary.

## 5.2 Ashwellthorpe

Seven potential housing sites were previously consulted on.

The Regulation 18 Site Proposals document concluded: *“no fundamental constraints have been identified that would rule out any of the sites in Ashwellthorpe, although the net developable area may be constrained on some. Consequently if the need for additional housing development is identified through the GNLP, several site options are available.”*

One new site, and two settlement boundary changes, were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2182	Mr	Paul	Clarke	Brown & Co	North and south of Ashwellthorpe Industrial Estate	6.1	Commercial development (B1, B2, B8)
GNLPSL0013	Mr	Andrew	Ring		New Road	0.23	Settlement boundary
GNLPSL0017		Tom	Corfield	Irelands Harford Centre	New Road	0.22	Settlement boundary

GNLP2182 is to the north and south of Ashwellthorpe Industrial Estate and is proposed for commercial development (B1, B2, B8). Highways would prefer access off Station Station; and, other constraints relate to some surface water flood risk, nearby listed buildings and Tree Preservation Orders (TPOs), as well as proximity to a Site of Special Scientific Interest (SSSI).

GNLPSL0013 lies south of the village, a little removed from the settlement boundary.

GNLPSL0017 lies south of the village, adjacent to the settlement boundary.

In conclusion,. GNLPSL0017 may be considered for extension of the settlement boundary.

### **5.3 Aslacton**

Please see the settlement summaries for Sneath Common and Great Moulton.

## 5.5 Barnham Broom

Four sites were consulted on in Barnham Broom during the Regulation 18 consultation. The Site Proposals document stated *“In conclusion, the large scale of proposed development on both sites of the village could have significant impacts on the built and natural environment. The two sites to the west (GNLP0174 and GNLP0196) have more constraints than the two to the east”*.

Two new sites, and one settlement boundary change, have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2089	Ms	Nicole	Wright	La Ronde Wright	West of Honingham Road	4.71	35 dwellings, a care home and small business units
GNLP2110	Mrs	B	Boorman	Banham Broom Parish Council	South of Norwich Road	0.46	Residential development of 5 dwellings
GNLPSL0018		Tom	Corfield	Harford Centre	North of Norwich Road	0.18	Settlement boundary

GNLP2089 is a 4.7ha site north of the built-up part of the village and west of Honingham Road. Issues include road network constraints, surface water flood risk by the boundary of the site and proximity to a Special Area of Conservation and a Site of Special Scientific Interest.

GNLP2110 is between recently built housing and a farm on the south side of Norwich Road. Constraints include surface water flood risk, high quality agricultural land and proximity to a Special Area of Conservation and a Site of Special Scientific Interest. It is also likely that the water supply and sewerage network would need to be upgraded.

GNLPSL0018 lies north of Norwich Road, adjacent to the settlement boundary.

In conclusion, sites GNLP2089 and GNLP2110 offer alternative options for housing, if Barnham Broom is identified for further growth, and GNLPSL0018 could be considered for a settlement boundary extension.

## 5.6 Bawburgh

Two residential and one commercial site were consulted on in early 2018. The Site Proposals document stated *“To conclude, if additional development is considered appropriate in Bawburgh, small scale residential development may be possible on part of GNLPO484. Other sites appear less attractive in terms of their relationship to the current built form”*.

One additional site and one proposal to amend the settlement boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLNP2043	Mr	Nick	Saffell	Brown & Co	North of New Road, east of A47	11.7	Residential development (150-200 dwellings proposed)
GNLPSL0002		Glynis	Watling		East of Stocks Hill	0.24	Residential development of x dwellings

GNLNP2043 lies to the east of the A47, unrelated to Bawburgh village but adjacent to another proposed site (GNLNP0581). There are employment sites within walking distance but no other key services. Constraints include site access if this was off New Road or the A47, flood risk, landscape, townscape and ecological impacts.

GNLPSL0002 is partially within the settlement boundary at the southern end of the main part of the village and contains one dwelling and its curtilage. Extension of the settlement boundary here would require access to be created alongside the existing dwelling.

In conclusion, GNLNP2043 is not suitable for consideration on its own, but may come forward as part of a larger development, relating to Costessey rather than Bawburgh. GNLPSL0002 may be considered for inclusion in the settlement boundary.

## 5.7 Bergh Apton

Five potential housing sites were consulted on through the Regulation 18 Site Proposals consultation document which concluded “*If Bergh Apton is identified for growth, all five sites could have some potential for development, though all suffer from varying degrees of remoteness*”.

Four additional sites, and one settlement boundary change, have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2015	Mr	Milton	Harris		Town Farm	0.29	Residential development for 5 dwellings
GNLP2022	Mr	Tim	Stephens	Humberts	The Dell	0.34	Residential development for 5 dwellings
GNLP2023	Mr	Tim	Stephens	Humberts	Bergh Apton House	0.4	Residential development for 5 dwellings
GNLP2117	Mr	Richard	Shuldham	Savills	Adjacent to village hall	1.81	Residential development (unspecified number)
GNLPSL0007		Milton	Harris		Town Farm	0.22	Settlement boundary

GNLP2015 is a 0.29 ha site, much of which was originally promoted as a settlement limit change (reference SL0007), and is now proposed for five dwellings. It is beyond the built edge of the village, and has poor access to services. Additional constraints include highways issues, the effect on undeveloped views of the church and proximity to a SSSI.

GNLP2022 is a 0.34 ha site promoted for five dwellings. The site is in open countryside and has constraints related to highways, including footpath provision.

GNLP2023 is a 0.4 ha site promoted for five dwellings. The site is in open countryside, is remote from core services and has constraints related to highways.

GNLP2117 is a 1.81 site, adjacent to existing site proposal GNLP0122, and opposite housing allocation site BER 1 which is currently under development. The site is somewhat remote but reasonably accessible to a range of services, although there appears to be no safe access

to a primary school. . Additional constraints relate to the potential to impact on heritage assets and the townscape character of the village.

GNLPSL0007 lies between a farmhouse and small group of dwellings. It is some distance from the existing settlement boundary.

In conclusion, if additional housing is sought for Bergh Apton, site GNLP2117 may provide further options although the ability to provide a safe route to school would need to be considered. Other sites are not considered to relate as well to the village.



## 5.9 Bracon Ash

Four potential housing sites and a potential new settlement were included in the early 2018 Regulation 18 Site Proposals consultation document. For the four housing sites, the document concluded *“Should Bracon Ash be identified for further development, growth options are available, though consideration would need to be given to site related constraints”*. In relation to the proposed new settlement, it concluded *“If a location for a new settlement is sought, GNLP1055 could provide housing, employment and community facilities, if the CWSs and areas of flood risk are avoided, and assuming appropriate mitigation measures. A very significant amount of work would need to be done to further investigate the constraints and opportunities of a site of this size”*.

Three additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2087	Mr	Kian	Saedi	La Ronde Wright	South of Cuckoofield Lane	1.72	Residential development for 15 dwellings
GNLP2097	Mr	Neil	Dyer	Raycone Ltd	East of Potash Lane	1.18	Employment (permission 2011/1041)
GNLP2109	Mr	Neil	Dyer	Raycone Ltd	South of Hethel Industrial Estate	0.79	10 small business units

GNLP2087 is a 1.72 ha “backland” site promoted for 15 dwellings. It has reasonable access to services. Constraints relate to access, the shape of the site and its impact on the townscape and surface water flood risk.

GNLP2097 is a 1.18 ha site permitted for industrial development, with that development nearing completion. The site’s promotion is acknowledged and is likely best dealt with as a proposed development boundary extension.

GNLP2109 is a 1.18 ha site proposed for 10 small business industrial units adjacent to existing employment uses at Hethel. Constraints relate to a Health and Safety Executive Hazardous Installation consultation Zone and proximity to ancient woodland and a listed building.

Should Bracon Ash be identified for further development, the newly submitted housing site GNLP2087 provides an additional growth option, though its development would not be in keeping with the existing form of the village. Site GNLP2109 provides an opportunity for

additional employment development to complement site GNLP2097 which is close to completion.

## 5.11 Bressingham

One small (0.26 hectare) potential housing site was consulted on in early 2018 through the Regulation 18 Site Proposals consultation document which concluded “*Site GNLP0241 ... is within the existing settlement boundary to the west of the village and no fundamental constraints have been identified for the site*”.

Seven additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2052	Mr	James	Baker	Clarke & Simpson	East of The Street	0.84	Residential development for 10-15 dwellings
GNLP2053	Mr	James	Baker	Clarke & Simpson	Adjoining Pond Farm	2.14	Residential development for 10-15 dwellings
GNLP2054	Mr	James	Baker	Clarke & Simpson	East of School Road	3.51	Residential development (unspecified number)
GNLP2056	Mr	James	Baker	Clarke & Simpson	Fersfield Common	1.82	Residential development for 10 dwellings
GNLP2057	Mr	James	Baker	Clarke & Simpson	North of A1066	1.2	Residential development (unspecified number)
GNLP2079	Mr	Christopher	Hobson	Durrants	Fersfield Road / Folly Lane	0.93	Residential development for 9 dwellings
GNLP2113	Mr	Ben	Falk		North of High Road	6.41	Residential development (unspecified number)

Sites GNLP2052, 2053 and 2056 are located in open countryside around 3 kilometres from services and are not considered suitable for allocation. The latter site has surface water flood risk constraints;

GNLP2057 is a 1.2 hectare site north of the A1066 which has some access to services, and has highway and historic environment constraints. GNLP2054 is a 3.51 hectare site which also has some access to services, with no additional constraints;

GNLP2113 is a large site (6.41 hectares) located close to services with no additional constraints, whilst GNLP2079 (0.93 hectares) also has good access to services and no additional constraints.

