

3. URBAN FRINGE

- Colney
- Costessey
- Cringleford and Keswick
- Drayton
- Easton and Honingham
- Hellesdon
- Old Catton
- Rackheath
- Sprowston
- Taverham
- Thorpe St Andrew
- Trowse and Bixley

~~(For background information about the selection of sites for allocation please see site assessment booklets for individual settlements under the evidence base link at <https://www.gnlp.org.uk/>)~~

COLNEY (Strategic Employment Area) and Bawburgh (Country Park)

- 3.1 Colney is a small village, but the parish is a strategic employment location in the urban fringe (Policy 7.1), including parts of the Norwich Research Park (NRP), the Norfolk & Norwich University Hospital (NNUH) and the Spire hospital. Colney is situated on the B1108 close to the A47. The River Yare forms the parish boundary with Norwich City, therefore some areas are prone to fluvial and surface water flood issues and ecological sensitivity. The parish is also partially covered by landscape policies protecting the setting of the A47 Norwich Southern Bypass and the river valley landscape, as well as being a gateway to the city.
- 3.2 The strategic objective is to reinforce the continued growth of the NRP. Whilst the allocations cover land adjacent to the existing NRP institutes and the NNUH, the 'wider NRP' makes reference to the relationship with the adjoining University of East Anglia campus.
- 3.3 The policies limit uses primarily to Use Class E(gii) i.e. research and development, studios, laboratories and high tech, plus hospital related development. Ancillary and complementary uses will also be acceptable, so long as they are supportive of and essential to the core functions of the NRP and remain ancillary. Potential uses include: recuperative and respite care; education and training facilities; conference facilities for knowledge transfer; short stay accommodation; cafes/restaurants; and supporting business infrastructure e.g. legal and banking services. General offices, manufacturing, storage, distribution and other uses not connected with research and development will not be acceptable.
- 3.4 Colney is part of the catchment for Little Melton Primary School, but it is geographically separated from Little Melton by the A47, and consequently market housing potential is likely to be limited. There are no allocations for market housing although there is a total of 4 additional dwellings with planning permission on small sites giving a total deliverable housing commitment for Colney of 4 homes between 2018-2038 (not counting the Colney Hall allocation). There are carried forward allocations for employment and a water based Country Park at Bawburgh as well as a new allocation at Colney Hall where a unique opportunity presents to provide older people's accommodation, as well as showcasing and furthering knowledge and research about well-being in later life. Colney is part of the catchment for Little Melton Primary School, but it is geographically separated from Little Melton by the A47, and consequently market housing potential is likely to be limited. 4 homes were delivered in Colney between the base date of 1st April 2018 and 31st March 2022. There are no allocations for market housing; but there is a new allocation at Colney Hall where a unique opportunity presents to provide older people's accommodation, as well as showcasing and furthering knowledge and research about well-being in later life, this is for a dementia care unit of approximately 80 beds, approximately

120 units of extra care housing and the conversion of Colney Hall. For housing forecasting purposes this is equivalent to approximately 111 equivalent dwellings. There are no additional dwellings with planning permission on small sites giving a total deliverable housing commitment for Colney of 115 homes between 2018-2038. There are carried forward allocations for employment and a water based Country Park at Bawburgh.

- 3.5 All ~~Site A~~ allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map updates:

Modifications to Colney Settlement Map:

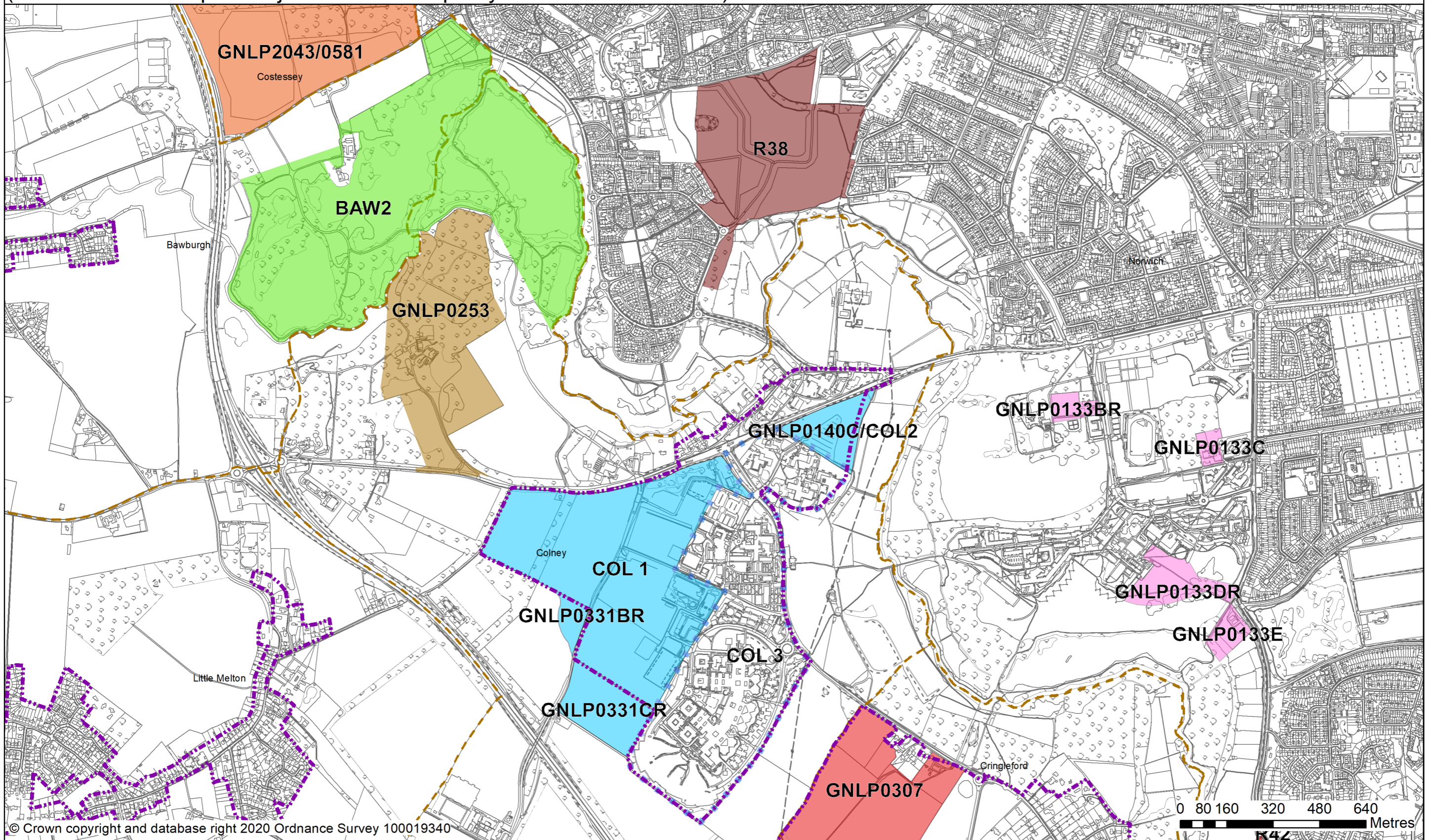
Amend the Colney Settlement map to reflect combining of sites COL1, GNLP0331BR and GNLP0331CR into one allocation

Delete the Costessey Contingency Site (GNLP2043/0581) from the map





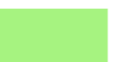






COLNEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Contingency Housing Allocation	 Housing Allocation	 Employment Allocation	 Older People's Accommodation	 Open Space/Leisure Amenity Allocation	 Redevelopment of Existing Uses within Settlement Boundary	 Settlement Boundary	<p>N Scale at A3: 1:12,000</p> 
 Mixed Use Allocation	 University Related Allocation	 Parish Boundary					

Date: 11/11/2020

STRATEGIC EMPLOYMENT ALLOCATION

POLICY COL 1: Land adjacent to Norwich Research Park (NRP), Colney

The policy and supporting text for the Norwich Research Park allocation can be found in the strategic sites section at the beginning of the Sites Plan.

3.6 The site was allocated in 2015 as part of the South Norfolk Local Plan. Science park and hospital related uses remain appropriate, and COL 1 is re-allocated as a strategic employment allocation.

~~STRATEGIC ALLOCATION~~

~~POLICY COL 1~~

~~Land adjacent to Norwich Research Park (NRP), Colney (approx. 38.8 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.~~

~~The development will be expected to address the following specific matters:~~

~~Uses~~

- ~~1. Acceptable uses will be research and development use under Class E (gii) 'research and development' of the Town and Country Planning (Use Classes) Order 2020 (as amended) plus hospital and hospital related uses. Other uses clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable.~~

~~Master plan/infrastructure plan~~

- ~~2. Provision of a masterplan (having regard to the masterplan associated with planning permission 2012/1880, as appropriate), that includes: phasing in relation to the delivery of infrastructure and integration with existing uses; provision of high-quality buildings and spaces; and a landscape strategy and green infrastructure plan.~~
- ~~3. The masterplan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below.~~
- ~~4. Proposals for smaller sites within the overall allocation should accord with the principals of any agreed masterplan and infrastructure plan.~~

~~Transport~~

~~Measures which address the impacts of the proposed development, including where appropriate:~~

- ~~5. Improvements to the B1108 Watton Road junctions which accesses the NRP.~~
- ~~6. Improvements to the capacity at the B1108/A47 junction, to ensure that it does not become a constraint to development.~~
- ~~7. Maintaining and enhancing safe and convenient access to the Norfolk and Norwich University Hospital.~~

- ~~8. Public transport access and provision, to encourage significant modal shift to/from and within the wider NRP, including measures identified through the Transport for Norwich programme.~~
- ~~9. Safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing (specifically at Cringleford, Hethersett and Threescore/Bowthorpe), including completion of the Hethersett to NRP cycleway.~~
- ~~10. Parking ratios of approximately 1 space per 60m² of floor area (excluding plant).~~
- ~~11. The developer should ensure that sufficient land is made available to deliver the required infrastructure.~~

~~Design and Landscape~~

- ~~12. Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP.~~
- ~~13. Exemplar sustainable development, achieving at least BREEAM 'very good' standard for new construction.~~
- ~~14. Development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape.~~
- ~~15. Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping.~~
- ~~16. Any development must conserve and enhance the significance of the Old Hall and its wall and the Rectory, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.~~

~~Constraints~~

- ~~17. Site specific flood risk assessments.~~
- ~~18. Layout to take account of water main and sewers crossing the site;~~
- ~~19. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.~~
- ~~20. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

Map moved to new Strategic Sites section

~~POLICY GNLP0331BR: South of Norwich Research Park extension, Colney~~

~~3.7 This site is allocated for employment use and allows additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the 2015 South Norfolk Local Plan (allocation reference COL1).~~

~~POLICY GNLP0331BR~~

~~South of Norwich Research Park extension, (1.26 ha), for a Class E (gii) Science Park development, of the Town and Country Planning (Use Classes) Order 2020 (as amended) hospital expansion and other proposals ancillary and complementary to these main uses.~~

~~Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.~~

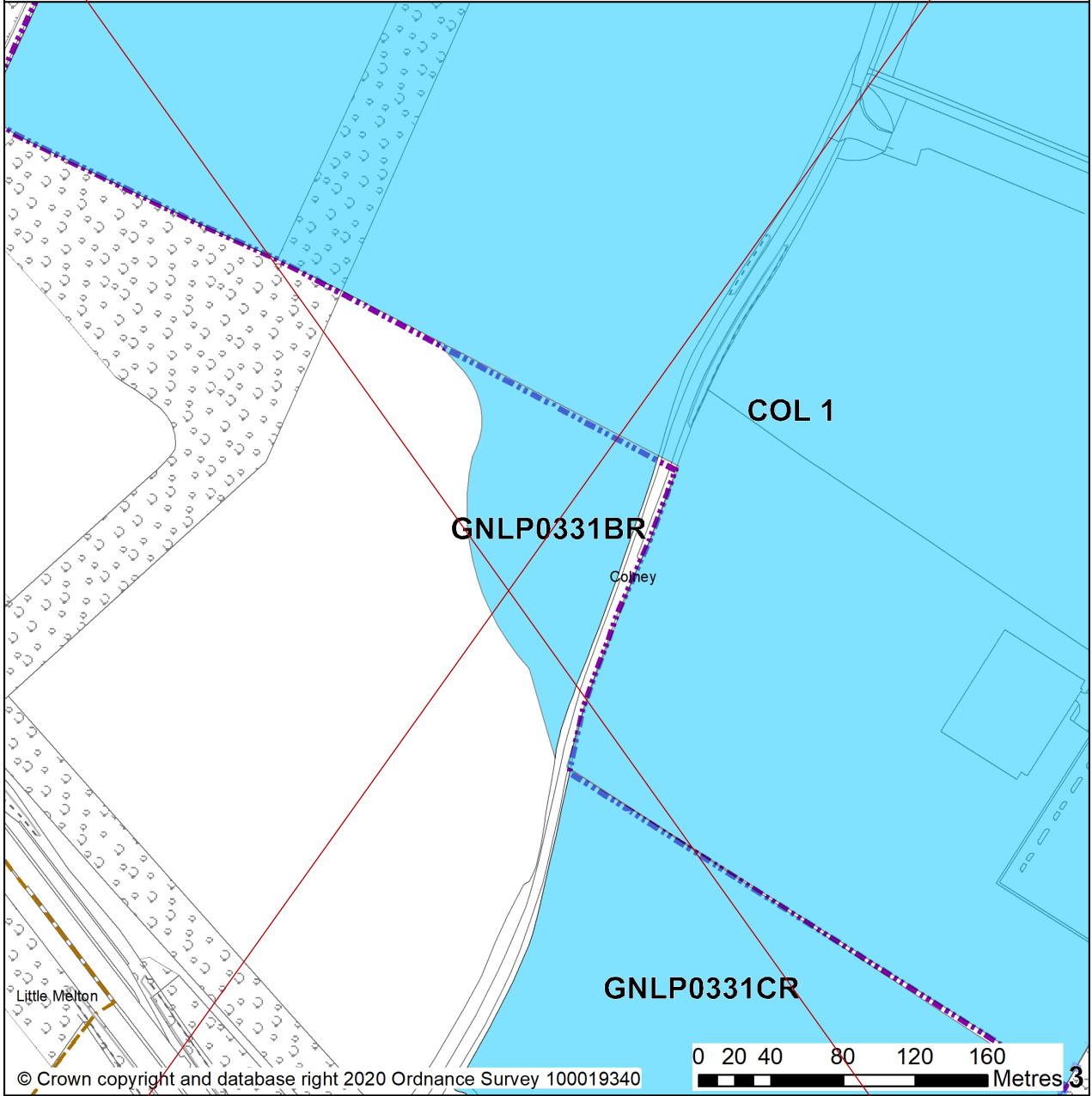
~~The development will include the following specific matters:~~

- ~~1. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0331BR
LOCATION: South of NRP extension
ALLOCATION: Employment
SITE AREA: 1.26 ha



-  Employment Allocation
-  Settlement Boundary
-  Redevelopment of Existing Uses within Settlement Boundary
-  Parish Boundary

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

~~POLICY GNLP0331CR: South of Norwich Research Park extension, Colney~~

~~3.8 This site is allocated for employment use and allows additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the 2015 South Norfolk Local Plan (allocation reference COL1).~~

~~POLICY GNLP0331CR~~

~~South of Norwich Research Park extension, (5.59 ha), for E(gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.~~

~~Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.~~

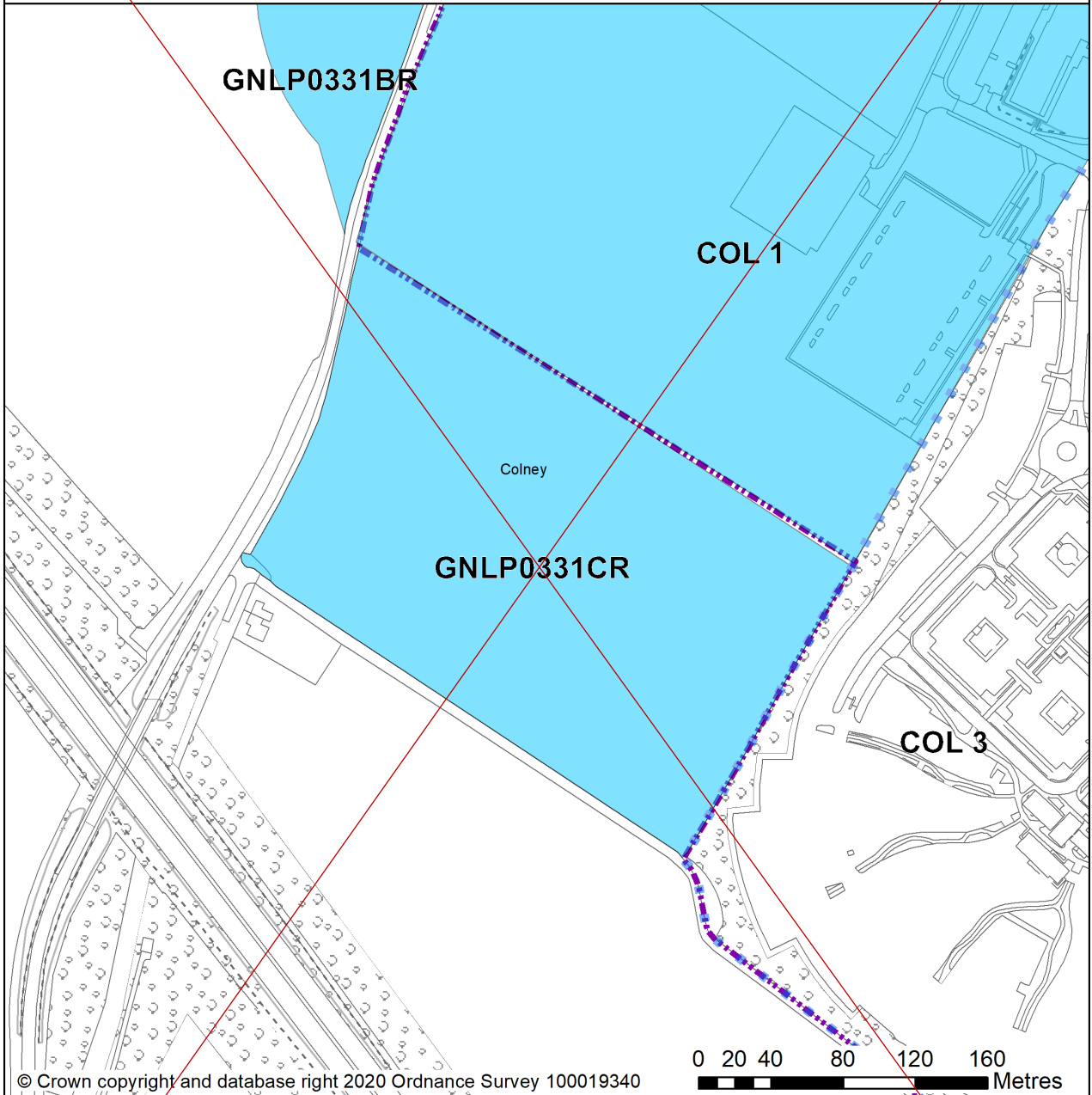
~~The development will include the following specific matters:~~

- ~~1. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~

COLNEY

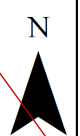
GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0331CR
LOCATION: South of NRP extension
ALLOCATION: Employment
SITE AREA: 5.59 ha



- Employment Allocation
- Settlement Boundary
- Parish Boundary
- Redevelopment of Existing Uses within Settlement Boundary

Scale at A4:
1:3,000



new and extant permission at 1st April 2020

Date: 02/11/2020

POLICY COL 2 (GNLP0140C): Land rear/east of Institute of Food Research (IFR), Colney

3.9 ~~This site is the same as existing allocation COL2 from the 2015 South Norfolk Local Plan.~~ COL2 is allocated for science park development, hospital expansion or other development which would complement these uses. ~~Site GNLP0140-C seeks to maintain this allocation for these uses in the new local plan to 2038.~~

3.9a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

POLICY COL 2 / GNLP0140C

Land rear/east of Institute of Food Research (IFR), Colney (approx. 4.24 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.