With the exception of GNLP0252, 0253 and 2056, and in addition to the small site GNLP0241 which has already been consulted on, the newly submitted sites could provide for varied scales of growth in Bressingham.

### 5.13 Brooke

Six potential housing sites were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“A choice of sites has been submitted in Brooke presenting options depending on the amount of growth identified for the village through the GNLP. Site GNLP0432 appears to have the fewest constraints.”*

Three additional sites and one proposal to change the settlement boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2018	Mr	Julian	Wells	FW Properties	East of Norwich Road	9.1	Residential development of 50-150 dwellings plus possible school
GNLP2119	Mr	Magnus	Magnusson		North of High Green	1.9	Residential development of 25 dwellings
GNLP2122	Mr	Tim	Stephens	Humberts	East of Wood Farm	2.7	Residential development of 30 dwellings and a primary school
GNLPSL0020		David	White		High Green	0.11	Settlement boundary

GNLP2018 is a large site (9.1ha) to the east of Norwich Road. Considerations include the proximity to the Brooke Conservation Area and listed buildings nearby. A few areas are at risk of surface water flooding and ponds around the site could merit ecological investigation. The site is within 3km of a Special Area of Conservation and a Site of Special Scientific Interest. Upgrades to sewerage infrastructure could be required.

GNLP2119 and 2122 lie north of High Green, close to the western edge of the village. Issues include access and the surrounding road network and proximity to the Brooke Conservation Area and listed buildings. Both have small areas at surface water flood risk. Some woodland habitat is included in the sites that could merit ecological investigation.

GNLPSL0020 slightly overlaps the settlement boundary but has no road access.

In conclusion, the additional sites provide varied options for different amounts of growth if appropriate mitigation is provided to overcome site specific constraints. Two sites (GNLP 2018 and 2122) also offer the potential for the relocation of Brooke Primary School.

## 5.15 Bunwell

Three potential housing sites, one mixed use site and one light industrial site were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“If Bunwell is identified as a suitable location for growth, reducing the depth of GNLPO537 may provide small scale development in keeping with the adjacent built form and the settlement pattern. Whilst they also offer growth options, GNLPO009, GNLPO538, and GNLPO539 are less attractive in terms of their relationship to the current built form.”*

One additional site and two proposals to change the settlement boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2126	Ms	Annette	James		114 Bunwell Street	0.52	Residential development of unspecified number of dwellings
GNLPSL0001		Maureen	Jessup		East of Chapel Road	0.1	Settlement boundary
GNLPSL2004		Stephen	Elliot-Hunter		South of Church Lane	0.2	Settlement boundary

GNLP2126 lies south of Bunwell Street. Considerations include a pond on site that may require ecological investigation. Also, there are several listed buildings nearby; and, waste water treatment capacity may need upgrading.

GNLPSL0001 is adjacent to the settlement boundary on land which may provide habitat.

GNLPSL2004 is opposite a small part of the settlement boundary opposite the church. It may provide habitat and may affect the setting of the church.

In conclusion, site GNLP2126 offers an alternative option for housing, if Bunwell is identified for further growth.

## 5.16 Burston & Shimpling

Six sites were consulted on in Burston through the Regulation 18 consultation in early 2018. The Site Proposals document concluded *“If Burston is identified for growth through the GNL, a number of site options are available, though in all cases constraints would have to be addressed. In addition, any growth in Burston would have to address sewerage infrastructure constraints”*.

One request to amend the settlement boundary was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL0005	Mr	Adam	Horwood	Arundel Group Limited	South-east of Diss Road	0.12	Settlement boundary

GNLPSL0005 is 80m from the settlement boundary, with one dwelling between. Although a small site, it has a wide frontage which could provide for several small dwellings.

In conclusion, the site offers an alternative option for the settlement boundary, if Burston is considered a suitable location for incremental growth.



## 5.17 Caistor St Edmund

Five potential housing sites, including one large scale proposal and one mixed use development, were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“Site GNLP0532 is located in the countryside north of the village on Stoke Road, adjacent to the water works. There are limited services and facilities close to the site.”* The other four sites related to Poringland and are discussed under proposals for that settlement.

Three additional sites were submitted through the consultation within the parish of Caistor St Edmund, all of which are listed here. However, two of these sites relate to Poringland and are covered in the Poringland section below.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2093	Mr	Christopher	Hobson	Durrants	South of Caistor Lane	5.5	Residential development of 150 dwellings
GNLP2094	Mr	Christopher	Hobson	Durrants	North of Stoke Road	4.37	Residential development of 110 dwellings
GNLP2158	Mr	Brian	Flynn	Carter Jonas	East of Ipswich Road	49.9	Commercial development

GNLP2158 is an approximately 50 ha site at the western extent of the parish, east of the A140 and adjacent to Tesco at Harford Bridge which is proposed for commercial development. Depot Meadow County Wildlife Site is within the site, a Scheduled Ancient Monument is within 400m, and there is a Site of Special Scientific Interest (SSSI) within 3 km. Flood Zones 2 and 3 cover the area of the County Wildlife Site, as well as some areas at surface water flood risk.

In conclusion, subject to addressing site constraints, GNLP2158 provides an alternative for commercial development adjacent to the A140 at Harford.

## 5.18 Carleton Rode

Three potential housing sites were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“GNLP0438 and GNLP0439 are both recent allocations and would therefore not contribute additional growth beyond that planned for in the adopted local plan. GNLP0547 is along The Turnpike, close to a cluster of dwellings but remote from the centre of the village, providing a significant constraint.”*

One new site was submitted through the consultation.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2086	Mr	Christopher	Hobson	Durrants	South of Flaxlands Road	0.73	Residential development of 10 dwellings

GNLP2086 is to the south of Flaxlands Road, adjacent to Carleton Rode Primary School. Constraints include a small area at surface water flood risk, several listed buildings nearby, and a Site of Special Scientific Interest (SSSI) within 3 km. Upgrades to sewerage infrastructure could be required as well.

In conclusion, GNLP2086 site offers an alternative option for housing, if Carleton Rode is identified for further growth.

## **5.19 Chedgrave**

(see Loddon)

## 5.21 Colney

Six sites were consulted on in early 2018, three for residential use, one submission was made for university uses, one site was proposed for commercial uses, and one site for retirement-led housing. The Regulation 18 Site Proposals document concluded: *“the sites proposed for housing and retirement properties do not relate well to the existing built form of the settlement; the sites proposed for employment over and above those already allocated may be suitable for expansion of existing institutions if this is necessary, and if landscape policies to protect the setting of the A47 are reviewed. Site GNLPO140 A-C have existing planning permissions.”*

One revised submission divided into three parts which is related to the Norwich Research Park was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0331R A	Mr	Michael	Carpenter	CODE Development Planners Ltd	South-east of N&N	14.8	Employment-led mixed use development
GNLP0331R B	Mr	Michael	Carpenter	CODE Development Planners Ltd	South of NRP extension	1.26	Employment
GNLP0331R C	Mr	Michael	Carpenter	CODE Development Planners Ltd	South of NRP extension	5.59	Employment

GNLP0331R A is to south-east of the hospital, measures 15ha, and is promoted for employment led mixed use development. Constraints include areas at risk of surface water flooding, that the site is within the Southern Bypass Landscape Protection Zone, high voltage cables cross the site, as well as that sewerage and water supply facilities would need upgrading.

GNLP0331R B measures 1.2 ha and is adjacent to the hospital car park and accessed from Hethersett Lane. It is promoted for employment use. It is within the Southern Bypass Landscape Protection Zone, plus sewerage and water supply facilities would likely need upgrading.

GNLP0331R C measures 5.6 ha, which would be accessed from Hethersett Lane, is promoted for employment use. Constraints include a small area at risk of surface water flooding, that the site is within the Southern Bypass Landscape Protection Zone, as well as that sewerage and water supply facilities would need upgrading.

In conclusion, the three newly submitted sites offer alternatives for the further development of the Norwich Research Park (NRP) if landscape policies to protect the setting of the A47 are reviewed.

## 5.22 Costessey

Nine potential housing sites, and one mixed use site, were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“subject to decisions on the quantum of housing/employment to be allocated to Costessey and any on-site mitigation required, the sites which appear to be better related to the existing settlement pattern and/or the least constrained are GNLPO593 (Roundwell works); parts of GNLPO206 and GNLPO284 together; GNLPO238 (north of Farmland Road) and parts of GNLPO266 ([Costessey Landfill Site, and adjoining land](#)), and GNLPO581 (off Long Lane and New Road).”*

Four new sites, one revised site, and one settlement limit proposal were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO284R	Mr	Richard	Seamark	Carter Jonas LLP	Townhouse Road	8.98	Residential development (unspecified number)
GNLPO2004	Mr	John	Andrews		Rear of 23 Longwater Lane	0.6	Residential development of 4-10 dwellings
GNLPO2074	Mr	Michael	Haslam		Norfolk Showground	74.66	Food, farming, leisure, tourism, recreation, arts, exhibition
GNLPO2138	Ms	Maureen	Darrie	GP Planning Ltd	North of Gunton Lane	2.6	Residential development (unspecified number)
GNLPO2156	Mr	David	Pyle		10 Longwater Lane	1.9	Residential development (unspecified number)
GNLPSL2008	Mr	Belinder	Gill	Veolia ES (UK) Ltd	Adjacent to waste transfer site	2	Settlement boundary

GNLPO284R is 8.98 ha site that lies to the south of Town House Road, between the church and existing housing at Lime Tree Avenue. Constraints include possible highways improvements, adverse impact on the setting of the church, as well as ecological and landscape implications from the location in the river valley.