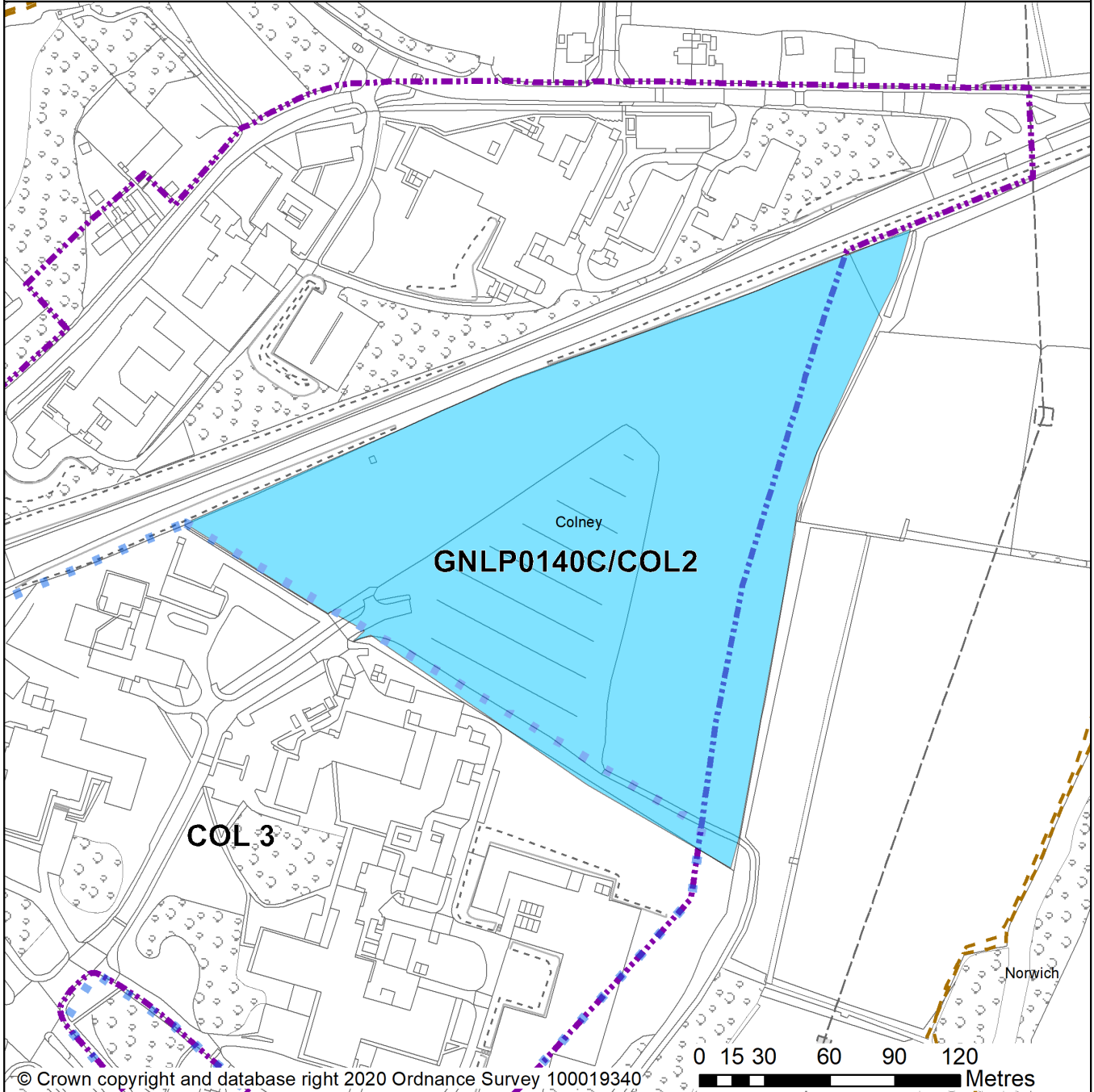
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Any development must conserve and, where opportunities arise, enhance the significance of nearby heritage assets including Earlham Conservation Area and associated listed buildings to the west, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.
- ~~2. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

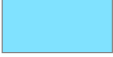



SITE REFERENCE: COL2/GNLP0140C
LOCATION: Land rear/east of Institute of Food Research
ALLOCATION: (IFR) extension to IFP, principally E(g)(ii)
SITE AREA: 4.24 ha



Scale at A4:
1:2,500

N

Date: 02/11/2020

 Employment Allocation	 Settlement Boundary
 Redevelopment of Existing Uses within Settlement Boundary	 Parish Boundary

*new and extant permission at 1st April 2020

POLICY COL 3: Redevelopment of existing hospital and science park uses within the Colney Development Boundary

3.10 The Colney development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Retention of the development boundary and policy to guide the uses permitted is considered justified. Policy COL 3 protects the science and hospital activities in this location and ensures the range of uses taking place at Norwich Research Park are compatible with each other.

POLICY COL 3

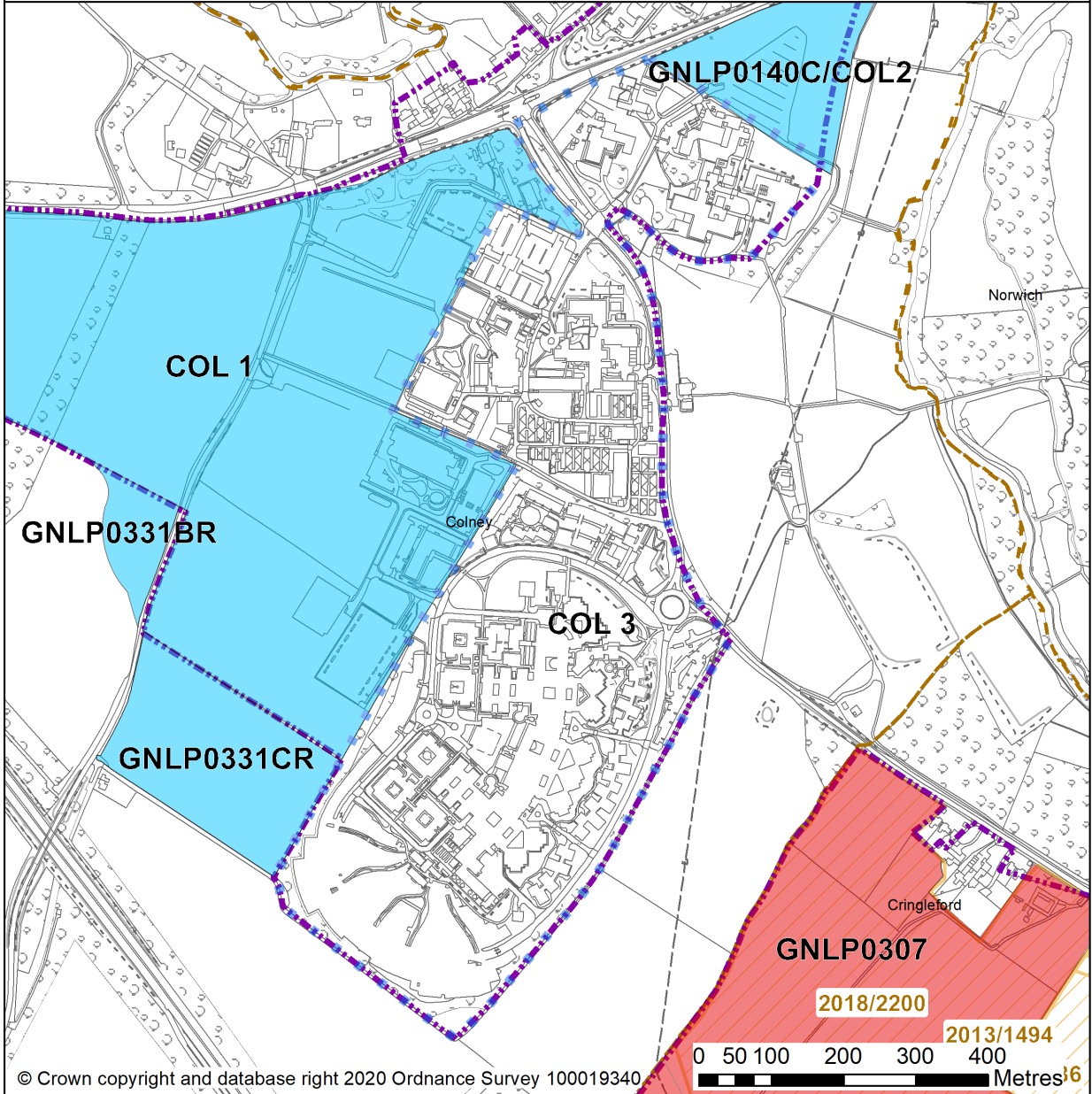
Redevelopment of existing hospital and science park uses within the Colney Development Boundary, Colney




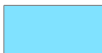




Any proposed redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in Policy COL 1, to the extent that is proportionate to the scale and nature of the proposal.

COLNEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COL3
 LOCATION: Norwich Research Park
 ALLOCATION: Redevelopment of existing uses within Settlement Boundary
 SITE AREA: 44.32 ha



	Housing Allocation		Redevelopment of Existing Uses within Settlement Boundary		Commitment*	Scale at A4: 1:7,500
	Employment Allocation		Settlement Boundary		Parish Boundary	
			Settlement Boundary			 Date: 02/11/2020
*new and extant permission at 1st April 2020						

Map update:

Update Focus Map to reflect combined COL1 allocation

New allocations

POLICY GNLP0253: Colney Hall, Watton Road, Colney

- 3.11 This allocation at Colney Hall is made for the unique opportunity it presents. Providing specialist older people's accommodation, as well as showcasing and furthering knowledge and research about wellbeing in later life. The Colney Hall location has been chosen to take advantage of its proximity to the nearby university research and healthcare facilities. The allocation is specifically made so as to secure a residential-led development for older people that is supplemented by related university research space and healthcare facilities.
- 3.12 To address the difficulties of the site's edge of settlement location, development is contingent on a transport assessment and implementation of any agreed improvement measures. These are likely to include a new junction along the B1108, as well as extra pedestrian and cycle connections to existing facilities. In addition, development will need to be guided by a masterplanning exercise to address the sensitive heritage and ecological characteristics of the site. Continuous engagement with local people and interested groups will be essential so that the development is fully integrated with the wider community.

3.12a Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

3.12b Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation maybe required due to former landfill site.

POLICY GNLP0253

Colney Hall, Watton Road, Colney (approx. 24.99 ha) is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii), and healthcare facilities D4 E(e). The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.

The development will include the following specific matters The development will achieve the following site specific requirements:

1. A masterplan for the whole site submitted with or in advance of the first application for planning permission. Comprising a mix of uses that is majority C2 but includes research E(gii) and healthcare **D4 E(e)** facilities to make the development exceptional for wellbeing in later life.
2. A landscape assessment exploring the historic gardens and parkland setting of the Hall will need to be undertaken.
3. The layout of the development will need to reflect this assessment and retain the significant trees across the site, incorporate high quality

landscaping to enhance the woodland setting and provide informal recreational green space.

- ~~2.~~ 4. A transport assessment with the implementation of any agreed highway mitigation measures.
- ~~3.~~ 5. Site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility.
- ~~4.~~ 6. Sensitive conversion of the Grade II listed Colney Hall and its gardens.
- ~~5.~~ 7. Consideration to protecting the distinctive characteristics of the River Yare valley.
- ~~6.~~ 8. ~~An archaeological assessment will be required prior to development. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.~~
- ~~7.~~ 9. A site-specific flood risk assessment is required.
- ~~8.~~ 10. A site-specific ecological survey is required.
~~Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation maybe required due to former landfill site.~~

COLNEY

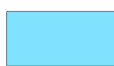
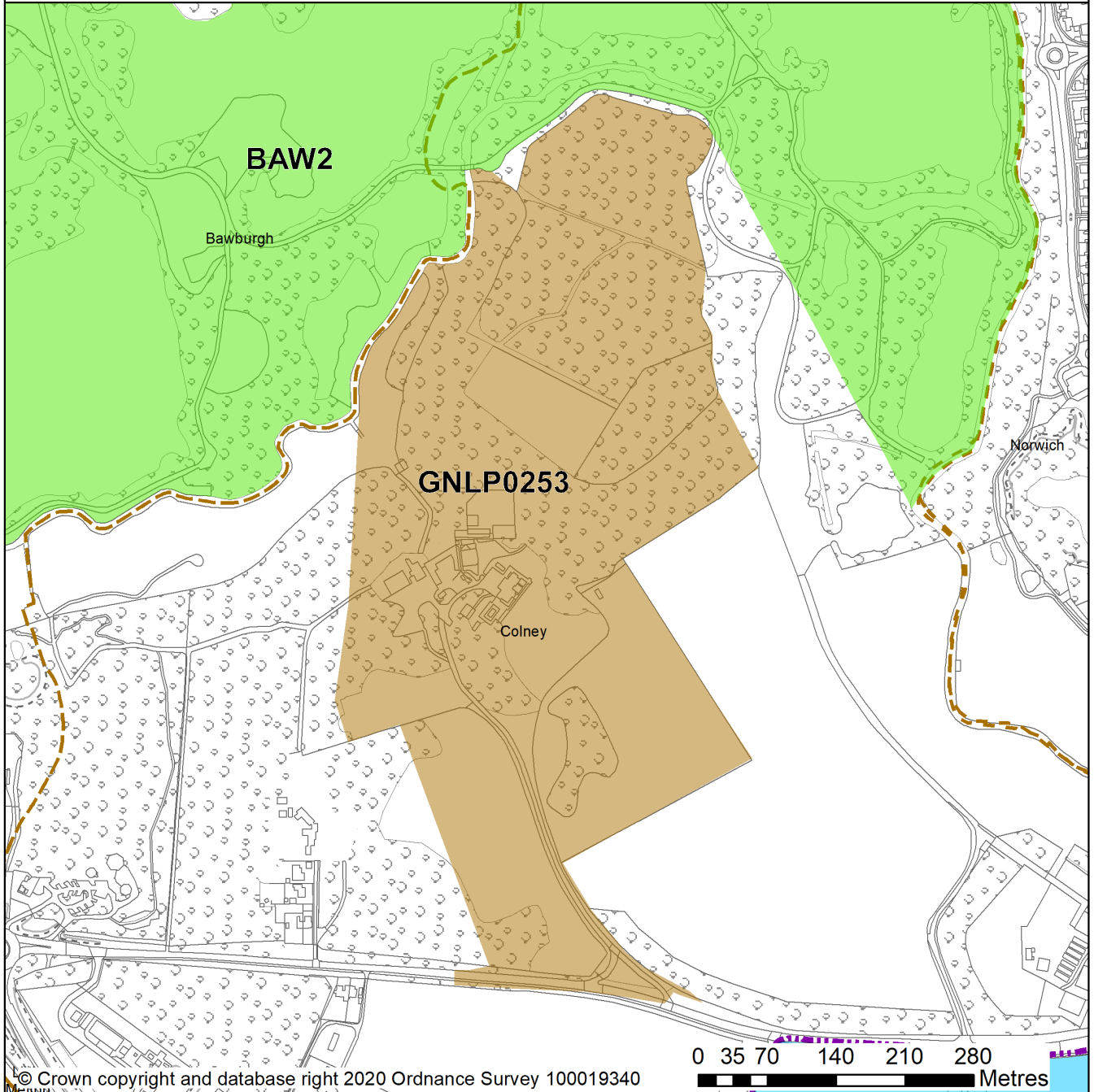
GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0253

LOCATION: Colney Hall, Watton Road

ALLOCATION: Specialist housing for older people and other uses (see policy)

SITE AREA: 24.99 ha



Employment Allocation



Open Space/Leisure Amenity Allocation



Parish Boundary



Older People's Accommodation



Settlement Boundary

Scale at A4:
1:5,500

N



Date: 02/11/2020

*new and extant permission at 1st April 2020

~~Existing allocations to be carried forward~~

POLICY BAW 2: Bawburgh and Colney Lakes

3.13 This site was allocated in the 2015 South Norfolk Local Plan but has not yet been ~~developed~~ implemented. ~~The principle of development on the site has already been accepted and it is expected that development will take place within the time period of this local plan to 2038.~~

3.13a Development of the site as a country park will allow greater public access, increased water-based activities and the protection and enhancement of habitats at this County Wildlife Site. It will also enable strengthening of the strategic Green Infrastructure network as the site is within the River Yare strategic green Infrastructure corridor and is close and adjacent to corridors linking to the River Wensum.

3.13b This site is identified in the Greater Norwich Infrastructure Plan (GNIP), along with a number of other Green Infrastructure priority initiatives. It is being considered through the Greater Norwich Infrastructure Strategy and Delivery plan which will feed into the broader Norfolk Nature Recovery Strategy. It could also play a role in Biodiversity Net Gain strategies that will be progressed separately but in alignment to the overarching strategies above.

3.13c Therefore, this site has reasonable prospects of being funded and delivered within the time period of this local plan to 2038.

POLICY BAW2

Bawburgh and Colney Lakes (approx. 73.5ha) is allocated for a water-based country park.

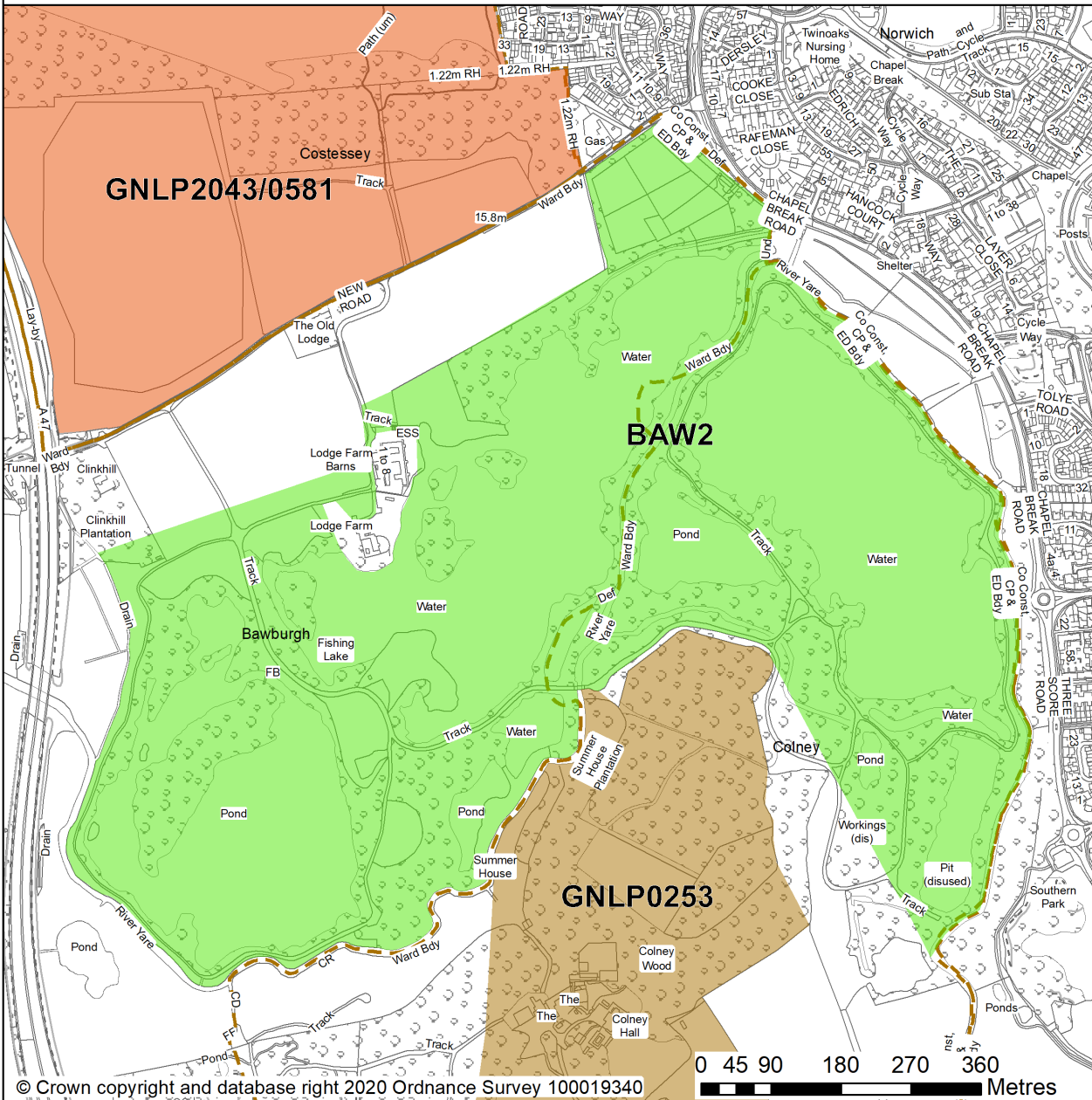
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Public access to be provided;_
2. Footpath and cycle link with access for major residential developments at various points of entry ~~to be agreed with the local Highways Authority;~~_
3. A conservation management plan should be delivered to protect species and agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance. Proposals will need to ensure that the ecological value of the County Wildlife site is retained and enhanced in areas to be opened up to the public.





BAWBURGH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BAW2
 LOCATION: Bawburgh and Colney Lakes
 ALLOCATION: Water Based Country Park
 SITE AREA: 73.5 ha



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- | | | | |
|---|--------------------------------|---|---------------------------------------|
|  | Contingency Housing Allocation |  | Open Space/Leisure Amenity Allocation |
|  | Older People's Accommodation |  | Parish Boundary |

Scale at A4:
1:7,000



Date: 11/11/2020

*new and extant permission at 1st April 2020

Map update:

Delete Costessey Contingency site (GNLP2043/0581) from map

COSTESSEY

- 3.14 Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater. Costessey is identified as an urban fringe parish under policy 7.1 and includes a number of distinct areas. The valley of the River Tud divides Old Costessey and Queens Hills from New Costessey, helping maintain the separate identities of these settlements. Old Costessey has a strong historic character with Conservation Areas covering key areas and features. Narrow streets and historic buildings edging the road limit the potential to accommodate extra traffic.
- 3.15 To the north the River Wensum is a designated Special Area of Conservation (SAC) and contains a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites (CWS). Areas of tree belt characterise the landscape and notable parcels of woodland within the settlement limits are protected as Important Spaces through Development Management policies. Continued suburbanisation is a potential threat to the character of these valleys. There is a wide range of local services within the parish, including three primary schools and a secondary school. Public transport, via the Dereham Road, means a 25-50 minute journey time into Norwich City Centre.
- ~~3.16 There are no sites allocated for development in this plan. However, there is one site identified as a contingency for 800 new homes. Release of this site as an allocation depends on a "trigger point" detailed in this plan. There are no carried forward allocations but a total of 529 additional dwellings with planning permission on small sites and existing allocations. This gives a total deliverable housing commitment for Costessey of 529 homes between 2018—2038. 380 homes have been delivered in Costessey between the base date of 1st April 2018 to 31st March 2022. There are no sites allocated for development in this plan. There are no carried forward allocations but a total of 169 additional dwellings with planning permission on existing sites and existing allocations. This gives a total deliverable housing commitment for Costessey of 549 homes between 2018-2038.~~
- 3.17 All allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map update:

Modifications to Costessey Settlement Map:

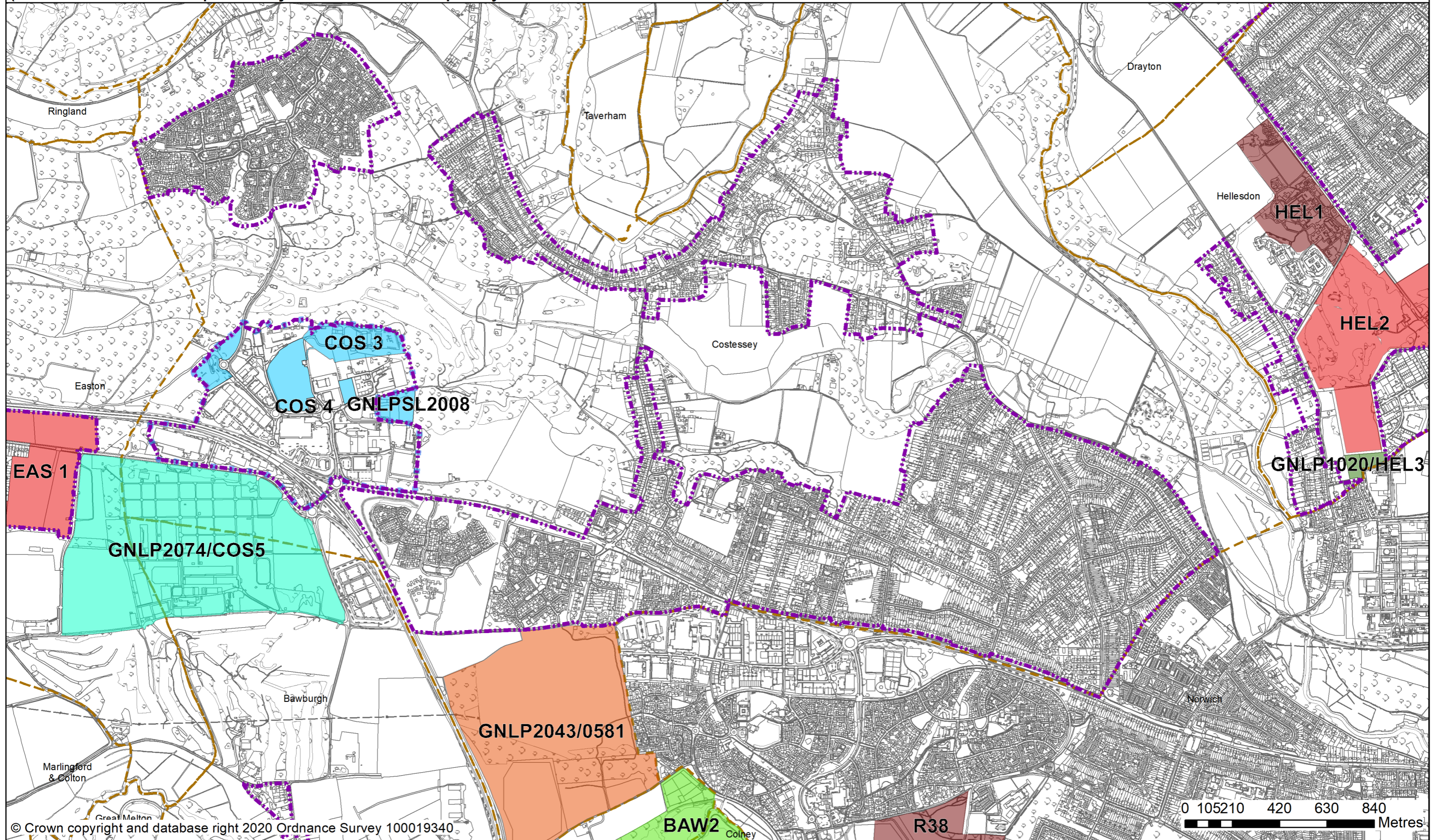
Reflect COS3 boundary change

Delete Costessey Contingency Site (GNLP2043/0581) from map


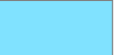








COSTESSEY

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Housing Allocation	 Employment Allocation	 Burial Ground Allocation	 Redevelopment of Existing Uses within Settlement Boundary	 Showground Specific Policy	 Parish Boundary
 Mixed Use Allocation	 Contingency Housing Allocation	 Open Space/Leisure Amenity Allocation	 Settlement Boundary		

Scale at A3: 1:15,500
Date: 19/11/2020

STRATEGIC EMPLOYMENT ALLOCATION

POLICY COS3/GNLPSL2008: Longwater Employment Area, Costessey

The policy and supporting text for the Longwater Employment Area allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.18 This site was allocated in the 2015 South Norfolk Local Plan and employment uses in this location remain appropriate. The site is re-allocated with additional land promoted as GNLPSL2008 which will be incorporated within the settlement boundary..~~

~~STRATEGIC ALLOCATION~~

~~POLICY COS 3/ GNLPSL2008~~

~~Longwater Employment Area, Costessey (approx. 15.29 ha) is allocated for Employment uses.~~

~~The development will be expected to address the following specific matters:~~

~~Uses~~

- ~~1. Principally for E(g) Use Class (2020) employment uses.~~
- ~~2. Other employment uses that are not identified as main town centre uses in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.~~

~~Transport~~

- ~~3. Appropriate and proportionate contributions to short, medium and long term improvements to the A47 Longwater Junction to ensure that capacity does not become a constraint on development.~~
- ~~4. Proportionate contributions to public transport improvements on the Dereham Road corridor and other public transport enhancements in accordance with the latest version of the Transport for Norwich implementation plan.~~
- ~~5. Safe and convenient pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queens Hill, New Costessey and Easton.~~

~~Constraints~~

- ~~6. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~7. Protection of Long Dale County Wildlife Site to the north of Employment Area.~~
- ~~8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources and is within a minerals and waste consultation area. The benefits of extracting the minerals, if feasible, will be taken into consideration and developers will need to consult~~

~~Norfolk County Council (Minerals and Waste) as part of any future applications on the site.~~

Map moved to new Strategic Sites section

POLICY COS4: Redevelopment of existing uses within the Costessey Longwater Development Boundary

3.19 The Longwater Employment Area development boundary was defined in 2015 as part of the South Norfolk Local Plan and seeks to guide the range of uses permitted. Retention of the development boundary and policy to guide the uses permitted is considered justified. Policy COS 4 protects the commercial activities in this location and ensures the range of uses taking place at Longwater are compatible with each other.

POLICY COS 4 Redevelopment of existing uses within the Costessey Longwater Development Boundary, Costessey.

Within the Costessey Longwater Development Boundary proposals for the redevelopment or change of use of existing employment, ~~retail, commercial and leisure~~ uses commercial, business and services uses, and complementary sui-generis uses will ~~should~~ demonstrate that retention of the site for ~~the same or similar uses~~ the existing use has been fully explored without success. This would involve:

1. Demonstrating that the area is already adequately served by the type of use to be lost; or
- 4- 2. Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable, with any disagreement resolved by an independent assessor, plus ~~S~~six months marketing for the permitted and similar uses, using an appropriate agent; and
2. ~~Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable on the advice of an independent assessor; or~~
3. ~~It can be demonstrated that the area is already adequately served for the type of use to be lost.~~

Where this has been demonstrated, sites within Costessey, Longwater Development Boundary, will be considered positively for E(g), B2 and B8 employment uses or other ~~employment~~ uses ancillary and complementary to the strategic employment function of the area where they are not defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

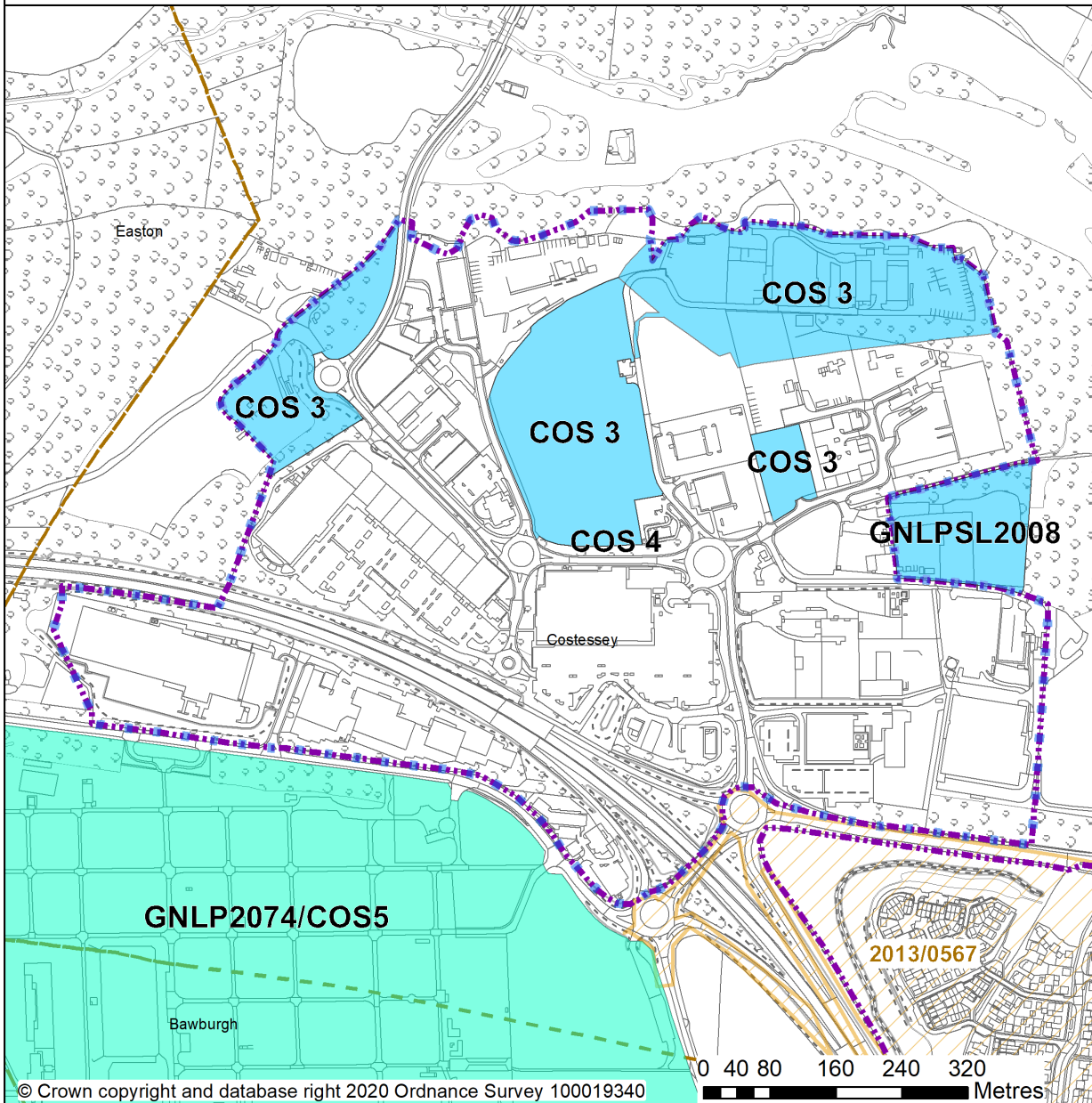
COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: COS4

LOCATION: Costessey Settlement Boundary

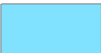





ALLOCATION: Redevelopment of existing uses within settlement boundary



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0 40 80 160 240 320 Metres

Scale at A4:
1:6,600

- | | | | | | |
|---|---|---|----------------------------|---|-----------------|
|  | Employment Allocation |  | Showground Specific Policy |  | Parish Boundary |
|  | Redevelopment of Existing Uses within Settlement Boundary |  | Settlement Boundary |  | Commitment* |



Date: 02/11/2020

*new and extant permission at 1st April 2020

Map update:

Amend boundary of COS3/GNLPSL2008 allocation on map to reflect change to site area

New allocations

~~3.20 There are no new allocations however site GNLP2043/0581 is proposed as a contingency allocation should additional housing be required over the plan period as referenced by the trigger point detailed in the site policy.~~

~~3.21 Please see separate section at the end of the plan for the contingency site policy.~~

~~Existing allocations to be carried forward~~

POLICY COS5/GNLP2074: ~~Royal~~ Norfolk Showground, Costessey

- 3.22 Recognising that the Norfolk Showground has a need to support its role as a major visitor attraction and events location, and that it is located within and supports the Food Enterprise Zone, ~~it is proposed to alter~~ the ~~existing~~ showground policy ~~to~~ permits small scale food, dining and leisure-led development that also helps meet the needs of local residents who live in the immediate area. To ensure that the development supports the local food and agri-tech sectors any food based retail unit should sell a clear majority of locally produced goods and will therefore be conditioned to ensure that no less than 70% of the net retail floor area is used for the display and sale of goods produced in Norfolk and Suffolk.
- 3.23 Appropriate pedestrian and cycle access including across the A47 will be required to ensure that the centre is easily accessible and provides local facilities.