GNLP2004 is a 0.64 ha site to the east of Longwater Lane. Constraints relate to ecological and landscape implications from the location in the Wensum river valley, a designated species habitat is within the site, and that the easterly edge is in Flood Zone 2.

GNLP2074 is a 75.65 ha site encompassing the current Norfolk Showground site. Constraints include two designated species' locations within the site, Tree Preservation Orders (TPOs), a small area at risk of surface water flooding, and proximity to a ground water protection zone.

GNLP2138 is 2.65 ha site which is located to the North of Gunton Lane. Constraints relate to access being along a private road, the site's status as a County Wildlife Site, its position in the river valley landscape character area, and that the majority of land is with Flood Zone 2 and 3.

GNLP2156 is a 1.93 ha site to the west of Longwater Lane. Considerations are the river valley landscape character area and an area at risk of surface water flooding along the site's northern boundary. Near to the site is a designated species location for Lime Beetle and an area with Tree Preservation Orders (TPOs).

GNLPSL2008 is requested to be included within the settlement boundary, which currently encircles it. It is surrounded by industrial development which is within the settlement boundary.

In conclusion, three of the sites provide alternative options for housing, site GNLP2074 diversifies alternatives for the Norfolk Showground site uses, and GNLP2138 (North of Gunton Lane) is considered unsuitable mainly due to its designated status and associated flood risk issues. GNLPSL2008 may be considered for inclusion within the settlement boundary.

## 5.25 Dickleburgh and Rushall

Thirteen sites were consulted on in early 2018. The Regulation 18 Site Proposals document concluded *“If Dickleburgh is identified for further development, a range of growth options is available, subject to overcoming site specific constraints”*.

Three additional sites of widely varying sizes and one revised site have been submitted for consideration:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0230R	Mr	Will	Prewer		Land opposite Bridge Farm	0.84	Residential development of 15-20 dwellings
GNLP2083	Mr	Christopher	Hobson	Durrants	East of Norwich Road	0.77	Residential development for 10 to 15 dwellings
GNLP2084	Mr	Christopher	Hobson	Durrants	East of Norwich Road	0.24	Residential development for 5 dwellings
GNLP2145	Mr	Kian	Saedi	La Ronde Wright	West of Norwich Road	6.1	Residential-led mixed use development for 80 dwellings, retirement home, community facility, offices and open space

Site GNLP2030R is a revised 0.84 hectare site with limited constraints and good access to services on Norwich Road in the north of the village and adjacent to the settlement boundary. The site has been reduced in area to that originally submitted by approximately 0.3 ha.

Site GNLP2083 is a 0.77 hectare site to the north of the village with reasonable access to services. It has constraints in relation to site access and some flood risk, and development here would further elongate the village.

Site GNLP2084 is a 0.23 hectare site to the north of the village also with reasonable access to services. It has some constraints in relation to site access and development here would also further elongate the village.

GNLP2145 is a 6.1 ha site north-west of the village proposed for mixed use development including a retirement home, community facilities and open space as well as housing. It has

some constraints in relation to site access, proximity to the A140, flood risk, townscape and distance from the core of the village.

Depending on the amount of growth identified for Dickleburgh, the newly submitted sites provide additional choices to the existing wide range of growth options. The revised site, GNL2030R, is the most favourably located of the additional sites.



## 5.26 Diss

Ten potential housing sites were consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“Dependent on the growth strategy identified for Diss through the GNLP, there are several small to medium sized sites promoted in and around the town, especially to the north along Shelfanger Road, which provide options for growth. Sites could be considered individually, or in combination, though the principle of de-allocating employment sites to residential use would require further evidence. An overriding consideration is congestion on the A1066 and the need for evidence that the highway network could accommodate the sites promoted.”*

Two new sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2067	Mr	Michael	Haslam		Victoria Road	0.42	Repair and retail warehouse, business and offices
GNLP2104	Ms	Eleanor	Havers	Clarke & Simpson	West of Shelfanger Road	49	Residential development (unspecified number)

GNLP2067 is a 0.42 ha site located south of Victoria Road suggested for warehousing, business and offices. Considerations are that the site is wholly within Flood Zone 2, the boundary of the site is in Flood Zone 3, it is adjacent to Stuston Common, and is within the Waveney river valley character area.

GNLP2104 is a 50.51 ha site west of Shelfanger Road. Constraints relate to the suitability of the local road network, risk of surface water flooding, the northern border of the site is within fluvial Flood Zone 3, it is adjacent to Brewer’s Green County Wildlife Site, and the southern portion is within the Waveney river valley character area.

In conclusion, subject to addressing site specific constraints and town wide issues relating to traffic, GNLP2104 offers an option for large-scale housing development. GNLP2067 provides an option for small scale commercial use.

## 5.27 Ditchingham

Five sites were consulted on during the Regulation 18 consultation in early 2018. The Site Proposals document concluded *“If Ditchingham is identified for growth, a range of site options is available. Small scale housing development may be appropriate on GNL0078, GNL0343 and GNL0345. If further sites are required, GNL0373 and GNL0078 may also be suitable”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2011	Miss	Kate	Jackson		Lambert's Way	0.35	Residential development (unspecified number)

GNLP2011 lies to the south of Ditchingham village, at the end of Lambert's Way and adjacent to another site, GNL0078. The site is well related to local services but constraints include site access, landscape, townscape, heritage and ecological impacts.

In conclusion, the site offers an alternative option for housing, if Ditchingham is identified for further growth.

## 5.29 East Carleton

Six sites were consulted on in the parish, three each in East Carleton and Lower East Carleton, in early 2018. The Site Proposals document concluded *“Should further development be considered necessary in the built up area of East Carleton, site options are available, but only GNLP0428 has reasonable access to services. Likewise, should further development be considered appropriate in Lower East Carleton, site choices are available, but all sites suffer from poor access to services to some extent”*.

Three additional sites in the parish were submitted through the consultation, all relating to East Carleton settlement:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2152	Dr and Mr	Georgina and Timothy	Pope and Lacey		East of Hethersett Road	0.51	Residential development (unspecified number)
GNLP2165	Dr and Mr	Georgina and Timothy	Pope and Lacey		South of Wymondham Road	1.15	Business park, offices, plus 4 dwellings
GNLP2167	Dr and Mr	Georgina and Timothy	Pope and Lacey		East of Hethersett Road	0.88	Residential development (unspecified number)

GNLP2152 is adjacent to GNLP0600 and would be backland development. The road network is constrained, there are few services and no safe route to a primary school. There could also be impact on the nearby church.

GNLP2165 is beyond the existing built edge of the village. The road network is constrained and there are few services with no safe route to a primary school.

GNLP2167 is beyond the existing built edge of the village, adjacent to another proposed site GNLP0600. The road network is constrained, there are few services and no safe route to a primary school. There could also be impact on the nearby church.

In conclusion, if East Carleton is identified for further growth, these sites are less appropriate for housing than GNLP0428.

### 5.32 Flordon

One site was promoted and consulted upon during the Regulation 18 consultation in early 2018. The Site Proposals document concluded: *“If Flordon is identified for development through the GNL, there may be a need to identify an additional site or sites as the submitted site, GNL0566, is constrained by its location in an environmentally sensitive area adjacent to a listed building”*.

One additional site was submitted:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNL2147	Mr	David	Pownall		East of Greenways	0.4	Residential development for an unspecified number of dwellings

GNL2147 is close to the existing settlement boundary of the village. Constraints include the capacity of the local road network, the lack of services, ecological impacts, and noise from the adjacent railway line.

If Flordon is identified for further development, this site may be considered suitable, although alternative sites may also be sought.

### 5.33 Forncett

**Please note, sites in Forncett End are considered as part of the Tacolneston & Forncett End settlement summary**

Nine sites were submitted in the parish of Forncett, and during the Regulation 18 Consultation in early 2018 five of these were described under Forncett St Mary and Forncett St Peter villages (four were described under Tacolneston & Forncett End – please see section 5.76).

The Site Proposals document concluded *“Whilst the pattern of Forncett is linear, and interspersed with open space, none of these sites are well-related to the main part of the settlement. Therefore if the GNL identifies the need for additional housing sites in Forncett, there may be a case for seeking alternative sites”*.

Two additional sites and one revised site were submitted for consideration through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0559R	Mr	Richard	Ball	Four Seasons Plant Nursery	Four Seasons Nursery	2.15	Three self-build houses for plantsmen or residential development for 6 dwellings
GNLP2028	Mr	Roger	Ranson		Low Road	1.51	Residential development for 6 dwellings
GNLP2058	Mr	Harry	Bowers		Tawny Farm	0.96	Residential development 15 dwellings

GNLP0559R is a revised site which now includes a frontage along Cheney's Lane. The proposal submitted is for three self-build houses for plantsmen or for six dwellings. The site has constraints relating to highways, sewerage, landscape and the historic environment and is on grade 2 agricultural land. It is in open countryside away from the settlement boundary of the village and has limited access to services.

GNLP2028 is a 2 ha site on the east side of Low Road in Forncett St Mary. Although it is very close to the settlement boundary, it has constraints related to access to services and sewerage capacity and its development would have an impact on the setting of the Grade I listed St Mary's Church which is immediately to the south of the site.

GNLP2058 is a 0.96 ha part brownfield site which has some on site constraints and, despite being on a bus route, has limited access to services. On the opposite side of Station Road, on a former fuel depot, is a scheme by Bennett Homes for 17 properties.

The linear nature of the villages mean that limited access to services is an issue for many sites. If it is concluded that additional growth is appropriate in Forncett St Mary and St Peter, the additional sites provide growth options, though each has some constraints.

### 5.34 Framingham Earl & Framingham Pigot

One site was consulted on in the parish in early 2018, which related to the village of Poringland. One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2127	Ms	Avis	Judd		Orchard Farm	2.4	Residential development (unspecified number)

GNLP2127 lies between Framingham Earl and Yelverton villages, to the west of Burgate Lane. It is poorly related to the built environment but has some access to services. Constraints include local road network capacity, flood risk, sewerage infrastructure network capacity and a national grid gas pipeline which runs through the site.

In conclusion, the site is remote from the built-up areas of the villages, and is unlikely to offer an alternative option for housing.

### 5.36 Gillingham

Two sites were consulted on in early 2018 in Gillingham. The Site Proposals document stated *“To conclude, both sites proposed for residential development in Gillingham are heavily constrained”*.

One request to change the settlement boundary was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL0021	Mr	Robin	Bramley		South-west of Norwich Road	0.68	Settlement boundary

GNLPSL0021 is adjacent to the settlement boundary, lying behind a hall, adjacent to Norwich Road.

In conclusion, GNLPSL0021 may be considered for inclusion within the settlement boundary.



### 5.39 Great Moulton

Four sites were consulted on in early 2018 in Great Moulton. The Site Proposals document concluded that *“Residential development may be possible on reduced sites at GNL0554 and GNL0555 if the number of services and road capacity at Gt Moulton is considered appropriate for more development”*.

Three additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2003	Mr	Jake	Lambert	Bidwells	Former Meat Processing Plant	1.13	Residential development for 20-30 dwellings
GNLP2008	Ms	Amanda	Thacker		Overwood Lane	0.33	Residential development for 1-3 dwellings
GNLP2068	Mr	John	Poole		Cherry Tree Farm	0.86	Residential led mixed use development for 16 dwellings and 3 shops

GNLP2003 is a brownfield site of a former meat processing plant. It is slightly north of the settlement boundary of Great Moulton village and has some access to services. Constraints include potential ground contamination, surface water flooding, proximity of listed buildings and the lack of a safe route to a primary school.

GNLP2008 is a small isolated site in open countryside which is poorly related to village services and has no safe access to a primary school. Constraints relate to access, highways, surface water flood risk and proximity to a listed building.

GNLP2068 is a greenfield site midway between Gt Moulton and Sneath Common villages which is proposed for residential-led mixed use (including 3 shops). The site is poorly related to existing services and there is no safe route to a primary school. Constraints relate to highways, surface water flood risk and proximity to listed buildings.

If it is concluded that additional growth is appropriate in Great Moulton, additional sites GNLP2003 and 2068 provide growth options, though each has some constraints. As a small isolated site in open countryside, GNLP2008 is unlikely to be suitable for allocation.

## 5.42 Harleston

Three sites were consulted on in early 2018 in Harleston. The Site Proposals document stated *“To conclude, subject to growth plans for Harleston, GNLP0209, GNLP0263 and GNLP0237 could each be suitable for development, with various mitigation measures required and the potential need to replace a lost amenity asset. However, if further levels of growth are required in Harleston, additional sites would need to be identified”*.

Seven additional sites were submitted through the consultation, plus one which falls in Needham parish, but relates to Harleston town so is described below:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2088	Mr	Christopher	Hobson	Durrants	West of Shotford Road	7.3	Residential development (150 dwellings proposed)
GNLP2098	Mr	Christopher	Hobson	Durrants	North of Green Lane	2.52	Residential development (65 dwellings proposed)
GNLP2099	Mr	Christopher	Hobson	Durrants	South of Redenhall Road	4.4	Residential development (110 dwellings proposed)
GNLP2105	Mr	Christopher	Hobson	Durrants	Mendham Lane	1	Residential development (20 dwellings proposed)
GNLP2108	Mr	Christopher	Hobson	Durrants	South of Spirketts Lane	7.1	Residential development (160-175 dwellings proposed)
GNLP2116	Mr	Christopher	Hobson	Durrants	South of Needham Road	7	Residential development (160 dwellings proposed)
GNLP2136	Miss	Victoria	Cutmore	M Scott Properties	Briar Farm	27	Residential-led development 350 dwellings,

							care, retail, employment
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GNLP2088 lies south of Needham Road, Harleston, north of the A143 and reasonably well related to the town, so is accessible to services. Constraints include ecological, townscape and landscape impacts, flood risk and loss of grade 2 agricultural land. Sewerage, surface water and water supply network enhancements would all be necessary.

GNLP2105 is a small site lying to the west of the A143 off Mendham Lane and is currently in use as allotments. Development of the site would not be practicable without the adjacent site GNLP2136. It is reasonably well related to the town, so is accessible to services. Constraints include ecological and landscape impacts, flood risk. Sewerage, surface water and water supply network enhancements would all be necessary. Development of the site would result in the loss of public allotments.

GNLP2108 lies south of Spirketts, Harleston, north of the A143. It is reasonably well related to the town, so is accessible to services. Constraints include ecological, landscape and townscape impacts, and flood risk. Sewerage, surface water and water supply network enhancements would all be necessary.

GNLP2116 lies south of Needham Road, Harleston, north of the A143. It is reasonably well related to the town, so is accessible to services but would development here would not be practicable without the adjacent site GNLP2088. Constraints include the loss of Grade 2 agricultural land, landscape impacts, flood risk and ecological impacts. Sewerage, surface water and water supply network enhancements would all be necessary

GNLP2098 lies north of Green Lane and adjacent to existing housing to the east of the town. Being well-related to the built form, it has access to services. Constraints include ecological, landscape and townscape impacts and flood risk. Sewerage, surface water and water supply network enhancements would all be necessary.

GNLP2099 lies south of Redenhall Road and adjacent to existing housing to the east of the town, with good access to services. Constraints include ecological, townscape and landscape impacts and flood risk. Sewerage, surface water and water supply network enhancements would all be necessary. The site is approximately 150m from the sewage works (there are intervening dwellings) which makes it less suitable than others if there is a surplus of sites to meet Harleston's growth needs.

GNLP2136 is of a scale to allow an urban extension to the town. It lies to the east of the town, west of the A143. Being well-related to the built form, it has access to services. Constraints include ecological, landscape and townscape impacts and flood risk. Sewerage, surface water and water supply network enhancements would all be necessary.

In the parish of Needham:

GNLP2115 lies at the edge of Harleston, north of Needham Road, with good access to Harleston's services. Constraints include ecological and townscape impacts, loss of grade 2

agricultural land and flood risk. Sewerage, surface water and water supply network enhancements would all be necessary.

In conclusion, the sites recently submitted have provided scope for higher levels of development in Harleston. Those sites which are adjacent to the existing built up area would be the most appropriate, avoiding any flood risk areas. Therefore up to 1.8ha of GNL2098, GNL2099, GNL2108, GNL2115, GNL2136, and possibly 6ha of GNL2088, offer alternative options for housing alongside previously submitted sites.

### 5.43 Hempnall

Eight sites were consulted on in the parish in early 2018, five of which relate to the village of Hempnall, the others to Hempnall Green. The Site Proposals document concluded *“Should further development be required in Hempnall, and subject to specific site constraints, housing growth could be accommodated on sites close to services in Hempnall village. Sites in Hempnall Green are less likely to be suitable for development due to their poor relationship to the services and facilities in Hempnall village”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2046	Mrs	Cathy	Jenkins	(daughter)	Pear Tree Farm	1.5	Residential development (unspecified number)
GNLP2081	Mr	Christopher	Hobson	Durrants	West of Field Lane	2.39	Residential development (40 dwellings proposed)

GNLP2046 is in Hempnall Green. It is not well related to the built up part of Hempnall village, although it does have access to some services. Constraints include the local road and footpath network and townscape impact.

GNLP2081 lies to the south of the village, with some access to services. Constraints include the local road network capacity and townscape impacts.

In conclusion, GNLP2081 offers an alternative option for housing, if Hempnall is identified for further growth.

## 5.45 Hingham

Ten sites were submitted for consideration in early 2018 in Hingham. The Site Proposals document concluded: *“Overall, if Hingham is identified as a location for additional growth there are a number of potential site options, subject to site-specific constraints. However, site GNLPO395 appears particularly constrained.”*

One site has been revised, and there is one proposal to amend the settlement boundary:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO544R	Mr	William	Edwards		Swan Field, Hardingham Road	3.8	Residential development for up to 96 dwellings
GNLPSL2002	Mr	Ronald	Hawkins		North of Low Road	0.09	Settlement boundary

GNLPO544R on the eastern side of Hingham has been extended to the west. The site has good access to core services but constraints include the suitability of the local road network, upgrades to sewerage infrastructure and impact on ecological sites.

GNLPSL2002 lies some 350m from the settlement boundary to the south of the village. The site is close to a small group of dwellings.

GNLPO544R remains one of the potential site options if growth is identified as appropriate for Hingham. There is no strong case to consider extending the settlement boundary as requested.

## 5.46 Keswick and Intwood

A 6.9 hectare potential employment site was consulted on in early 2018. The Regulation 18 Site Proposals consultation document concluded *“If further employment land is required in the Norwich fringe area, GNLPO497 could be suitable, subject to mitigation”*.

One additional site and one proposal to change the settlement boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2014	Mr	Ben	Phillips		Intwood Road	1.14	Residential/office development
GNLPSL0012	Mr	Fegus	Bootman		Land north of Eaton Gate, Low Road	0.24	Settlement boundary

GNLP 2014 has fairly good access to services in Cringleford, though it is separated from the built up area by a railway. Constraints include a lack of footpaths, landscape impacts and constraints related to sewerage, surface water flooding, listed buildings and proximity to a County Wildlife Site.

GNLPSL0012 lies adjacent to low density housing but is 180m from the settlement boundary.