POLICY COS 5/GNLP2074

~~Royal~~ Norfolk Showground, Costessey

Planning applications for the use of the identified area for leisure, tourism, recreation, arts and exhibition uses will be considered positively provided that:

1. The open character of the site is retained, including the impact of ancillary uses such as car parking.
2. Other than for development under clause 6 below, Any any new buildings and extensions are required to support the main functions of the Showground.
3. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a) any Any noise or vibration likely to be generated, including from motorised sports or flying; and,
 - b) any Any light which could have an impact beyond the site itself.
4. ~~Highways and transport improvements are agreed with Norfolk County Council and, where appropriate, the Highways Agency, to be proportionate to the form and scale of development and includes pedestrian and cycle access across the A47. Depending on the scale and type of development, applications will be supported by a Transport Assessment/Statement and any required highway mitigation measures will be provided.~~
5. ~~Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
6. 5. Small scale Food retail, including an anchor unit selling a significant proportion no less than 70% of locally produced goods; café/restaurant/public house uses; and other leisure and service uses, to serve the wider function of the showground will also be considered.

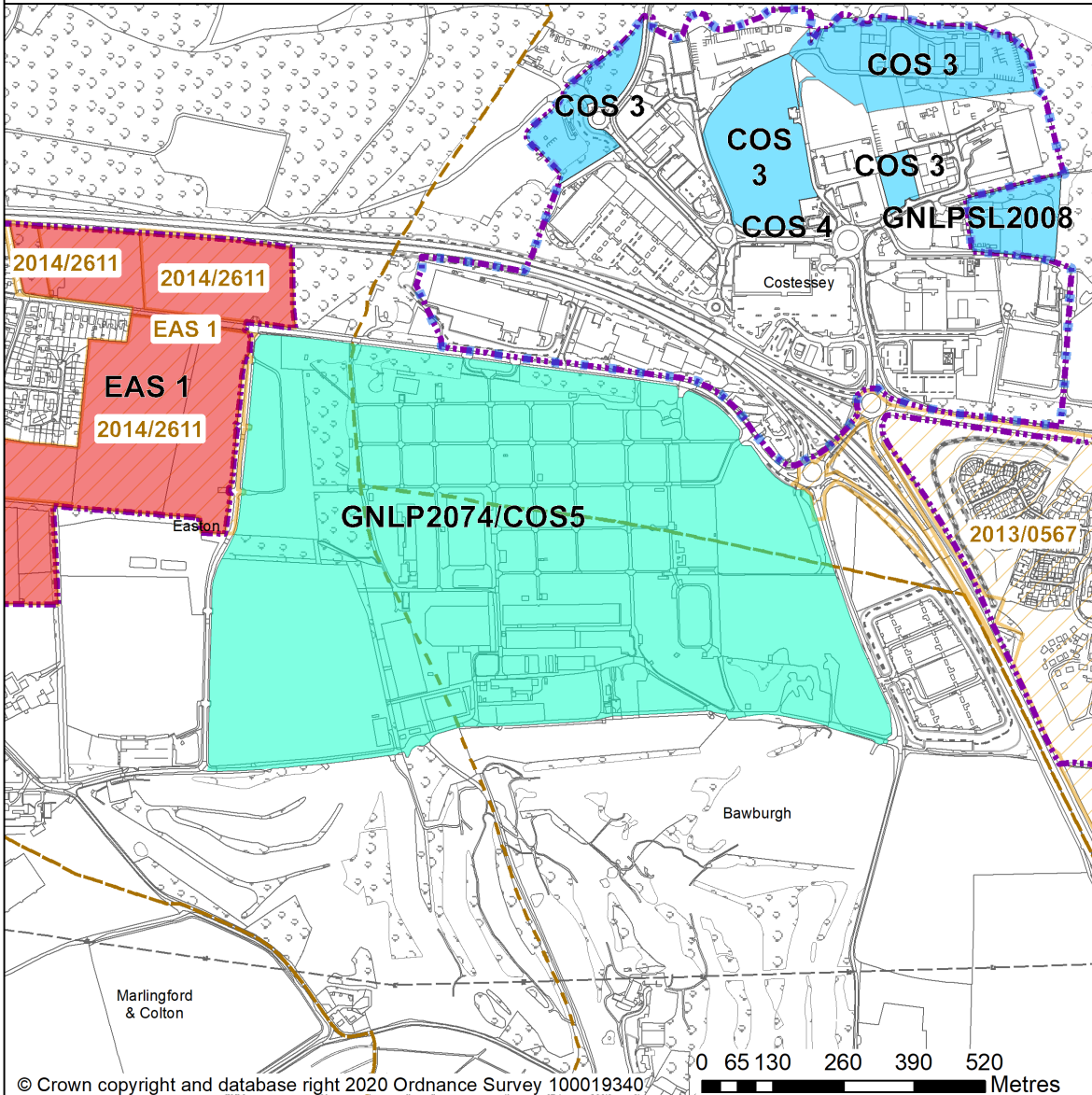
COSTESSEY

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP








SITE REFERENCE: COS5/GNLP2074

LOCATION: Royal Norfolk Showground

ALLOCATION: Leisure, tourism, recreation, arts and exhibition



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	Housing Allocation		Redevelopment of Existing Uses within Settlement Boundary		Settlement Boundary
	Employment Allocation		Showground Specific Policy		Commitment*
			Parish Boundary		

Scale at A4: 1:10,000

N

*new and extant permission at 1st April 2020

Date: 02/11/2020

Map update:

Amend Location information in the title to read: ~~Royal~~ Norfolk Showground

Amend boundary of COS3/GNLPSL2008 allocation on map to reflect change to site area

CRINGLEFORD (Including employment allocation at Keswick)

- 3.24 Cringleford is identified as an urban fringe parish under policy 7.1. There are good links to the University of East Anglia, Norfolk & Norwich University Hospital, and the Norwich Research Park. Major development is underway in the parish, with significant commitments as yet unbuilt. Amongst the facilities in Cringleford are a doctors surgery, primary school, shops and community buildings. An additional primary school is planned as part of the currently committed development. The A11/Newmarket Road runs through the parish, joining at Thickthorn with the A47, to the west. To the east, the parish's boundary is formed by the River Yare valley. There are some areas of fluvial and surface water flooding risk and the parish also contains a few County Wildlife Sites. Cringleford has had a Neighbourhood Plan in place since February 2014 covering 2013-2026.
- 3.25 ~~There are no new site allocations identified in Cringleford. However, there is one carried forward allocation for housing from the Neighbourhood Plan (for 1300 homes, with an uplift of 410 additional homes covering a wider area) and a total of 61 additional dwellings with planning permission. This gives a total deliverable housing commitment for Cringleford of 1,771 homes between 2018 – 2038. There is also a carried forward allocation for employment at Keswick. 166 homes have been delivered in Cringleford between the base date of 1st April 2018 to 31st March 2022. There are no new site allocations identified in Cringleford. However, there is one carried forward allocation for housing from the Neighbourhood Plan with an uplift of 410 additional homes covering a wider area. There is a total of 1,200 dwellings with planning permission. This gives a total deliverable housing commitment for Cringleford of 1,776 homes between 2018-2038. There is also a carried forward allocation for employment at Keswick.~~
- 3.26 All [site](#) allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map update:

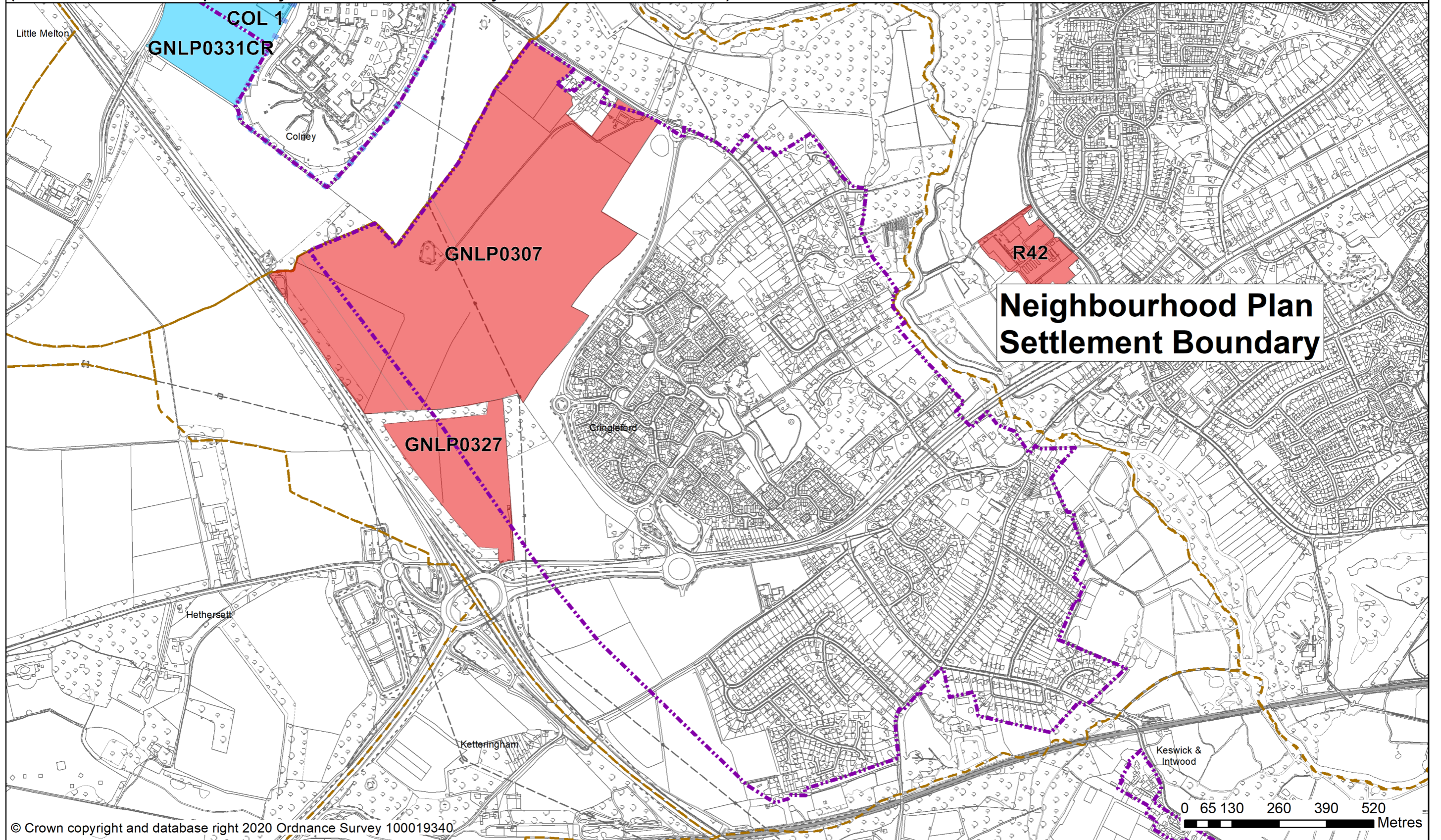
Modification to Cringleford Settlement Map:

Update map to reflect the combined COL1 allocation

CRINGLEFORD

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



**Neighbourhood Plan
Settlement Boundary**

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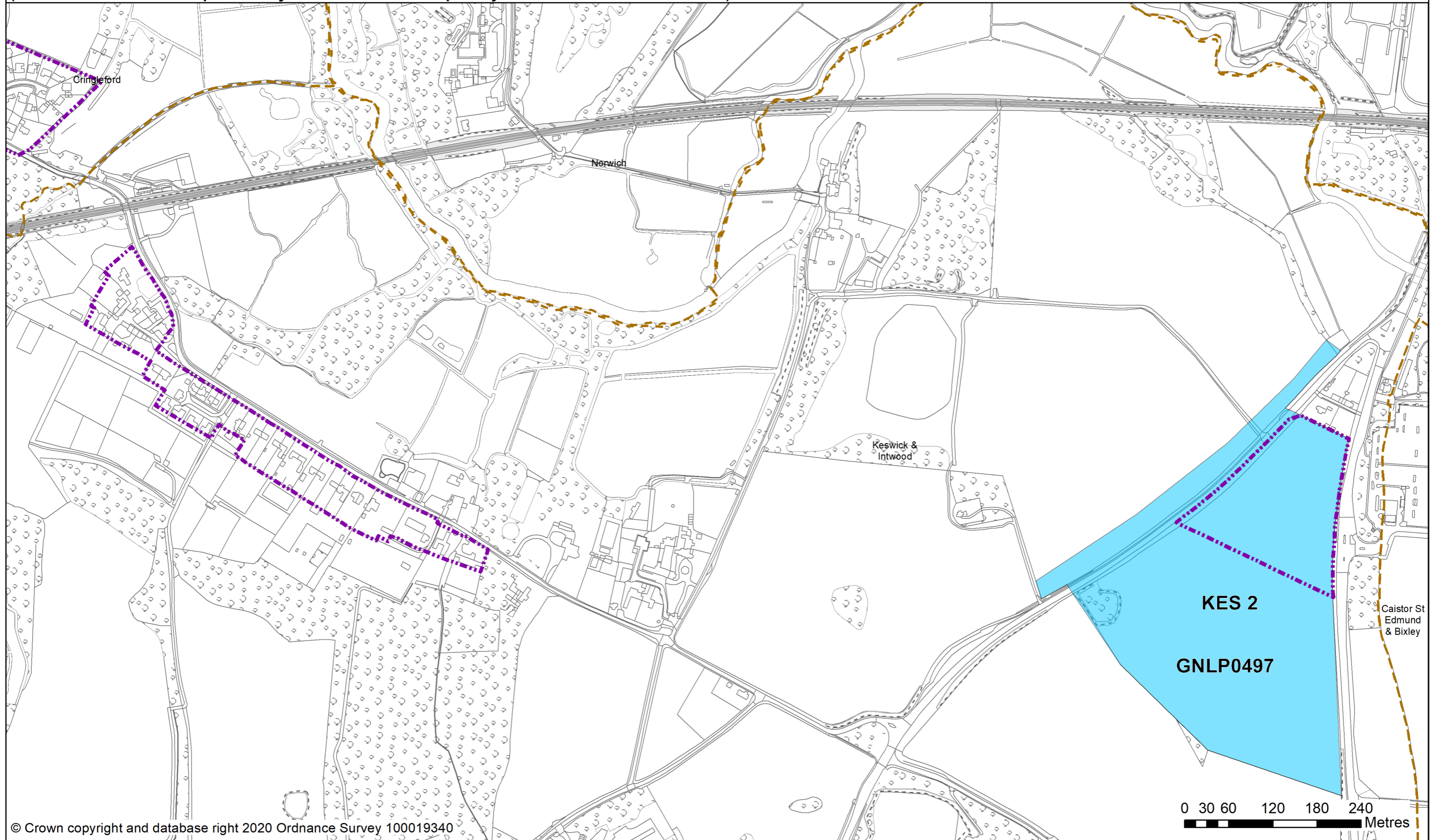
- Housing Allocation
- Employment Allocation
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary
- Parish Boundary

Scale at A3:
1:9,600
Date: 29/10/2020

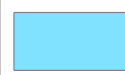


KESWICK

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:4,750

N



Date: 02/11/2020

~~Existing allocations to be carried forward~~

POLICY GNLP0307/GNLP0327: Land north of the A11, Cringleford

The policy and supporting text for the land north of the A11, Cringleford allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.27 The Cringleford Neighbourhood Plan identified an area for approximately 1,200 new homes for which permissions are now in place (outline application references 2013/1494 and 2013/1793) for up to 1,300.~~