The newly submitted site and extension to the settlement boundary could provide for limited housing growth in Keswick and Intwood. However, there are significant constraints related to site GNL2014 and there is no clear case for creating a new settlement boundary.

## 5.48 Kirby Cane

Three sites were consulted on in early 2018. The Site Proposals document concluded *“Overall, if Kirby Cane/Ellingham is identified as a location for additional housing, a number of sites have been submitted which could be considered further, with site 0350 offering better access to the local school in comparison to other sites. The main constraint in this settlement is proximity to environmentally sensitive sites in the neighbouring Broads Authority area. As such further assessment may be required to ascertain impacts and mitigation measures. In terms of utilities and local infrastructure, improvements to water recycling centre treatment capacity and sewerage infrastructure may be required”*.

One settlement boundary change proposal was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL0019	Mr	Michael	Skipper		Old Post Office Lane	0.18	Settlement boundary

GNLPSL0019 is adjacent to the settlement boundary to the east of the village.

In conclusion, the site offers an option for amending the settlement boundary.



### 5.48a Kirstead

No sites were submitted during the call for sites, but a site has been submitted since then.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2174	Mr	Ian	Reilly	Lanpro	East of Kirstead Green	0.76	Residential development of 20 dwellings

GNLP2174 is on the southern edge of Kirstead Green hamlet, with the main constraints being access to the site, access to services, flood and ecological issues.

If Kirstead Green is identified as a suitable location for further housing, this site may be appropriate.

## 5.49 Little Melton

Eight sites were consulted on in Little Melton in early 2018. The Site Proposals document stated *“In conclusion, if Little Melton is identified for development, small scale residential development could occur at GNLPO495, or the small part of GNLPO182 off Gibbs Close, or on GNLPO1046 if access constraints can be addressed. Larger scale development, if considered suitable for Little Melton, could take place on parts of GNLPO340, GNLPO397 and GNLPO591 combined, or on parts of GNLPO182”*.

Two revised and one additional site were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO182R	Mr	Simon	Henry		North and south of Mill Road	3.1	Residential development of unspecified number of dwellings
GNLPO477R	Mr	Philip	Atkinson	Lanpro Services Ltd	East of Burnthouse Road	1.98	Residential development of unspecified number of dwellings
GNLPO2044	Mr	Nick	Saffell	Brown & Co	Braymeadow Lane	15.6	Residential development (400-500 dwellings proposed)

GNLPO182R has been reduced considerably in size from 21.61 ha to two sites totalling 3.15 ha. It is fairly well related to the village, with access to some services. Constraints include ecological, heritage and townscape impacts, site access, local road network capacity and sewerage infrastructure capacity, as well as flood risk.

GNLPO477R is a 2 ha site located to the south of the village that combines previously submitted sites GNLPO477 and GNLPO495. Considerations relate to the setting of the nearby listed building at Elm Farm, as well as ecological surveys to take account of the mature hedge/trees and pond.

GNLPO2044 is 16.15 ha site located off Braymeadow Lane. Considerations relate to the limited transport network, the location of part of the site within the Norwich Southern Bypass Land Protection zone and adjacent to the Hethersett Strategic Gap, and nearby listed buildings. Due to a historic landfill site to the north, investigation may be needed into land contamination. Other issues include mitigation of surface water flooding, the need for ecological investigations due to protected trees and the close proximity to a County Wildlife Site at Braymeadow.

In conclusion, the revision of GNL0182R, subject to overcoming site-specific constraints, provides an option for small scale growth. GNL2044 offers an alternative option for housing, if Little Melton is identified for larger scale growth.

## 5.50 Loddon & Chedgrave

Six sites were consulted on in Loddon, and three in Chedgrave, in early 2018. The Regulation 18 Site Proposals consultation document concluded *“Overall, if Loddon and Chedgrave are identified for additional growth, there are potential options, subject to mitigating the constraints noted above.”*

One further site has been submitted in Loddon, one in Chedgrave, and a settlement boundary change has been proposed in Chedgrave.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2032	Ms	Erica	Whettingsteel	EJW Planning	South of Beccles Road	0.54	Residential development of an unspecified number of dwellings
GNLP2055	Mr	George	Birchman		Big Back Lane	3.45	Residential development of an unspecified number of dwellings
GNLPSL0015	Mr	John	Jenkins	John Jenkins Architectural design limited		0.21	Settlement boundary

GNLP2032 is well related to the built up area of Loddon. The principal constraint is flood risk, with other constraints including access, heritage impacts and ecological constraints.

GNLP2055 is reasonably related to Chedgrave. Constraints include the local road and footpath network, townscape impacts including TPOs, and potential impact on Langley Park which is an historic park.

GNLPSL0015 is on the south side of Norwich Road, opposite the nearest settlement boundary, but separated from the boundary on the south side by 88m.

In conclusion, the flood issues of GNLP2032 make it less suitable than previously submitted sites. GNLP2055 offers an alternative option for housing, if Loddon/Chedgrave is identified for growth.

## 5.52 Marlingford & Colton

Seven sites were consulted on in the parish of Marlingford and Colton in early 2018, some of which related to the expansion of Barnham Broom Country Club or a proposal for a new settlement at Honingham. One site related to Marlingford village, two to Colton village. The Site Proposals document stated *“To conclude, if this area was identified as a location for development, small scale housing development may be possible on GNLPO424, while GNLPO415-E could be suitable for a country park. If a new settlement is identified for the Honingham Thorpe/Marlingford area, the need for GNLPO415-D would require assessment, but as a stand-alone site it is not considered a sustainable location”*.

Two revised sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO475R	Mr	Alan	Presslee	Cornerstone Planning Ltd	High House Farm Lane	2.85	Residential development possibly including retirement and holiday/staff accommodation for Barnham Broom Golf and Country Club
GNLPO476R	Mr	Alan	Presslee	Cornerstone Planning Ltd	North of Church Lane	23.67	As above

GNLPO475R has increased in size by 0.41 ha to 2.85 ha. At the north of Colton, this site is adjacent to the pub but is poorly related to existing housing in the village. Constraints include local road network capacity, poor access to services, sewerage network capacity, townscape and ecological impact and loss of grade 2 agricultural land.

GNLPO476R has been reduced in size by 5.67 ha to 23.67 ha. The site does not relate well to any existing settlement. Constraints include local road network capacity, poor access to services, the water supply and sewerage network capacity, flood risk, landscape, townscape and ecological impacts.

In conclusion, if Marlingford or Colton villages are identified for further growth, neither site offers an obvious option for housing.

## 5.54 Mulbarton

Two sites were consulted on in Mulbarton parish in early 2018, and two in Bracon Ash parish which related to the village of Mulbarton. The Site Proposals document stated *“In conclusion, these two sites could be considered if Mulbarton is identified as a suitable location for large scale growth, though providing adequate access to the main road network, particularly the A140, could be difficult to achieve”*.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2038	Ms	Anna	Brookman	Strutt and Parker	South of Rectory Lane	14.7	Residential development (unspecified number)
GNLP2039	Ms	Anna	Brookman	Strutt and Parker	North of Rectory Lane	4.7	Residential development (unspecified number)

GNLP2038 is fairly well related to the village, with good access to services. Constraints include the local road and footpath network capacity, townscape impacts and some flood risk.

GNLP2039 is also fairly well related to the village, with good access to services. Constraints include the local road and footpath network capacity, townscape impacts and some flood risk.

In conclusion, the sites offer alternative options for housing, if Mulbarton is identified for further growth.

## 5.56 Needham

One site was consulted on in Needham in early 2018. The Site Proposals document highlighted the potential impact on the setting of the church and lack of services.

Two additional sites were submitted in the parish through the consultation, but only one relates to the village of Needham (the other is summarised under Harleston):

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2065	Mr	Stephen	Weatherley		North of High Road and Harman's Lane	2.3	Residential development (8 dwellings proposed)
GNLP2115	Mr	Christopher	Hobson	Durrants	North of Needham Road	6	Residential development (175 dwellings proposed)

GNLP2065 lies to the north of Needham village, with some access to services. Constraints include possible townscape and ecological impacts, sewerage infrastructure capacity, flood risk and landscape impacts.

In conclusion, parts of the site offer an alternative option for housing, if Needham is identified for further growth.

## 5.59 Poringland

Fifteen sites were consulted in early 2018 which related to the village of Poringland/Framingham Earl, including some in parts of the neighbouring parishes which form part of the built up area. The Site Proposals document stated: *“To conclude, should Poringland/Framingham Earl be identified as suitable locations for growth, GNLPO223, GNLPO169, GNLPO589-A and GNLPO589-B may be sustainable locations for development. If further development is required in Poringland/Framingham Earl, GNLPO280, GNLPO316 and GNLPO321 may be suitable, although these sites would contribute to the linear growth of the village.”*

One additional site in Poringland parish (plus two in Stoke Holy Cross parish and two in Caistor St Edmund parish) have been submitted:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2153	Mr	Neil	Lewis	Gladman	South of Burgate Lane	9.3	Residential development 165 dwellings

Sites submitted in the parish of Poringland:

GNLP2153 is adjacent to the eastern edge of Poringland, with access to services. Constraints include the capacity of the local road network and sewerage infrastructure, and flooding.

Sites submitted in the parish of Stoke Holy Cross:

GNLP2111 is at the western edge of Upper Stoke, with good access to services, but potentially extending the village in a linear form. Constraints centre on the local road and footpath network.

GNLP2124 is well-related to Poringland village, with good access to services. The site’s access, sewerage infrastructure and flood issues would need to be addressed, and the nearby telecoms mast may impact on viability.