~~3.28 These permissions do not occupy the whole of the housing site allocation in the Neighbourhood Plan. The remaining area of land identified in the Neighbourhood Plan as suitable for development is located between the Norwich southern bypass Landscape Protection Zone (set out in the Neighbourhood Plan) and the edge of the permitted schemes, giving potential for further development beyond 2026. The uplift in housing on land allocated for development is estimated as an extra 410 dwellings on top of the 1,300 dwellings already permitted. In addition, both outline permissions make provision for a primary school site, but only that within outline 2013/1793 will be required. The primary school site within outline permission 2013/1793 is approximately 2 hectares, the identified housing uplift is likely to require a larger school site, to be accommodated on land adjoining the already identified site.~~

~~3.29 Site GNLP0307 is adjacent to a stream with a significant section of culverted watercourse (1.2km) in total. Opening up this stream again as well as any contribution towards enhancing the natural habitats of the Yare Valley would be supported by the Environment Agency.~~

~~3.30 Highways England has confirmed that it is likely that the proposed improvement of the A17 Thickthorn interchange will be able to accommodate the proposed uplift but this will need to be confirmed with a Transport Assessment.~~

STRATEGIC ALLOCATION

~~POLICY GNLP0307/GNLP0327 (Cringleford Neighbourhood Plan HOU1) Land north of the A11 (approx. 52.56 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,710 homes.~~

~~The development will be expected to address the following specific matters:~~

- ~~1. Development to comply with the policies of the Cringleford Neighbourhood Plan 2013-2026, including that no more than approximately 1,300 homes are built prior to 2026.~~
- ~~2. A Transport Assessment will be required, to include:~~

- confirmation that the proposed improvements to the A47 Thickthorn Interchange can accommodate the uplift in dwelling numbers;
 - a vehicular route through the adjacent development site (reference: 2013/1494), capable of serving as a bus route;
 - footpath and cycleway connections to the Roundhouse Way bus interchange;
 - improvements to Colney Lane;
 - enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA);
 - enhanced walking routes to nearby schools; and
 - safeguarding of land for a pedestrian footbridge over the A47.
3. Approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
 4. Adequate landscaping and green infrastructure to be provided including landscape buffer in accordance with Bypass protection zone adjacent of A47 and adequate noise mitigation measures to protect residential amenity.
 5. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
 6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
 7. Provision of a drainage system (SUDs).
 8. Mitigations to address utilities infrastructure crossing the site.
 9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Map moved to new Strategic Sites section

POLICY KES 2/GNLP0497: Land west of Ipswich Road, Keswick

3.31 This site ~~is preferred for~~ allocation ~~recognising that~~ comprises the employment allocation KES2 from the 2015 South Norfolk Local Plan which now has planning consent (reference 2017/2794) on a larger boundary. ~~that incorporates site GNLP0497 Policy KES2/GNLP0497 incorporates the larger consented area. The carried forward allocation will be redrawn accordingly.~~

3.31a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY KES 2 (including GNLP0497)

Land west of Ipswich Road, Keswick (~~approx.~~ 13.02 ha) is allocated for employment uses.

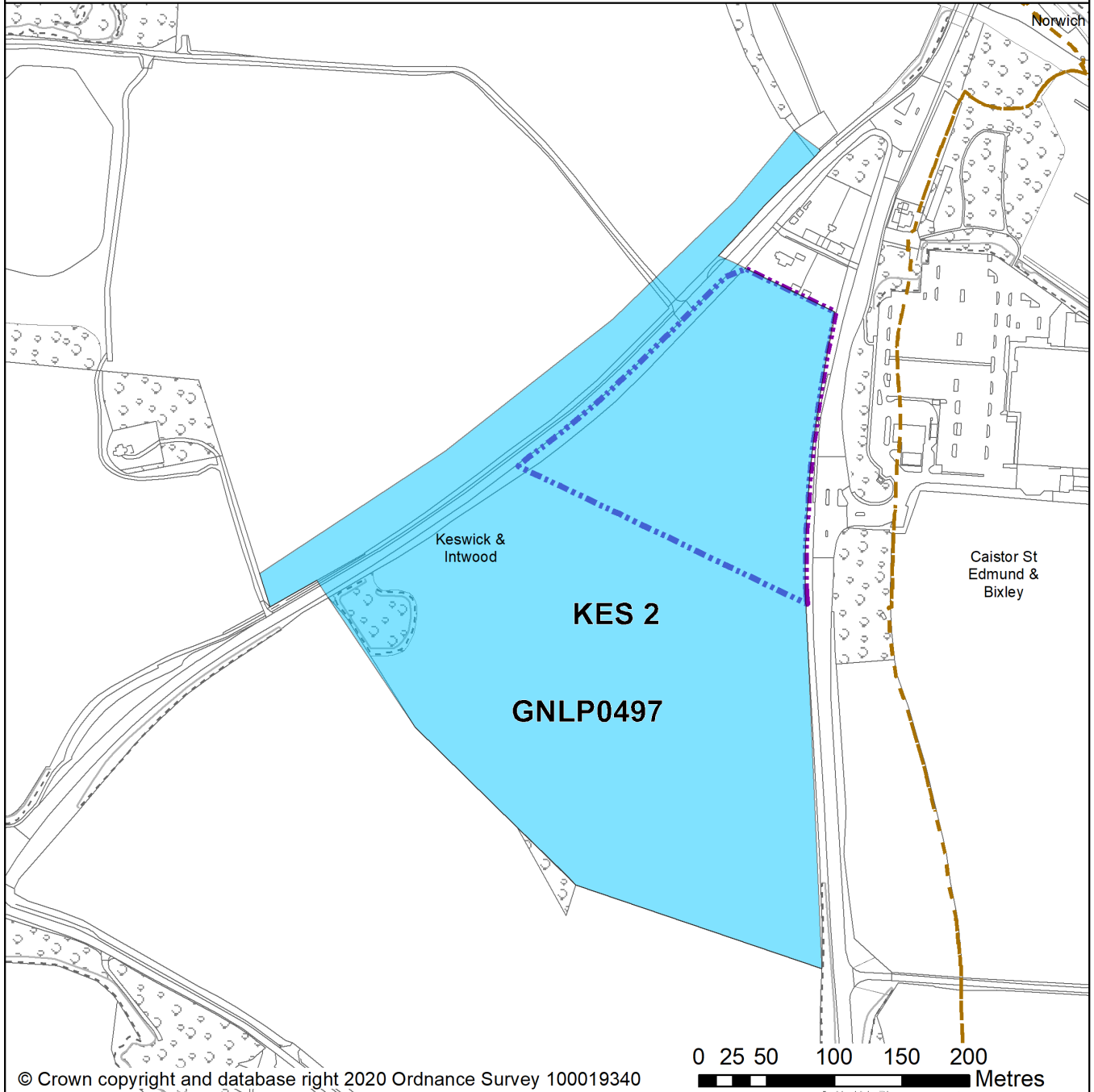
~~The development will be expected to address the following specific matters. The development will achieve the following site specific requirements:~~

1. Mixed use development within Use Class E(g), B2 and B8, the ratio of uses being subject to acceptable highways impacts;
2. ~~An~~ Provide an access road across the site from B1113 to A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140, ~~to be agreed with Highways Authority.~~
3. Restriction of a right turn movements at the existing B1113/A140 junction.
4. Off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140.
5. Appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich.
6. Inclusion of ecological appraisal with off-site strategic landscaping north-west of the B1113 as buffering to Harford Bridge Marshes CWS and NWT Nature Reserve.
7. Any development must conserve and, where opportunities arise, enhance the significance of nearby heritage assets including the grade II listed church of All Saints and remains of the Church of All Saints to the west of the site, including any contribution made to that significance by setting.
8. Sustainable drainage, reflecting the implications of the river valley location. Run off from the development onto the Harford Bridge Marshes County Wildlife Site and Nature Reserve may be an issue that will need to be mitigated for.
9. ~~Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

KESWICK AND INTWOOD

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: KES2/GNLP0497
LOCATION: Land west of Ipswich Road, Keswick
ALLOCATION: Employment
SITE AREA: 13.02 ha



Employment Allocation

Settlement Boundary

Parish Boundary

Scale at A4:
1:4,000



*new and extant permission at 1st April 2020

Date: 02/11/2020

DRAYTON

- 3.32 Drayton is identified as an urban fringe parish in policy 7.1. There are good public transport links to Norwich along the Fakenham Road (A1067). Transport connectivity has also been recently improved by the opening of the Broadland Northway (A1270). There is a good range of local services mainly concentrated in the village centre, near the junctions of Drayton High Road with School Road and Costessey Lane. Drayton is located close to the River Wensum, itself designated as a Special Area of Conservation (SAC), and there are Sites of Special Scientific Interest as well. Away from the River Wensum, two county wildlife sites, Canham's Hill and Drayton Woods, provide a landscape gap between Drayton and Hellesdon to the east and between Drayton and Horsford to the north. In recent decades Drayton has seen new development at Thorpe Marriott.
- 3.33 The Drayton Neighbourhood Plan was 'made' in July 2016 and covers the period to 2026. The vision for the Neighbourhood Plan is based on their desire to maintain the quality of life in their parish by preserving the balance between the built and green environment, improving negative elements of the built environment and infrastructure whilst developing and strengthening opportunities for the people of the parish, encouraging increased prosperity, and building up the facilities available to residents, and those that work there.
- 3.34 ~~There are no additional site allocations identified in Drayton. However, there is one carried forward allocation for 250 homes and a total of 154 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Drayton of 404 homes between 2018—2038~~ 15 homes have been delivered in Drayton between the base date of 1st April 2018 to 31st March 2022. There are no additional site allocations identified in Drayton. However, there is one carried forward allocation which is consented for 267 homes and a total of 149 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Drayton of 431 homes between 2018-2038.
- 3.35 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map update:

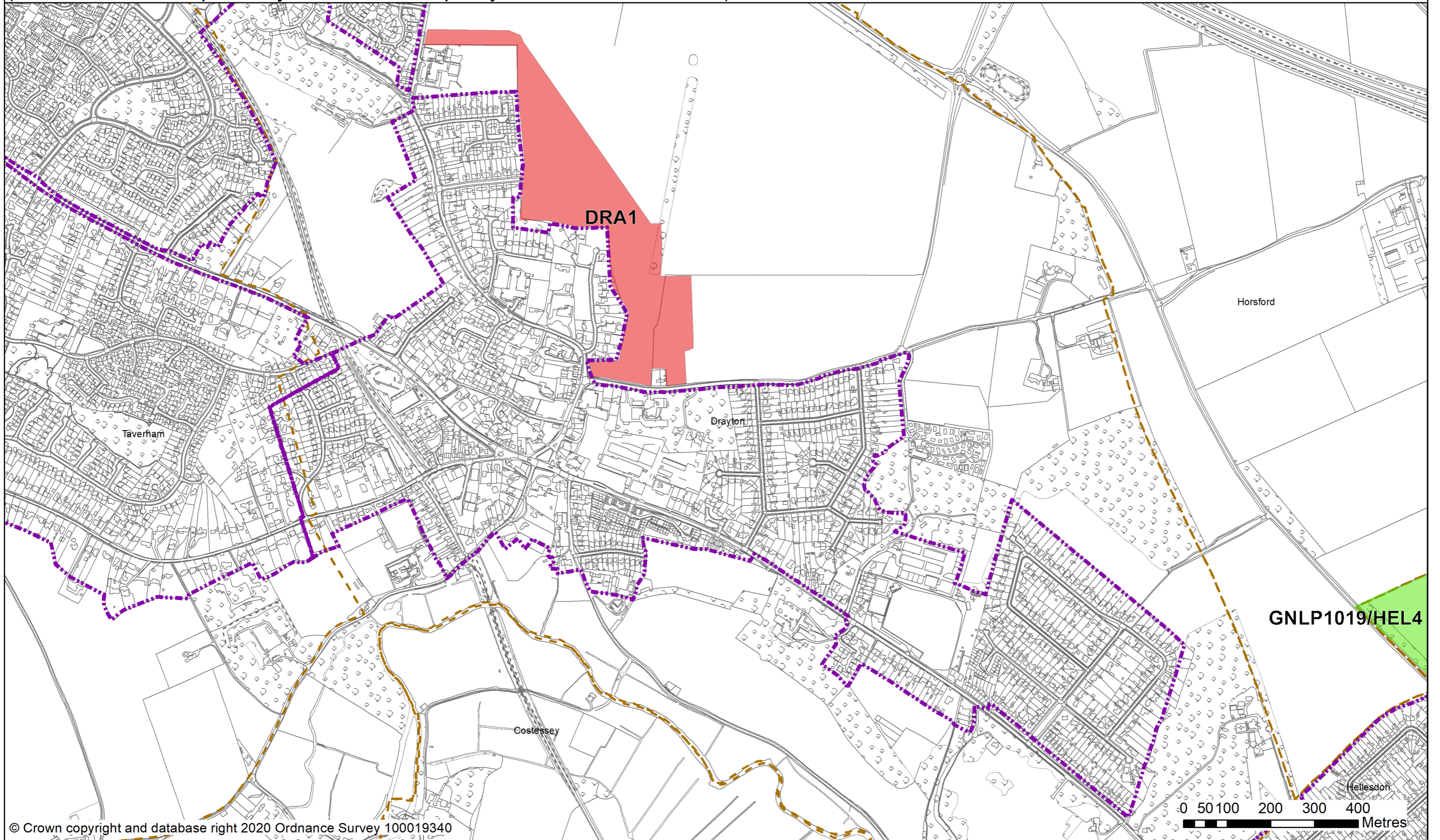
Modification to Drayton Settlement Map:

Update map to reflect the deletion of allocation HEL4/GNLP1019

DRAYTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Open Space/Leisure Amenity Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:8,000

N



Date: 29/10/2020

~~Existing allocation to be carried forward~~

POLICY DRA1: Land east of Cator Road and north of Hall Lane, Drayton

3.36 The site was allocated in 2016 as part of the Broadland Local Plan ~~but has not yet been developed. The, the~~ principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site ~~is likely to accommodate at least 250 homes reflecting planning permission 20161066 resolution to grant outline approval subject to the satisfactory completion of a Section 106 Agreement. More may be accommodated, subject to an acceptable design and layout etc. being achieved~~ was granted outline consent under application reference 20161066 and subsequently received full planning consent for 267 dwellings under application reference 20200640. Construction has commenced on site.

3.36a Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY DRA1

Land east of Cator Road and north of Hall Lane, Drayton (~~Approx.~~ 12.5 ha) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes.

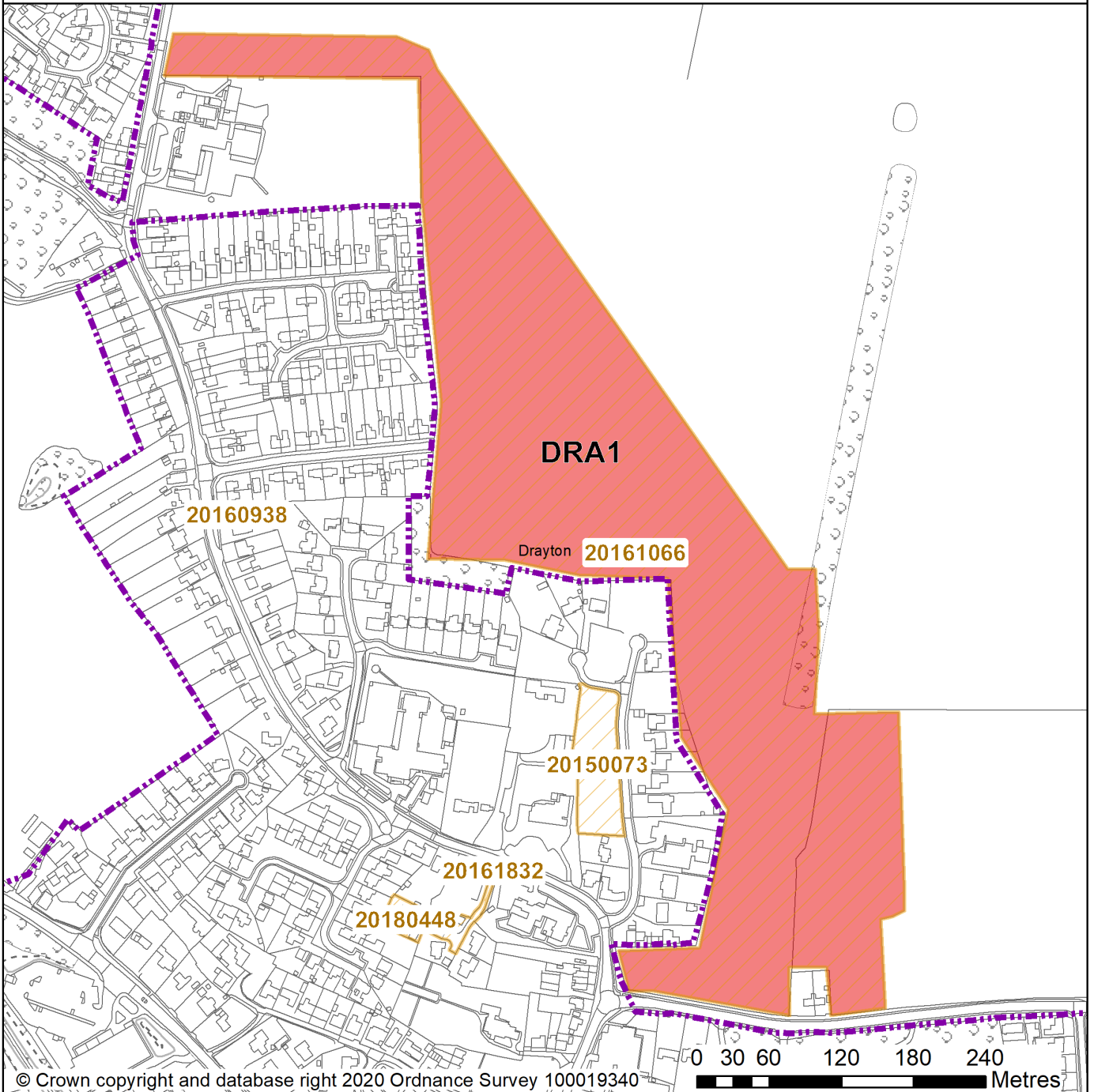
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:


1. Vehicular access to be achieved from Hall Lane and School Road.
2. Appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site.
3. Green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north east of the site. A footpath/cycleway should also be included to the south side of Reepham Road from the junction with School Road to the roundabout at Drayton Lane.
4. Provision of onsite public open space in accordance with relevant policy.
5. Provision of allotments.
6. Any development must conserve and where opportunities arise, enhance the significance of the grade II listed 4 Manor Farm Close including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and design.