Sites submitted in the parish of Caistor St Edmund:

GNLP2093 is well related to Poringland village and its services. Constraints include local road network issues, particularly the junction with Norwich Road, ecological impacts, flood risk, water supply and sewerage infrastructure.

GNLP2094 is well related to Poringland village and its services. Constraints include ecological impacts, flood risk, water supply and sewerage infrastructure.

In conclusion, the additional sites, in combination with the previously submitted sites, offer alternative options for housing, if Poringland/Framingham Earl is identified for further growth. The sites which do not contribute to further linear growth of the village may be preferred.



## 5.60 Pulham Market

Four sites were consulted on in early 2018. The Regulation 18 Site Proposals document stated *“To conclude, if Pulham Market is identified for growth, the least constrained sites for additional housing are GNL1024, and possibly GNL0418”*.

Three additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2095	Mr	Christopher	Hobson	Durrants	East of Colegate End Road	0.66	Residential development (12 dwellings proposed)
GNLP2096	Mr	Christopher	Hobson	Durrants	West of Mill Lane	2.95	Residential development (50 dwellings proposed)
GNLP2128	Miss	Francesca	Wray	Sirius Planning	Former waste transfer station	1.8	Retail/petrol station

GNLP2095 is fairly well related to the village. Constraints include the local road network, areas at risk of surface water flooding, townscape and ecology impacts and the need to upgrade the sewerage infrastructure network.

GNLP2096 is well related to the village, with good access to services. Constraints include the local road network, potential ecological impacts and sewerage infrastructure constraints.

GNLP2128 is fairly well related to the village, with constraints including flood risk, potential contamination and sewerage infrastructure constraints.

In conclusion, the additional sites offer alternative options for housing, if Pulham Market is identified for further growth.

## 5.61 Pulham St Mary

Seven sites were consulted on in the Regulation 18 consultation in early 2018. The Site Proposals document stated *“To conclude, if Pulham St Mary is identified as a location for growth, various options are available. Part of GNL1027, all or part of GNL1052, or a slightly reduced GNL0430 could provide additional dwellings, while other sites appear less suitable for a variety of reasons”*.

A site revision and a proposal to amend the settlement boundary were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNL1052R	Mr	Hamish	Lamp	Durrants	Norwich Road	4.03	Residential development
GNLPSL0008	Mr	Mark	Philpot	One Planning Consultants	South of Norwich Road	0.19	Settlement boundary

The proposed site size of GNL1052R has been increased. It is well related to the village and its services. There are TPOs on the boundary of the site.

GNLPSL0008 is located within the settlement boundary. It has fallen into this category as it failed to meet the minimum size threshold of 0.25ha. As a small site within the settlement boundary, this site is not appropriate to allocate, and no change to the settlement boundary is needed.

In conclusion, the amended site offers an alternative option for housing covering a larger area if Pulham St Mary is identified for growth.

## 5.62 Rockland St. Mary

Two sites were consulted on in early 2018. The Regulation 18 Site Proposals consultation document concluded *“these two sites could be considered if Rockland St Mary is identified as a suitable location for development, although larger-scale development of GNLPO531 is heavily constrained.”*

Five additional housing sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2007	Mr	Christopher	Hobson	Durrants	South of New Inn Hill	0.54	Residential development for 15+ dwellings
GNLP2061	Mr	Julian	Wells	FW Properties	North of The Street	1.98	Residential development for 25 dwellings
GNLP2063	Mr	Julian	Wells	FW Properties	North of The Street	1.95	Residential development for 25 dwellings
GNLP2064	Mr	Julian	Wells	FW Properties	South of The Street	2.04	Residential development for 25 dwellings
GNLP2070	Mr	James	Andrews	E&J Andrews	West of The Oaks	0.96	Residential development for 5 dwellings

GNLP2007 is a 0.54 ha at the eastern edge of Rockland St Mary. The site is adjacent to the settlement boundary and within an accessible distance of services in the village. Constraints relate to the site’s proximity to habitats in the Broads.

GNLP2061 and GNLP2063 are “backland” sites on the north side of The Street. Constraints for each site relate to access, surface water flood risk and the site’s proximity to habitats in the Broads.

GNLP2064 is a “backland” site on the south side of The Street. Constraints relate to access and the site’s proximity to habitats in the Broads.

GNLP2070 is a site beyond the built edge of the village which has limited access to services. Constraints relate to proximity to habitats in the Broads.

If Rockland St. Mary is identified as a location for additional housing, the additional sites with the exception of GNL2070 provide options which can be considered for allocation. Access issues would be a key consideration for sites GNL2061, 2063 and 2064.

## 5.65 Scole

Four sites were consulted on during the Regulation 18 consultation. The Site Proposals document concluded *“Overall, if Scole is identified as a location for additional housing and depending on the scale of additional housing required, site 0511 offers the potential to increase the density on an existing allocation located close to the school and other services. This site appears to be the least constrained in comparison to other submitted sites”*.

One additional site and one revision to a site boundary have been received:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0338R	Mr	Philip	Rankin	Savills	Land at Rose Farm	0.59	Residential development of 10-14 dwellings
GNLP2066	Mr	Martin	Ward		1 Bridge Road	0.5	Residential development of an unspecified number of homes

GNLP0338R is well related to the village, with good access to services. Constraints include impact on townscape and historic environment, ecological impact, and further impact on the river valley landscape, concerns over site access and lack of footpath provision, and flood risk.

GNLP2066 is well related to the village, with good access to services. Constraints include concerns over access to the site, impact on townscape and historic environment, flood risk and impact on the river valley landscape.

In conclusion, if Scole is identified for growth these two sites offer alternative options for housing, although they may not be preferable to other sites already submitted.

## 5.66 Seething

Five sites were consulted in early 2018. The Regulation 18 Site Proposals document concluded: *“If Seething is identified as a location for additional housing, GNLP0405, GNLP0406, GNLP0587 and GNLP0588 may all be suitable for small-scale residential development.”*

Another site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2148	Mr	John	Long	John Long Planning	West of Mill Lane	0.5	Residential development for 12 dwellings

GNLP2148 is north of the village, adjacent to housing and with some access to services. Constraints include the capacity of the local road network, heritage and ecological impacts, odour nuisance from a sewage works, and off-site water mains reinforcement.

If Seething is identified as suitable for additional housing, other sites in the village may be more appropriate.

### 5.68a Sneath Common

No sites were consulted on in Sneath Common in early 2018, which is a village in Aslacton parish. Two sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2005	Mr	Jake	Lambert	Bidwells	West of Woodrow Lane	2.5	Residential development of 20-30 dwellings
GNLP2118	Mrs	Sarah	Boosey	Peter Codling Architects	South of Sneath Road	0.54	Residential development of 8-10 dwellings

Both GNLP2005 and GNLP2118 relate to the settlement of Sneath Common. There is access to bus services and some local employment nearby but no safe route to a primary school has been identified. Constraints for both are local road network capacity, flood risk, townscape and ecological impacts and sewerage infrastructure constraints.

In conclusion, subject to overcoming constraints and if a safe access to a primary school could be identified, the sites offer options for housing if Sneath Common is identified for growth.

## 5.69 Spooner Row

Nine sites were consulted on in Spooner Row in early 2018. The Site Proposals document stated: *“To conclude, if Spooner Row is identified as a location for further growth, small scale housing growth could be accommodated on parts of GNLP0567 and GNLO0568 subject to suitable surface water flood mitigation, and on GNLP0446 subject to appropriate design which mitigates the impact on nearby listed buildings. GNLP0404, GNLP0444, GNLP0445, GNLP0447, GNLP0448 and GNLP0569 are less attractive in terms of the combination of relationship to the existing built form, services and flood risk.”*

Three further sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2082	Mr	Christopher	Hobson	Durrants	South of Station Road	3.17	Residential development of 30 dwellings
GNLP2101	Mr	David	Hill	Linden Homes	East and west of railway line	77.26	Residential led mixed use development
GNLP2181	Mr	Mark	Philpot	One Planning Heritage	School Lane	0.7	Residential development of 5 dwellings

GNLP2082 by itself does not relate well to the village form, but could be considered alongside, and take access from the adjacent site (GNLP0567). The site has access to some services and few constraints.

GNLP2101 is a large site, well related to the A11, the railway and Spooner Row village. Although out of scale with the existing village, the site could provide additional services. Constraints include flood risk and townscape impacts. A site of this size would require substantial off-site sewerage infrastructure and an ecological assessment, although no ecological sites appear to be directly affected.

GNLP2181 lies behind existing housing, with a narrow access which may not be acceptable in highways terms. The site has access to some services, but sewerage capacity would need to be provided, and part of the site has flood risk issues. There may be townscape impacts.

To conclude, if Spooner Row is identified for further growth, the additional sites offer some options for housing (and possibly provision of services) at different scales.



## 5.70 Starston

No sites were consulted on in Starston during the Regulation 18 consultation in early 2018. However, a proposal to amend the settlement boundary has been received:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL2001	Mr	Robert	Gooderham		West of Cross Road	0.17	Settlement boundary

GNLPSL2001 is opposite a few dwellings, but remote from the nearest settlement boundary.

In conclusion, there is no clear case for creating a new settlement boundary.

## 5.72 Stoke Holy Cross

Six sites were consulted on in the parish in early 2018, three of which related to the village of Stoke Holy Cross. The Site Proposals document concluded *“Should further development be considered in Stoke Holy Cross, subject to the constraints identified above, all three sites are potential options”*.

Three additional sites in the parish were submitted through the consultation, but two relate to Poringland settlement and are discussed in Poringland section. One site relates to Stoke Holy Cross village:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2091	Ms	Nicole	Wright	La Ronde Wright	Off Norwich Road	1.24	Residential development of 11 dwellings
GNLP2111	Mr	Adrian	King		South of Long Lane	2.89	Residential development of 50-60 dwellings
GNLP2124	Mr	Simon	Henry	Bidwells	Model Farm	4.56	Residential development of 80 dwellings

GNLP2091 is well related to Stoke Holy Cross village and accessible to core services. The main constraints are potential impacts on the listed church, the River Tas, the river valley landscape and a SSSI.

In conclusion, the site offers an alternative option for housing if Stoke Holy Cross is identified for further growth.

### 5.73 Surlingham

Three sites were consulted on in Surlingham in early 2018. The Site Proposals document concluded *“Although the submitted sites are adjacent to the settlement boundary, they are not sympathetic to the existing linear form and character of the village. The sites are also heavily constrained in terms of access. Therefore, if Surlingham is identified as a location for additional housing, other sites in the village may be preferable”*.

Three additional sites, plus one settlement boundary change, were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2010	Mr	Julian	Wells	FW Properties	Mill Road East	0.84	Residential development (up to 10 dwellings)
GNLP2016	Mr	Julian	Wells	FW Properties	Land in The Covey	0.24	Residential development (6 dwellings)
GNLP2045	Mr	Ian	Stiff		West of Mill Road	0.28	Residential development (5 dwellings)
GNLPSL2009		Peter	Garrod		The Covey	0.24	Settlement boundary

Site GNLP2010, which is promoted for up to 10 dwellings, is adjacent to the settlement boundary to the south of the village. The site has good access to services and limited constraints.

GNLP2045 is opposite GNLP2010. It is a smaller site, promoted for up to 5 dwellings. It is also adjacent to the settlement boundary and has good access to services and limited constraints.

GNLP2016 is promoted for six dwellings. It is not adjacent to the settlement boundary and has more limited access to services. Its major constraint is significant flood risk, but also site access and impact on listed buildings. It is also within the buffer zones for environmental designations protecting the Broads.

GNLPSL2009 is adjacent to the settlement boundary, but has a narrow access.

If Surlingham is identified as a location for additional housing, GNLP2010 and 2045 provide sites which are in keeping with the existing linear form and character of the village and have fewer constraints. Consideration should be given to amending the settlement boundary.

## 5.74 Swainsthorpe

Four sites were consulted on in Swainsthorpe in early 2018. The Site Proposals document concluded *“Should further development be considered necessary in Swainsthorpe, there is some limited development potential amongst the sites put forward”*.

Three site boundaries were amended through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPO191R	Mr	Nicholas	Gowing		Church Road	2.66	Residential development of 20 dwellings
GNLPO603R	Mr	James	Garnham	K Garnham Design	Land off Church View	3.93	Residential development of 25 dwellings
GNLPO604R	Mr	James	Garnham	K Garnham Design	Land West of A140, adjacent Hickling Lane	10.99	Workshops, stores, offices, agricultural sales

GNLPO191R boundary has been revised to join the two parts and the western boundary has altered. The highway access concern remains, alongside the site’s other constraints.

GNLPO603R boundary to the neighbouring site GNLPO604R has been redrawn. Constraints affecting the site have not changed.

GNLPO604R has been expanded from 6.5 ha and now adjoins the neighbouring site GNLPO603R. The original Highways authority concern about access to/from the A140 Ipswich Road remains.

The conclusion remains that some limited development may be possible on these sites, if Swainsthorpe is identified for further growth.

## 5.76 Tacolneston & Forncett End

Five sites were consulted on in the combined villages of Tacolneston and Forncett End in early 2018, relating to various parts of the villages. The Site Proposals document stated *“In conclusion, if Tacolneston and Forncett End are identified for housing development through the GNLP, a range of broadly suitable sites have been submitted for consideration”*.

Two additional sites and one settlement boundary amendment were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2013	Ms	Carol	Sharp		Black Barn	1.0	Residential development for 5 dwellings
GNLP2031	Mr	Andrew	Fox		Norwich Road	1.2	Residential development (unspecified number)
GNLPSL0016	Mr and Mrs		Manning		Norwich Road	0.09	Settlement boundary

GNLP2013 is located to the south of Forncett End with reasonable accessibility to services. There are potential access constraints unless the site is considered alongside site GNLP0536. There are also constraints relating to surface water flooding and sewerage.

GNLP2031 is fairly well related to the village. Constraints include flood risk and townscape impacts.

GNLPSL0016 is close to the settlement boundary but with dwellings intervening, this is not an obvious amendment to the settlement boundary.

In conclusion, if flood areas are avoided and impacts mitigated, the two additional sites offer alternative options for housing, if Tacolneston and Forncett End are identified for further growth.

## 5.80 Thurton

Three sites were consulted on in Thurton village in early 2018. The Site Proposals document concluded *“Therefore, should further development be deemed necessary in Thurton the three promoted sites give the opportunity for incremental growth of the village”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GMLP2048	Mr	Paul	Braybrook		East of The Street	0.65	Residential development (unspecified number)

GMLP2048 is fairly well related to the village. The constraints include site access, flood risk and townscape impacts.

In conclusion, the part of the site outside Flood Zone 3 offers an alternative option for housing, if Thurton is identified for further growth.

## 5.81 Tibenham

One site was consulted on in the parish in early 2018, which related poorly to the village of Tibenham. The Site Proposals document concluded “..it is not well related to a settlement and is therefore significantly constrained for development”.

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2102	Mr	Adrian	Lambert	Lambert Bros	Long Row	0.27	Residential development of 5-6 dwellings
GNLP2112	Mr	Adrian	Lambert	Lambert Bros	Black Barn Road	1.46	Residential development of 16-18 dwellings

GNLP2102 lies at the southern extent of the parish, poorly related to the village. Constraints include lack of access to services, the capacity of the local road network, townscape and ecological impacts, and sewerage infrastructure capacity.

GNLP2112 is close to the village, but is less than 30m wide and is proposed as a linear scheme linking Black Barn Road/The Street to Mill Road (i.e. a new road). Constraints include lack of services, site access and the capacity of the local road network, flood risk, townscape and ecological impacts, and sewerage infrastructure capacity.

In conclusion, if Tibenham is identified for further growth, neither site offers an attractive option for housing.

### 5.81a Tivetshall St Margaret

No sites were submitted in the parish previously, but one has been submitted now. It relates to the settlement of Tivetshall St Mary, and is described below, but listed here:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2103	Mr	Christopher	Hobson	Durrants	North of School Road	0.85	Residential development of 10-15 dwellings



## 5.82 Tivetshall St Mary

Three sites were consulted in early 2018 in Tivetshall St Mary. The Site Proposals document stated: *“Should Tivetshall be identified for development, the sites submitted provide growth options. Development of site GNLP0317 could widen a very narrow point in Mill Road, and this is the site best related to the existing settlement form.”*

Three additional sites were submitted through the consultation, two are in Tivetshall St Mary parish and are listed below, the other is in Tivetshall St Margaret parish, so is listed in that section above:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2041	Mr	James	Baker	Clarke & Simpson	East of Tivetshall	19.8	Residential development of unspecified number of dwellings
GNLP2042	Mr	Ian	Smith	Cheffins	South of Rectory Road	4.1	Residential development of 45 dwellings

GNLP2041 is a large site on the east of the village, out of scale with the existing village form, but with access to some services. Constraints include site access and local road network issues, ecological and townscape impacts, constraints on the sewerage infrastructure, some flood concerns.

GNLP2042 lies south of the village, adjacent to existing housing and with some access to services. Constraints include the local road network, flood issues, townscape impacts and constraints on the sewerage infrastructure.

GNLP2103 is well related to the north of the village, with access to some services. Constraints include local road capacity issues, constraints on the sewerage infrastructure, ecological and townscape impacts.

In conclusion, if Tivetshall is identified for further growth, GNLP2103 could provide an alternative option for housing, alongside previously submitted sites. GNLP2041 and 2042 could be considered out of scale with the existing village, and are perhaps less suitable.

### 5.83 Toft Monks

Two sites were consulted on in the village during the Regulation 18 consultation in early 2018. The Site Proposals document concluded *“To summarise, if Toft Monks is identified for development, GNL1031 or a reduced GNL0518 could be suitable for frontage development subject to highway authority approval”*.

One proposed change to the settlement boundary was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL2005		Malcolm	Dixon	MDPC Ltd	Bulls Green Lane	0.25	Settlement boundary

GNLPSL2005 is adjacent to the settlement boundary, but habitat retention may be a constraint.

In conclusion, subject to addressing habitat constraints, changes to the settlement boundary could be considered.

### 5.83a Topcroft

No sites were consulted on in the Regulation 18 consultation in early 2018.

However, two sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2029	Mr	John	Jenkins	JJ Architectural Designs	West of Topcroft Street	0.26	Residential development of 7 dwellings
GNLP2146	Mr	John	Jenkins	JJ Architectural Designs	West of The Street	0.43	Residential development of 5 dwellings

GNLP2029 lies just north of the village, with some access to services but no obvious safe access to a primary school. The major constraint is flood risk, but other concerns include local road network issues, townscape and ecological impacts and sewerage infrastructure constraints.

GNLP2146 is well related to the village, with access to some services but no obvious safe access to a primary school. There local road network issues, extensive surface water flood risk, townscape and ecological impacts, and sewerage infrastructure constraints.

In conclusion, if Topcroft is identified for further growth, due to the extent of Flood Zone 3 within the site, GNLP2029 is unlikely to be considered suitable. However, part of GNLP2146 may offer an option for housing subject to the consideration of a safe route to a primary school.