DRAYTON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: DRA1
LOCATION: Land east of Cator Road & north of Hall Lane
ALLOCATION: Residential, allotments and open space (250 dwellings)
SITE AREA: 12.5 ha



-  Settlement Boundary
-  Housing Allocation
-  Commitment*
-  Parish Boundary

Scale at A4:
1:4,500

N



Date: 30/10/2020

*new and extant permission at 1st April 2020

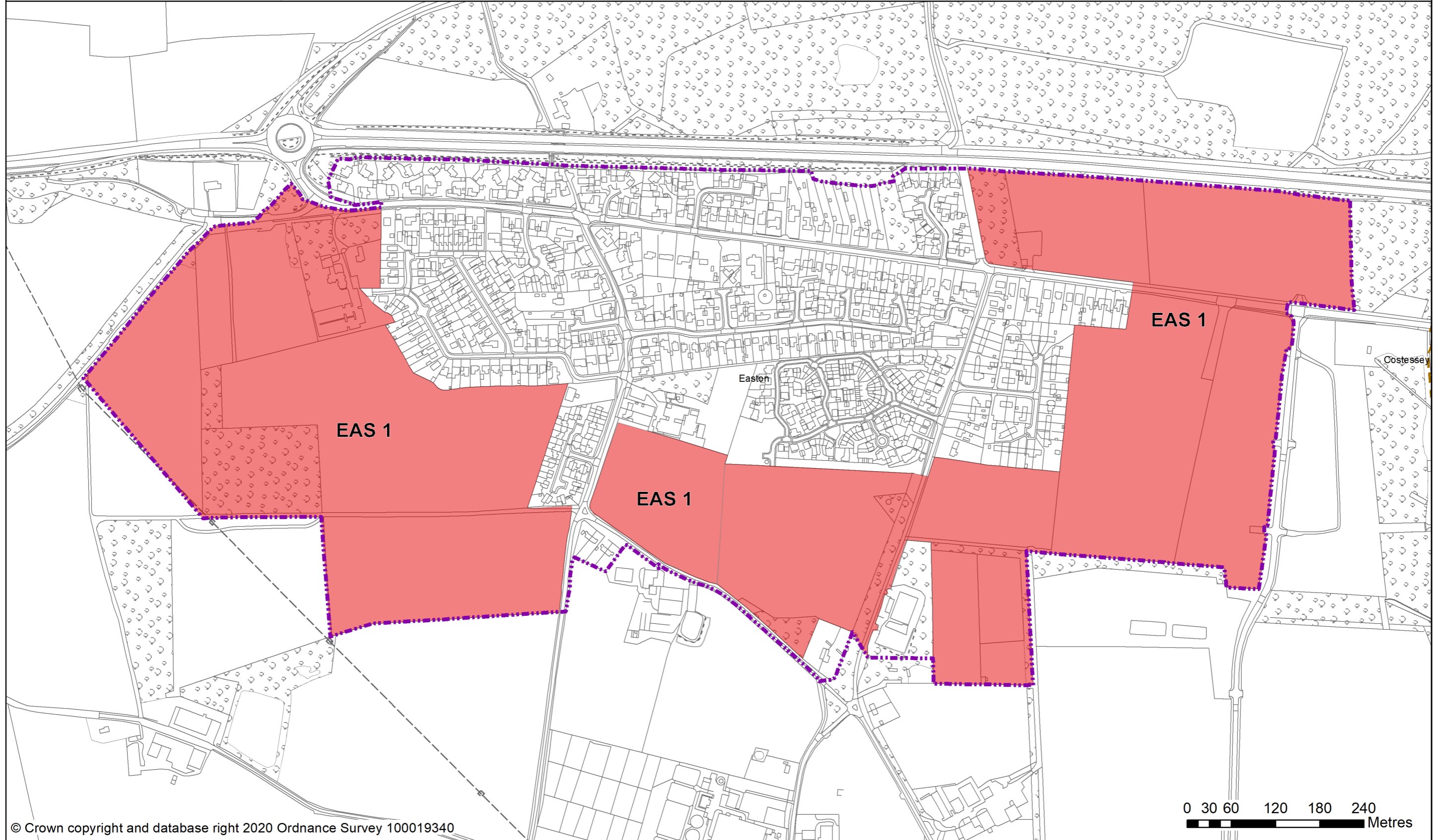
EASTON AND HONINGHAM

- 3.37 Easton is identified as an urban fringe settlement in policy 7.1. There is a major growth allocation, with [outline](#) planning permission for development of [893 890](#) homes on land to the east, south and west of the village; [and permission for 72 homes on Land North of Dereham Road](#). Proposals include an extended primary school, a new village hall, a small retail store and areas of public open space. Around Easton, defining features are the [Royal](#) Norfolk Showground to the east of the village (within Costessey parish), the A47 Southern Bypass that runs to the north of the main built up area, and Easton College to the south. The high-quality sports facilities at the College are conveniently accessible for Easton residents, as are the employment opportunities, retail and leisure facilities at Longwater.
- 3.38 The Easton Neighbourhood Plan was made in December 2017 and covers the period to 2042. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.
- 3.39 Honingham is a small village immediately south of the A47 Southern Bypass in the Broadland district with no settlement limit with very limited services. The River Tud flows through the Village and consequently some areas are at fluvial and surface water flood risk. The majority of Honingham parish is rural, but the designation of a Food Enterprise Zone (FEZ) for businesses focused upon food processing and production should be noted. Currently 19 hectares of the FEZ, with a net developable area of approximately 16.5 hectares, benefits from Local Development Order (LDO) status promoting commercial development land on this site in units of varying scale.
- 3.40 ~~There is one carried forward housing allocation at Easton totalling 1,044 homes. In addition, there are two additional dwellings with planning permission. This gives a total deliverable housing commitment for Easton and Honingham together of 1,046 homes between 2018 – 2038. One home was delivered in Easton between the base date of 1st April 2018 to 31st March 2022. There is one carried forward housing allocation at Easton totalling 962 homes. In addition, there is one additional dwelling with planning permission. This gives a total deliverable housing commitment for Easton and Honingham of 964 homes between 2018-2038.~~
- 3.41 All [Site A](#) allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

EASTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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0 30 60 120 180 240
Metres

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:4,750

N



Date: 29/10/2020

~~Existing allocation to be carried forward~~

POLICY EAS 1: Land south and east of Easton

The policy and supporting text for the land south and east of Easton allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.42 The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time period of this local plan up to 2038. The site has outline planning permission for 890 units, but this does not cover the whole of the allocation. A separate application for 64 dwellings is under consideration at the time of preparing this plan on some of the remaining allocated land, north of Dereham Road. In addition it is considered that there is capacity for an additional 90 dwellings on the last parcel of allocated land, to the east of Easton Gymnastics Club. The site is therefore re-allocated for residential development and has been considered in the calculation of the housing requirement for a total of 1,044 units. It is recognised that a number of the policy requirements will have already been met through the planning consent on the site.~~

STRATEGIC ALLOCATION

POLICY EAS 1

Land south and east of Easton (approx. 52.12 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,044 homes.

The development will be expected to address the following specific matters:

Master Plan

A comprehensive masterplan which will need to cover the provision of social and green infrastructure and highways improvements, taking into account the other requirements of this policy, and address:

- ~~1. Phasing which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.~~
- ~~2. The relationship to any continued expansion of Easton College and the Royal Norfolk Showground (including the loss of any land currently used for Showground parking).~~
- ~~3. The approach to densities across the allocation, including higher densities close to the proposed village centre.~~
- ~~4. Careful consideration of development west of the allotments, including the possible retention of this area as open space.~~
- ~~5. A local centre at the heart of the development, easily accessible to surrounding residential areas.~~

Enhanced Facilities

- ~~6. Provision of a new village centre in the vicinity of the indicative site shown on the Easton Inset Map, to include a new village hall, village green/focal recreation space, shared parking provision with primary school.~~
- ~~7. Expanded primary school provision in agreement with the Education Authority.~~

~~Heritage Assets~~

- ~~8. Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance.~~
- ~~9. Any development must conserve and enhance the significance of the grade I listed Church of St Peter including any contribution made to that significance by setting. This includes but is not limited to ensuring that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected~~

~~Landscaping and Green Infrastructure~~

- ~~10. Protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site.~~
- ~~11. Provision of a landscape buffer and enhancements to the A47 corridor— layout and landscaping should take into account both visual enhancement and the noise implications of the neighbouring A47 and Showground and include any proposals for acoustic barriers.~~
- ~~12. Identification and protection of significant biodiversity features including trees and hedgerows, incorporated within open space and with off-site mitigation where on-site protection cannot be achieved.~~
- ~~13. Green infrastructure enhancements, including the approach to the area between the village and Easton College.~~
- ~~14. Proportionate contributions to the access improvements to the Yare Valley and Bawburgh/Colney Lakes.~~

~~Transport~~

~~Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency, to include;~~

- ~~15. Proportionate contributions to short, medium and long-term improvements to the A47 Easton and Longwater junctions to ensure that junction capacity does not become a constraint on development.~~
- ~~16. Provision of new vehicular accesses for development to the south of the village, to supplement Marlingford Road and Bawburgh Road.~~
- ~~17. Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan.~~
- ~~18. Safe and convenient pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.~~

~~Site conditions and constraints~~

- ~~19. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~
- ~~20. Investigation of ground conditions at the former gravel pit north of Dereham Road.~~
- ~~21. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~22. Site layout to take account of water mains and sewers crossing site.~~

Map moved to new Strategic Sites section

HELLESDON

- 3.43 Hellesdon is identified as an urban fringe parish under policy 7.1. Away from the River Wensum Valley much of the parish is already built up. There is a good range of local facilities and public transport to Norwich City Centre. Amongst the existing planning permissions is redevelopment of the Royal Norwich Golf Club for up to 1,000 homes. There are long-term proposals to redevelop parts of the Hellesdon Hospital site as well. To the west of the parish are the environmental designations associated to the River Wensum, which is a Special Area of Conservation, as well as Sites of Special Scientific Interest. Between the built edges of Hellesdon and Drayton, Canham's Hill and Drayton Wood (County Wildlife Sites) form important landscape features. Constraints to the north-east of the parish include the designated safety zone and associated noise implications relating to Norwich International Airport. Notably, much of the greenfield land north of Hellesdon is within the parish boundary of Horsford.
- 3.44 Hellesdon Neighbourhood Plan was 'made' in December 2017 and covers the period to 2026. The vision for the Hellesdon Neighbourhood Plan is to be a green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant city and one step from the Norfolk countryside.
- 3.45 ~~There are no additional site allocations for housing identified in Hellesdon. However, there are two carried forward allocations providing open space, burial ground, employment land and a total of 1,300 homes plus a total of 51 additional dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Hellesdon of 1,351 homes between 2018—2038~~ 137 homes have been delivered in Hellesdon between the base date of 1st April 2018 to 31st March 2022. There are no additional site allocations for housing identified in Hellesdon. However, there are two carried forward allocations providing open space, burial ground and employment land. One allocation is for a total of 300 homes, the other allocation is consented and commenced on site with 886 dwellings remaining. There are 18 additional dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Hellesdon of 1,341 homes between 2018-2038.
- 3.46 All [site](#) allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map update:

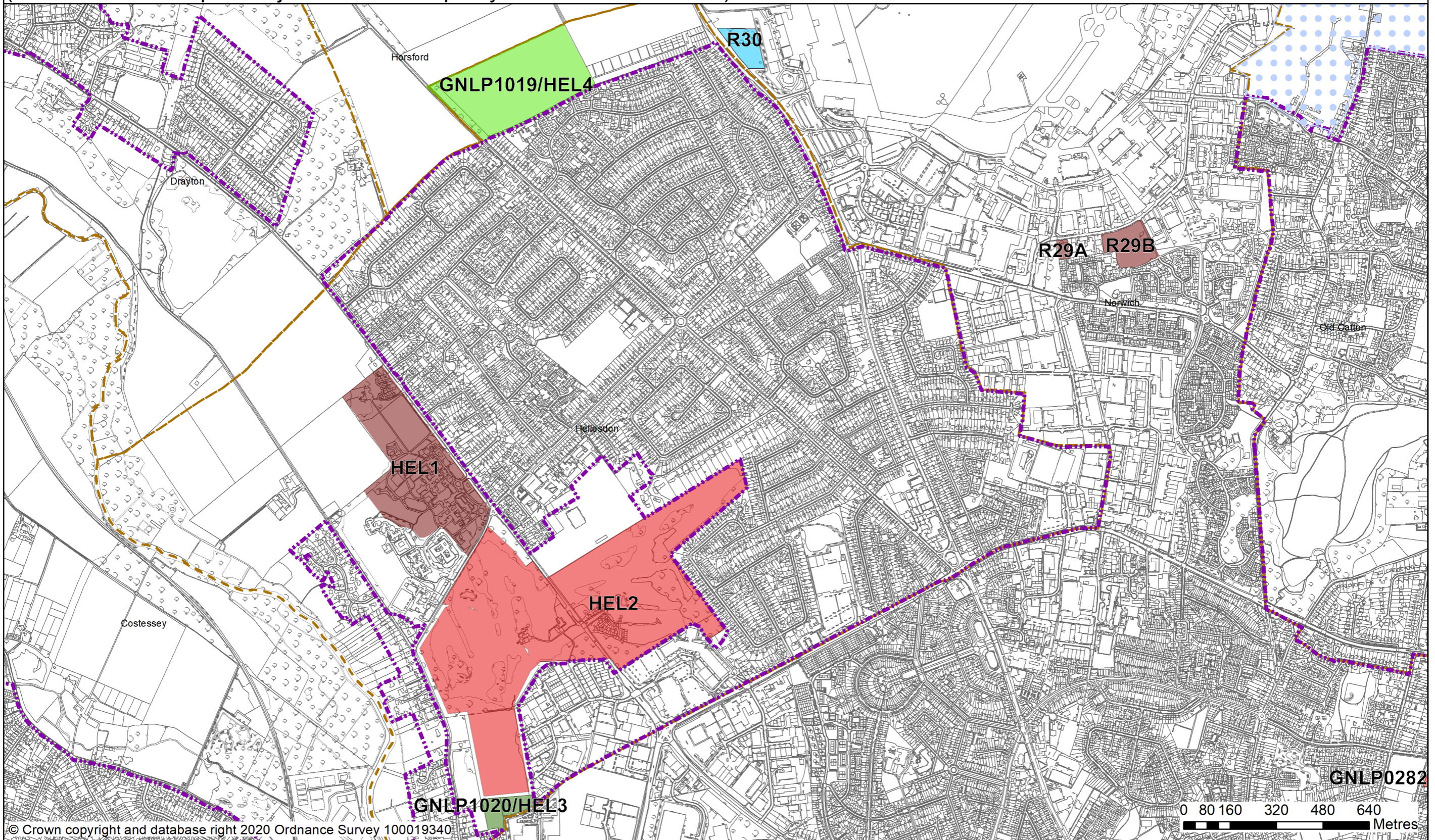
Modification to Hellesdon Settlement Map:

Amend map to reflect deletion of allocation HEL4/GNLP1019

HELLESDON

(Please use this map in conjunction with the policy text for this settlement)


GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



 Housing Allocation	 Employment Allocation	 Open Space/Leisure Amenity Allocation	 Settlement Boundary	 Parish Boundary	 Growth Triangle Area Action Plan Boundary
 Mixed Use Allocation	 Burial Ground Allocation				

Scale at A3:
1:12,050

Date: 12/11/2020



~~Existing allocations to be carried forward~~

POLICY HEL1: Land at Hospital Grounds, southwest of Drayton Road, Hellesdon

3.47 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is re-allocated for residential development ~~and has been considered in the calculation of the housing requirement.~~

3.47a The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology.

3.47b Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY HEL1

Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (~~approx.~~ 14.7 ha) is allocated for Mixed-Uses including residential and employment uses. The site will accommodate approximately 300 homes, and E(g) employment uses.

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

~~The development will be expected to address the following specific matters. The development will achieve the following site specific requirements:~~

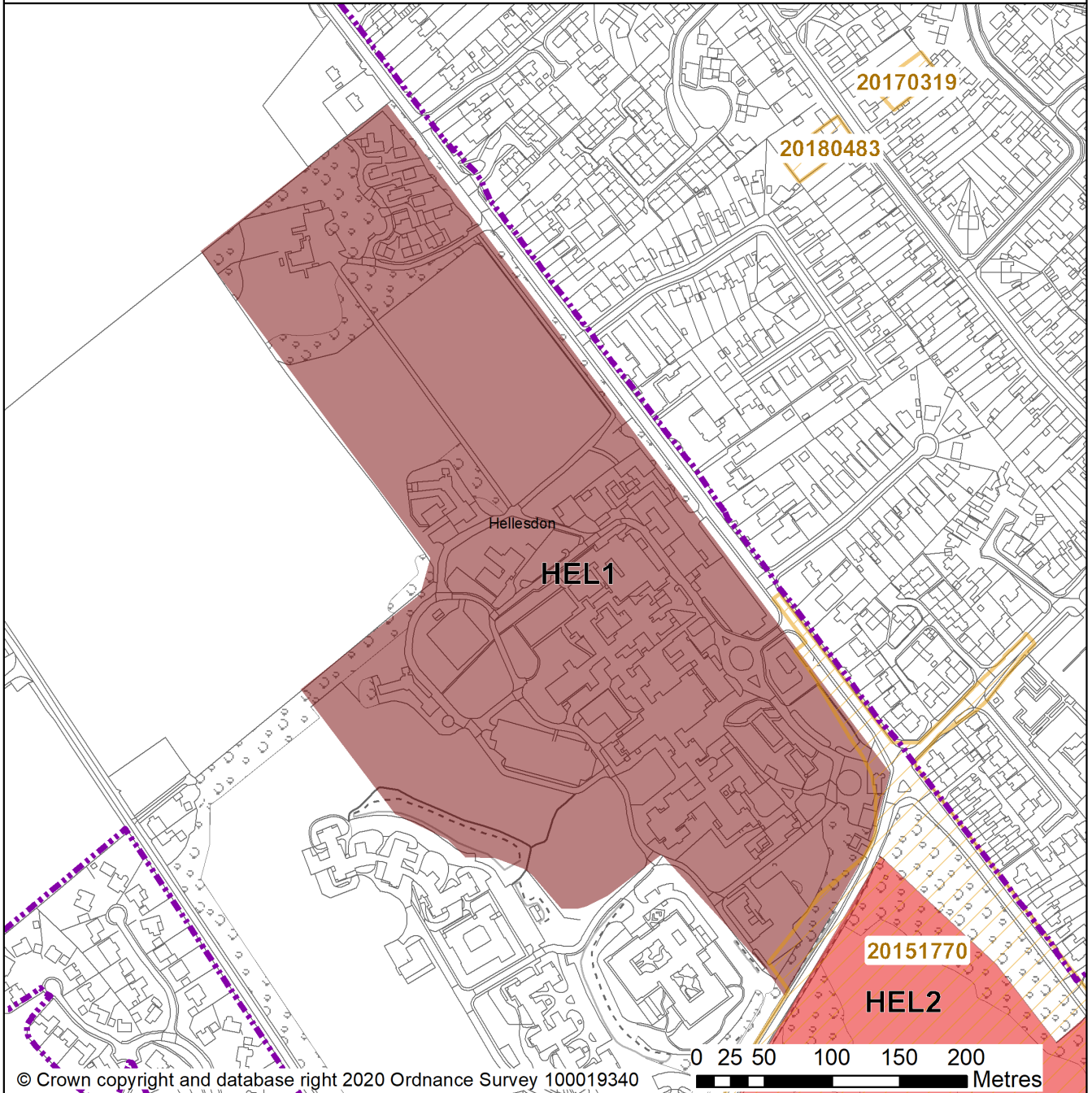
1. A small amount of E (g) employment uses (~~2020~~) will be considered appropriate e.g. converting existing buildings.
2. Vehicular access via Drayton High Road and Hospital Lane.
3. A pedestrian crossing is ~~likely to be~~ required on the A1067 Drayton High Road as are improvements to Middletons Lane / A1067 junction. Other off-site improvements to the highway ~~may will~~ also be necessary, ~~as required by the Highway Authority.~~
4. ~~The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology. An archaeological assessment will be required prior to development.~~ In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention.
5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.

~~6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL 1
LOCATION: Land at Hospital Grounds, southwest of Drayton Road
ALLOCATION: Residential & Employment, Approx. 300 dwellings
SITE AREA: 14.7 ha



Settlement Boundary

Housing Allocation

Parish Boundary

Commitment*

Mixed Use Allocation

Scale at A4:
1:4,000

N

Date: 30/10/2020

*new and extant permission at 1st April 2020

POLICY HEL2: Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon

The policy and supporting text for the land at the Royal Norwich Golf Club allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.48 This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been fully developed. It is expected that the complete development will take place within the time period of the new local plan up to 2038. The site is re-allocated for residential development and has been considered in the calculation of the housing requirement.~~

STRATEGIC ALLOCATION

POLICY HEL2

~~Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1 ha) is allocated for residential and open space uses. This will accommodate approximately 1,000 homes.~~

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

~~The development will be expected to address the following specific matters:~~

- ~~1. Improvements may be needed to existing traffic light-controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road.~~
- ~~2. Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.~~
- ~~3. The loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere.~~
- ~~4. The southwest corner of the site is within the HSE safeguarding zone associated with the chemical plant to the south of the site.~~
- ~~5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.~~
- ~~6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

Map moved to new Strategic Sites section

POLICY HEL3/GNLP1020: Land adjacent to the existing burial ground, north east of St Marys Church, Hellesdon

- 3.49 ~~This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising a need for more burial land in the future~~ This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place with the time period of this local plan up to 2038, recognising the need for more burial land in the future. Site GNLP1020 seeks to maintain this allocation for burial ground use in the new local plan to 2038.

POLICY HEL3/GNLP1020

Land adjacent to existing burial ground – north east of St Marys Church, Hellesdon (approx. 1.3 ha) is allocated for an extension to the existing burial ground.

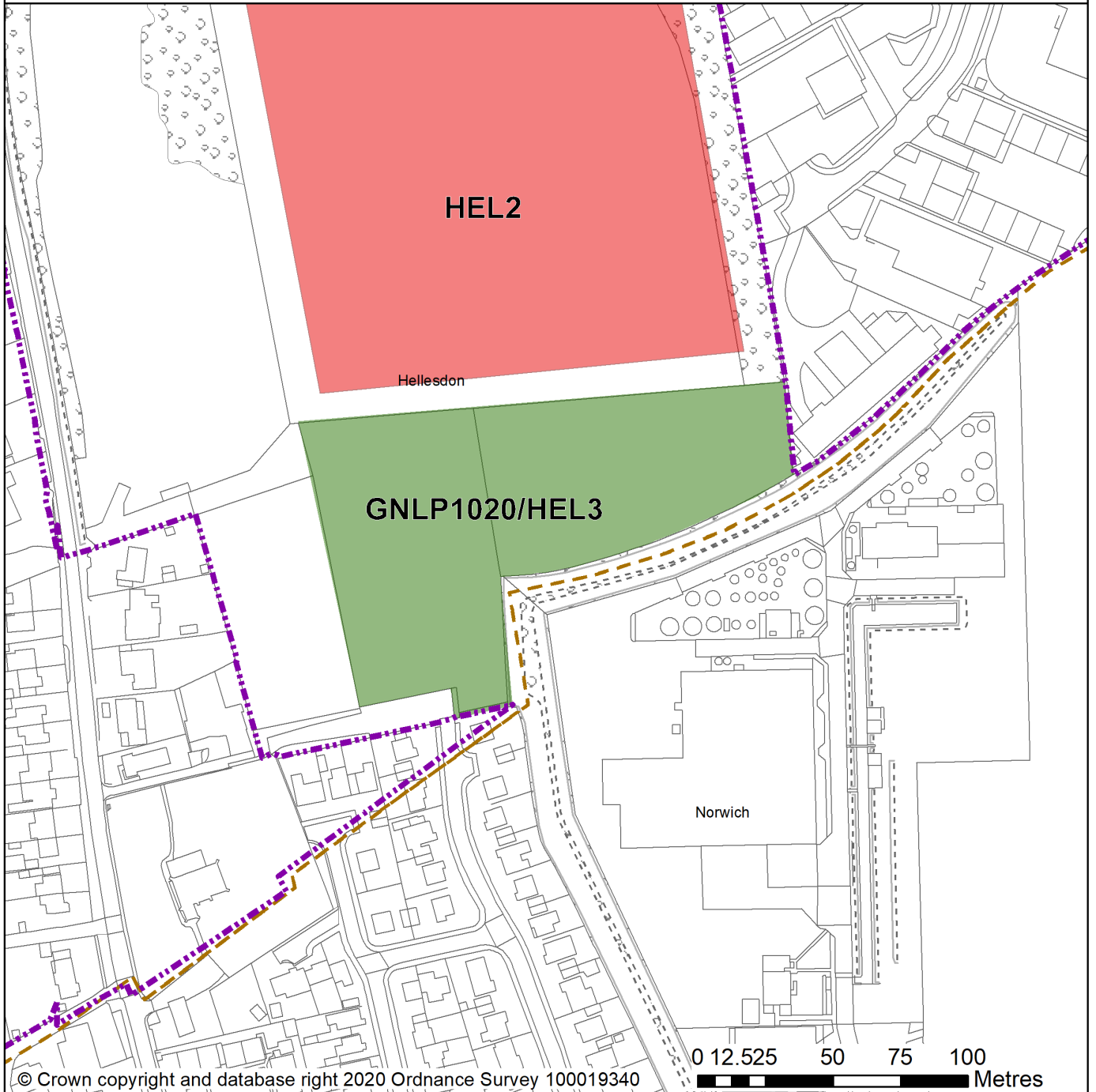
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:





1. Access via the existing cemetery.
2. The site falls within Source Protection Zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL3 / GNLP1020
LOCATION: Land adjacent to existing burial ground
ALLOCATION: Extension to existing burial ground
SITE AREA: 1.3 ha



-  Settlement Boundary
-  Parish Boundary
-  Housing Allocation
-  Burial Ground Allocation

Scale at A4:
1:2,000

N



Date: 30/10/2020

*new and extant permission at 1st April 2020

~~POLICY HEL4/GNLP1019: Land northeast of Reepham Road, Hellesdon~~

~~3.50 This site was allocated in the 2016 Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. Site GNLP1019 seeks to maintain this allocation for recreational open space in the new local plan to 2038.~~

POLICY HEL4/GNLP1019

Land northeast of Reepham Road, Hellesdon (approx. 11.9 ha) is allocated for recreational open space.

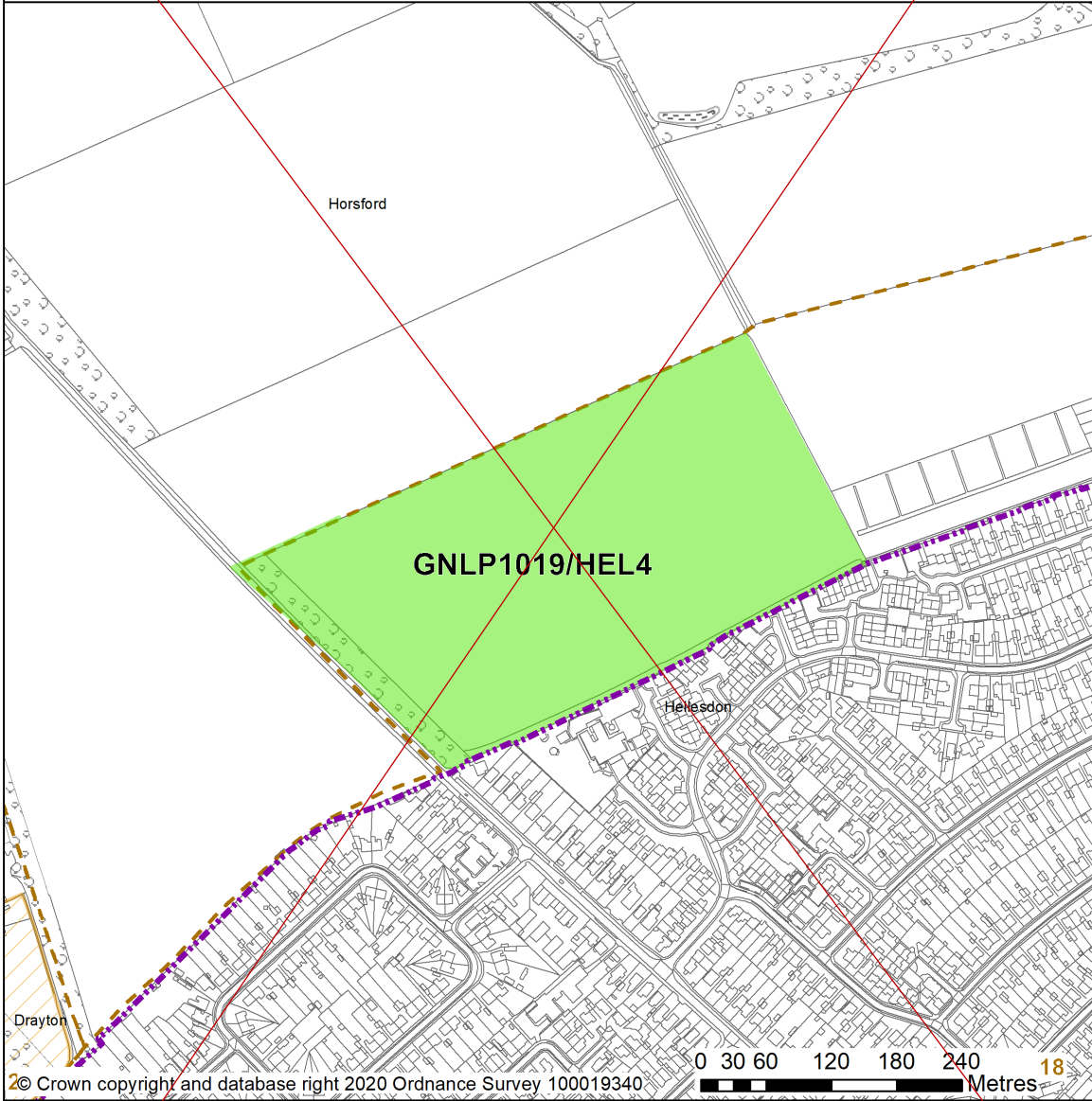
The development will be expected to address the following specific matters:

- ~~1. Access onto Reepham Road.~~
- ~~2. Off-site requirements may include a footway along the north-east side of Reepham Road, extended street lighting to a point 100m west of the entrance, and increased pedestrian access from surrounding areas.~~
- ~~3. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

HELLESDON

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HEL4/GNLP1019
LOCATION: Land north east of Reepham road
ALLOCATION: Recreational Open Space
SITE AREA: 11.9 ha

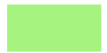


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0 30 60 120 180 240 Metres 18



Settlement Boundary



Open Space/Leisure Amenity Allocation



Commitment*



Parish Boundary

Scale at A4:
1:5,000

N



Date: 30/10/2020

*new and extant permission at 1st April 2020

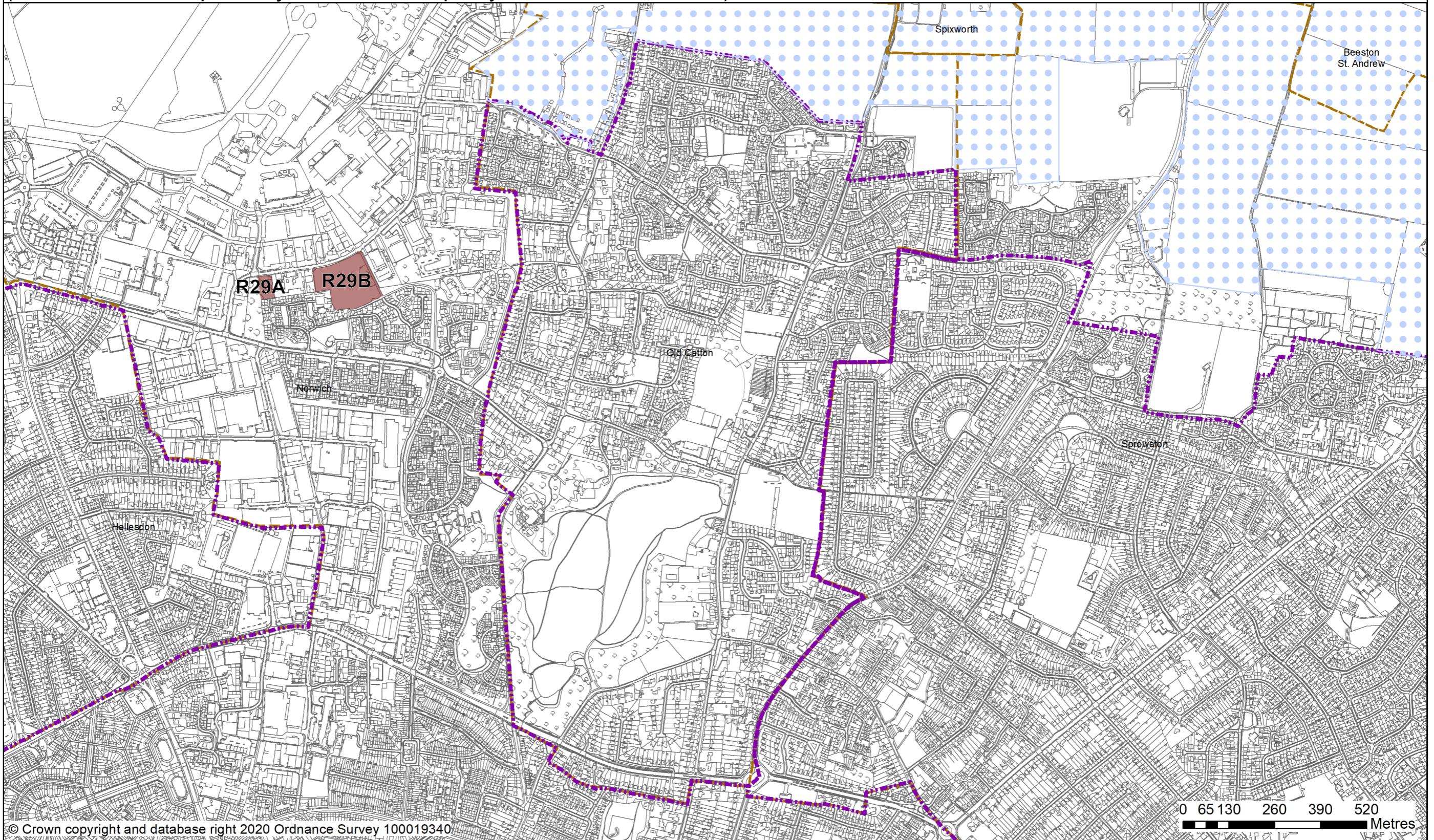
OLD CATTON

- 3.51 Old Catton is identified as an urban fringe parish in policy 7.1 and is within an area identified for significant development as part of the (OSRT) Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. Old Catton has had a Neighbourhood Plan in place since July 2016.
- 3.52 ~~There are no site allocations identified in Old Catton. There are also no carried forward allocations but a total of 16 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Old Catton of 16 homes between 2018—2038~~ 89 homes have been delivered in Old Catton between the base date of 1st April 2018 to 31st March 2022. There are no site allocations identified in Old Catton. There are also no carried forward allocations but a total existing commitment of 217 additional dwellings. This gives a total deliverable housing commitment for Old Catton of 360 homes between 2018-2038.