## 5.85 Wicklewood

Five sites were consulted on in Wicklewood in early 2018. The Site Proposals document stated *“To conclude, if Wicklewood is identified for growth, a choice of sites is available. The northern part of GNL0232 appears to be the least constrained site to provide for small scale development”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2179	Mrs	Mary	Shepherd		High Street	3.3	Residential development of an unspecified number of dwellings

GNLP2179 lies at the northern edge of the village adjacent to a stream and with access to services. Constraints include the capacity of the local road network, flood risk, water supply, sewerage infrastructure and townscape impacts.

In conclusion, if Wicklewood is identified for growth, although other sites may be more appropriate, part of the site offers an alternative option for housing.

## 5.86 Winfarthing

One site was consulted on in Winfarthing in early 2018. The Site Proposals document concluded *“Only one site has been put forward: GNLP0556. While the site is on the edge of the existing built-up area, a large proportion of it is at risk of surface water flooding, including Short Green/Wash Road along the site’s frontage. Therefore, access and site layout could be challenging, presenting constraints for development”*.

One additional site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2049	Ms	Amy	Tyrell	Lewis + Tyrrell Architects	South of Stocks Hill	0.39	Residential development of 5-7 dwellings

GNLP2049 is well-related to the village, with access to services. Constraints include access, townscape and ecological impacts, risk of flooding and sewerage capacity.

In conclusion, if Winfarthing is identified for further growth, subject to addressing constraints, the site offers an alternative option for housing.

## 5.87 Woodton

Seven sites were consulted on in the Regulation 18 consultation in early 2018. The Site Proposals document stated *“To conclude, if Woodton is identified for growth, each of the seven sites have some potential for development, allowing for a range of development options in principle. However, to provide cohesive development and avoid the major constraints, the net developable area on GNLPO150, GNLPO231, GNLPO262, GNLPO268, GNLPO278 and GNLPO452 would need to be significantly reduced.”*

Two additional sites were submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2100	Mr	David	Hill	Linden Homes	North of Hempnall Road	0.65	Residential development of 5-10 dwellings
GNLP2130	Mr	Christopher	Hobson	Durrants	South of The Street	1.9	Residential development of 25 dwellings

GNLP2100 is submitted as an additional option to site GNLPO452. It is well-related to the village with good access to services. Constraints include the local road network, sewerage infrastructure capacity and townscape impacts.

GNLP2130 is also submitted as an additional option to site GNLPO452. It is well-related to the village with good access to services. Constraints include the sewerage infrastructure capacity, townscape impacts and flood risk at the site boundary.

In conclusion, the two new sites are actually potential reductions in a previously considered site, and both offer alternative options for housing, if Woodton is identified for growth.

## 5.88 Wortwell

Three sites were consulted on in the Regulation 18 consultation in early 2018. The Site Proposals document concluded *“Should further development be considered necessary in Wortwell, then there are likely to be suitable site options available, though improvements to the local road network may be required”*.

Two additional sites and one small change to the development boundary have been proposed:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2036	Mr	Robert	Hadingham		East of Low Road	1.25	Residential development (unspecified number)
GNLP2121	Mr	Mark	Philpot	One planning & Heritage	High Road	13.75	Residential-led mixed use development
GNLPSL2006	Mr	Kevin	Parson	Parson Ltd	High Road	0.25	Settlement boundary

GNLP2036 overlaps a current local plan allocation. The rest of the site has some constraints, including the local road network capacity, landscape and townscape impacts and some areas of flood risk.

GNLP2121 is fairly well related to the village and has some access to services. Constraints include restricted site access, the local road network capacity, landscape and townscape impacts and flood risk.

GNLPSL2006 lies 300m from the settlement boundary, adjacent to a few dwellings to the north of Wortwell village.

In conclusion, if Wortwell is identified for further growth, the two sites offer alternative options for housing if constraints can be mitigated, and infill development may also be possible if the settlement boundary is reviewed.

## 5.89 Wreningham

Three sites were consulted on in the village. The Site Proposals document concluded *“Therefore, should further development be considered necessary in Wreningham, two promoted sites (GNLP0187 and 0431) appear to provide the opportunity for incremental growth of the village if site specific constraints can be addressed and mitigated”*.

One additional site and small change to the development boundary has been proposed:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2183	Mr	Paul	Clarke	Brown & Co	South of Wymondham Road	2.7	Residential development (20-25 dwellings proposed)
GNLPSL0009	Mr	Mark	Philpot	One Planning Consultants	Top Row	0.18	Settlement boundary

GNLP2183 lies south of the village, with access to Wreningham Primary School. Constraints include surface water flood risk, ecological and townscape impacts, and sewerage infrastructure constraints.

GNLPSL0009 lies some distance from Wreningham village, adjacent to the settlement boundary of Top Row.

In conclusion, if Wreningham is identified for further growth, GNLP2183 may offer an alternative option for housing, and the settlement boundary could be considered for extension.



## 5.90 Wymondham

Fourteen potential sites were previously consulted on in early 2018. The Regulation 18 Site Proposals document concluded: *“the sites proposed offer the potential for significant growth, with the necessary inclusion of supporting services and infrastructure provided alongside housing within GNL0006, GNL0032, GNL0320, most of GNL0515, GNL0525. However, without provision of infrastructure such as relief roads and high school provision, Wymondham is likely to be able to accommodate fewer dwellings potentially on the smaller sites such as GNL0092/ part of GNL0525, GNL0032 and GNL0355.”*

Eight new sites, including a revised site and a proposal for a new settlement for 6,500 dwellings, have been submitted through the consultation (sites proposed in Spooner Row are covered in section 5.69 above):

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP0525R	Mr	Andrew	Wilford	Barton Willmore	North Wymondham	157	Up to 1500 dwellings, school, employment, recreation etc
GNLP2073	Mr	Jonathan	Greenfield		Burnthouse Lane, Silfield	0.65	Residential development (5 dwellings proposed)
GNLP2090	Mr	Peter	Dewath		East of Field House	1.7	Residential development (50 dwellings proposed)
GNLP2125	Mr	Mark	Thompson	Smallfish	South of Norwich Common	0.32	Residential development (8 dwellings proposed)
GNLP2150		James	Millard	Millard Tuddenham	North east of Carpenters Barn	6.5	Residential development (150 dwellings proposed)
GNLP2155	Mr	Geoff	Armstrong	Armstrong Rigg Planning	West of Carpenter Close	3.4	Residential development (80 dwellings proposed)
GNLP2157	Mr	Peter	Jubb	Great Expectations	Great Expectations	9	Residential development

							(unspecified number)
GNLP2168	Ms	Nicola	Webster	Harvey & Co	Park Farm	340	New settlement (6,500 dwellings proposed)
GNLP2169	Ms	Nicola	Webster	Harvey & Co	within WYM3 & WYM13 allocation	1.36	Residential development (32 dwellings proposed)

GNLP0525R is in several large parcels of land which total 157 hectares to the north of the town. Constraints include the need to deliver strategic scale infrastructure, amongst which are highway improvements, management of surface water, and new sewerage capacity. Parts of the site are in the strategic gap between Hethersett and Wymondham, as well as there being a County Wildlife Site within the land promoted. Some parts of the site may require decontamination from previous uses and there would be requirements for new green infrastructure and enhancing existing semi-natural habitat.

GNLP2073 is to the south-east of Wymondham, off Burnthouse Lane in Silfield. Considerations are the site's remoteness from facilities and the absence of footpath provision. The site is also within 3 km of the Site of Special Scientific Interest (SSSI) at Lower Wood, Ashwellthorpe,

GNLP2090 is in Silfield. Considerations are a pond on site that may need ecological investigation, nearby listed buildings, and possible sewerage infrastructure upgrades.

GNLP2125 comprises a dwelling and its curtilage, south of Norwich Common. Constraints relate to parts of the site being at risk of surface water flooding and its location within the Wymondham to Hethersett strategic gap.

GNLP2150 comprises a recently-added part of GNLP0525R. It lies to the north-east of the recently developed housing in the north of Wymondham at Carpenters Close. Constraints include veteran trees within and along the boundary, areas mainly along the boundary being at surface water flood risk, and the potential need for sewerage infrastructure improvements.

GNLP2155, which contains the curtilage of Downham Grove House, lies to the west of recently developed housing in the north of Wymondham at Carpenters Close. Considerations are some areas are at surface water flood risk; and, a pond, along with two wooded areas, that may trigger the need for an ecological assessment.

GNLP2157 is to the south of Wymondham, accessed from London Road, and north-east of Wymondham College, is proposed for housing alongside the existing commercial uses. Constraints include surface water flood risk in parts of the site, a veteran tree at the site's boundary, and sewerage infrastructure upgrades would likely be required.

GNLP2168 is 340 ha site proposed for a new settlement of some 6,500 dwellings at Silfield, south of the A11. As well as major strategic infrastructure requirements, considerations include: parts of the land are of Grade 2 agricultural value; there are wooded areas (some of which is ancient woodland); ponds and habitat on site are likely to require ecological assessment; and, there are veteran trees at the site's boundary.

GNLP2169 is within an area of land allocated by the last local plan for 1,230 dwellings (Policy WYM 3).

In conclusion, if Wymondham is identified for further growth, the newly submitted and revised sites give a further range of differently sized sites for residential-led development.

### 5.91 Yelverton

No sites were consulted on Yelverton in early 2018. However, one site was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2006	Mr	Tony	Wilde	Wilde and Wilde Architecture llp	South of Loddon Road	1.8	Residential development (10 dwellings proposed)

GNLP2006 is poorly related to existing development, but with some access to services. The main constraint is flood risk, which covers much of the site. Other constraints include site access, ecological and townscape impacts, and sewerage infrastructure capacity.

In conclusion, if Yelverton is identified for further growth, alternative sites should be sought.