OLD CATTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Mixed Use Allocation Settlement Boundary Parish Boundary Growth Triangle Area Action Plan Boundary

Scale at A3:
1:9,900
Date: 15/12/2020

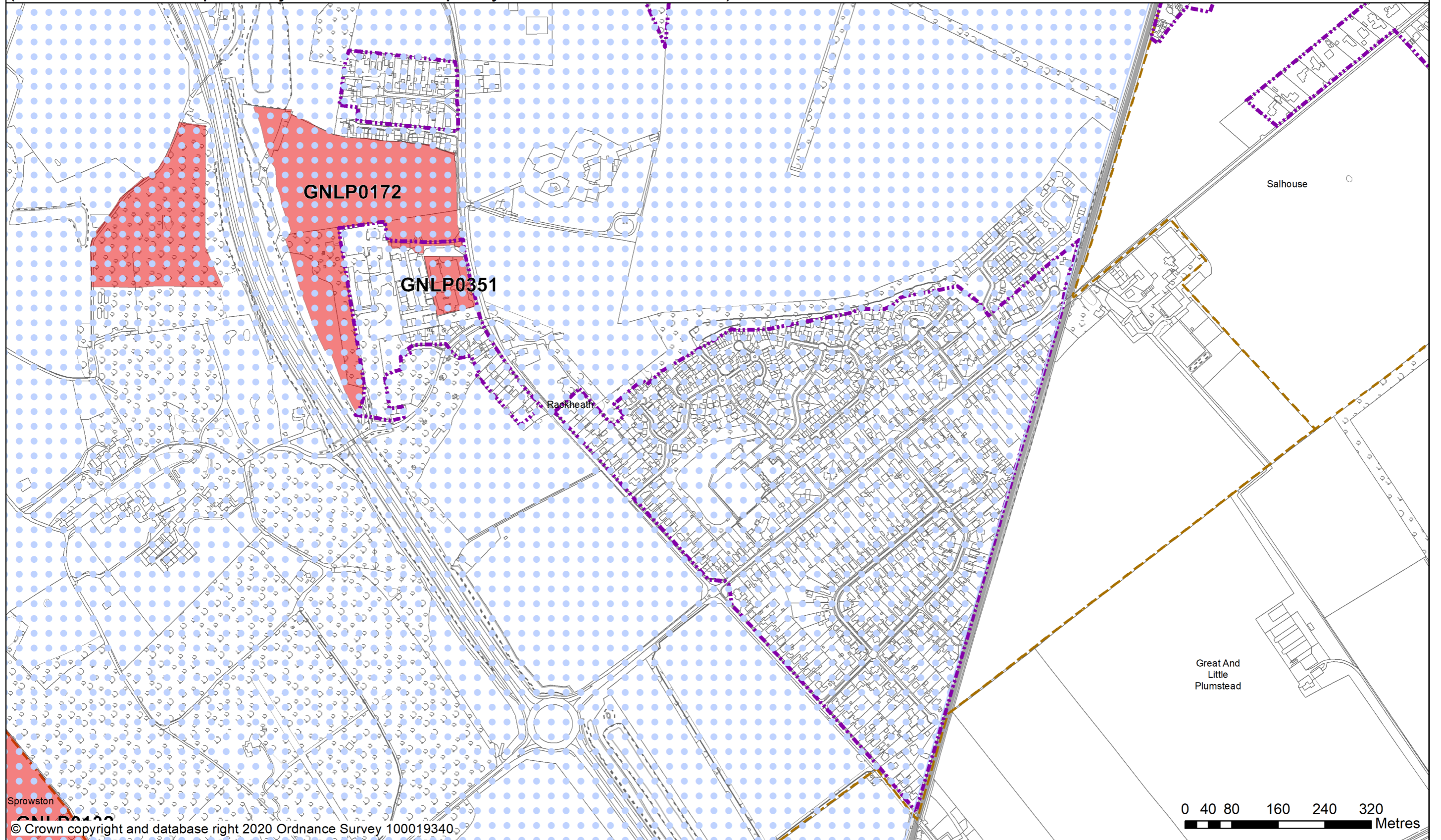
RACKHEATH

- 3.53 Rackheath is identified as an urban fringe parish in policy 7.1, and is within an area identified for significant development as part of the (OSRT) Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan. Existing major residential-led developments total approximately 3,500 homes. Currently, in form and character, Rackheath is a triangular shaped village consisting of 20th century housing that has mainly developed either side of the Salhouse Road. Current facilities in the village include a primary school, a local shop and post office, a pub and a village hall. There is also local employment opportunity stemming from Rackheath Industrial Estate that is located to the north-west of the village off Green Lane West. Further to the north the A1151 Wroxham Road runs through the parish. Also, a significant recent change, both in landscape setting and transport connectivity, is the opening of the A1270 Broadland Northway. The route of which divides the main part of the village from Rackheath Hall (and its parkland).
- 3.54 Rackheath Neighbourhood Plan was 'made' in July 2017 and covers the period to 2037. The vision for the Neighbourhood Plan is that by 2037 Rackheath will be a small attractive rural town with a village feel, developed in a way that is sensitive to its rural location and heritage. It will have a strong and vibrant resident community and thriving local businesses. There will be an excellent range of services and facilities with good connections within Rackheath and between other settlements. It will be a place where people want to live, work and get involved, now and for future generations.
- 3.55 ~~There are two site allocations identified in Rackheath for housing providing for approx. 220 new homes. There are two additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Rackheath of 222 homes between 2018—2038 in this plan~~ 116 homes have been delivered in Rackheath between the base date of 1st April 2018 to 31st March 2022. There are two site allocations identified in Rackheath for housing providing for approximately 220 new homes. There is an existing commitment of 504 dwellings. This gives a total deliverable housing commitment for Rackheath of 840 homes between 2018-2038 in this plan.
- 3.56 All ~~new and carried forward~~ allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

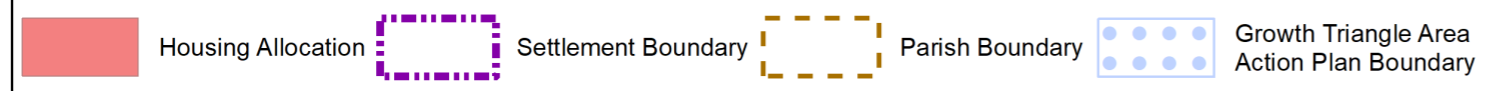
RACKHEATH

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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Scale at A3:
1:6,000
Date: 12/11/2020

New allocations

POLICY GNLP0172: Land to the west of Green Lane West, Rackheath

3.57 This site is promoted as two parcels of land bisected by the Broadland Northway (A1270). It is allocated for residential development limited to land to the east of the A1270. Land to the west is only suitable for open space as it is within the landscape buffer for the Broadland Northway and close to the historic gardens of Rackheath Hall, a grade II listed building.

3.57a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

POLICY GNLP0172

Land to the west of Green Lane West, Rackheath (~~Approx.~~ 11.44 ha) is allocated for residential development. This will accommodate approximately 205 homes.

~~More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.~~

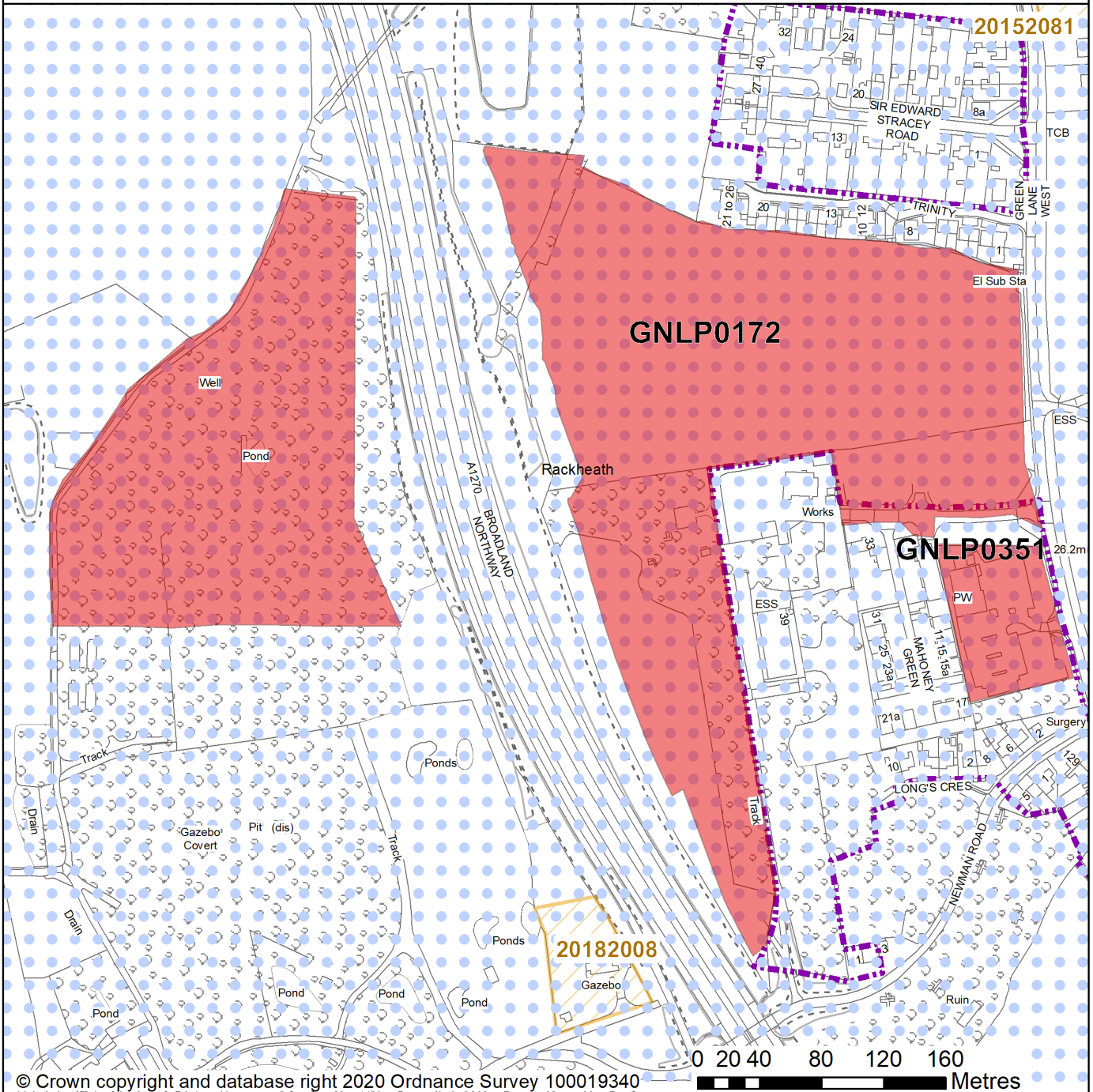
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. A suitable vehicular access onto Green Lane West that does not prevent access to the North Rackheath GT16 allocation.
2. Pedestrian and cycle connections provided between Green Lane West and Newman Road.
3. A design and layout that functions appropriately with other site allocations and policies in the Growth Triangle Area Action Plan.
4. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses, as well as the nearby Broadland Northway (A1270).
5. A design and layout that avoids adverse impact on views through the valley of Beck Brook.
6. Land to the west of the A1270 should only be used for open space to conserve and where opportunities arise enhance the significance of the grade II listed Rackheath Hall and bridge.
- ~~7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~

RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0172
 LOCATION: Land to the west of Green Lane
 ALLOCATION: Residential development (205 dwellings)
 SITE AREA: 11.44 ha



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0 20 40 80 120 160 Metres

- Housing Allocation
- Settlement Boundary
- Growth Triangle Area Action Plan Boundary
- Commitment*
- Parish Boundary

Scale at A4:
1:3,500



*new and extant permission at 1st April 2020

Date: 12/11/2020

POLICY GNLP0351: Land at Heathwood Gospel Hall, Green Lane West, Rackheath

- 3.58 This is a brownfield site within the existing settlement limit where development is acceptable in principle. Constraints on the site for residential development are relatively few, although some mitigation may be necessary due to the location of industrial buildings to the rear and the loss of employment land will need to be considered. The site is allocated subject to footpath connections and development being limited to the site frontage.
- 3.59 If the site were to be extended to be over 1ha in size then Norfolk Minerals and Waste Core Strategy Policy CS16 would apply as the site is underlain by sand and gravel and is within a minerals and waste consultation area.

POLICY GNLP0351

Land at Heathwood Gospel Hall, Green Lane West, Rackheath (~~approx.~~ 0.64ha) is allocated for residential development. This will accommodate **at least approximately 15 homes.**

~~More homes may be accommodated, subject to an acceptable design and layout being achieved.~~

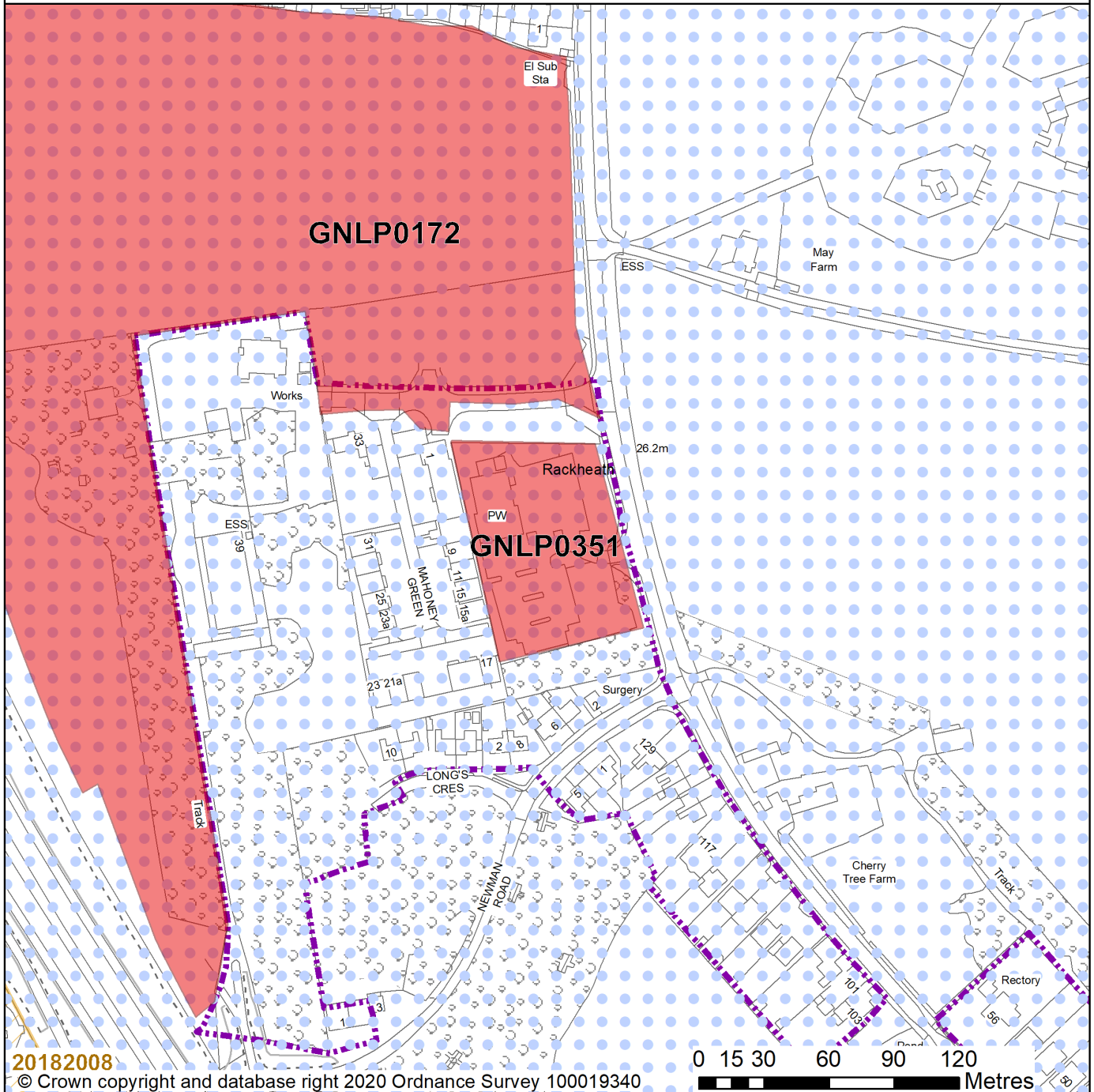
~~The development will be expected to address the following specific matters The development will achieve the following site specific requirements:~~

- ~~1. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required.~~

RACKHEATH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0351
 LOCATION: Land at Heathwood Gospel Hall
 ALLOCATION: Residential development (15 dwellings)
 SITE AREA: 0.64 ha



- Housing Allocation
- Settlement Boundary
- Commitment*
- Growth Triangle Area Action Plan Boundary
- Parish Boundary

Scale at A4:
1:2,500



*new and extant permission at 1st April 2020

Date: 12/11/2020

Existing allocations to be carried forward

3.60 High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the new local plan.

SPROWSTON

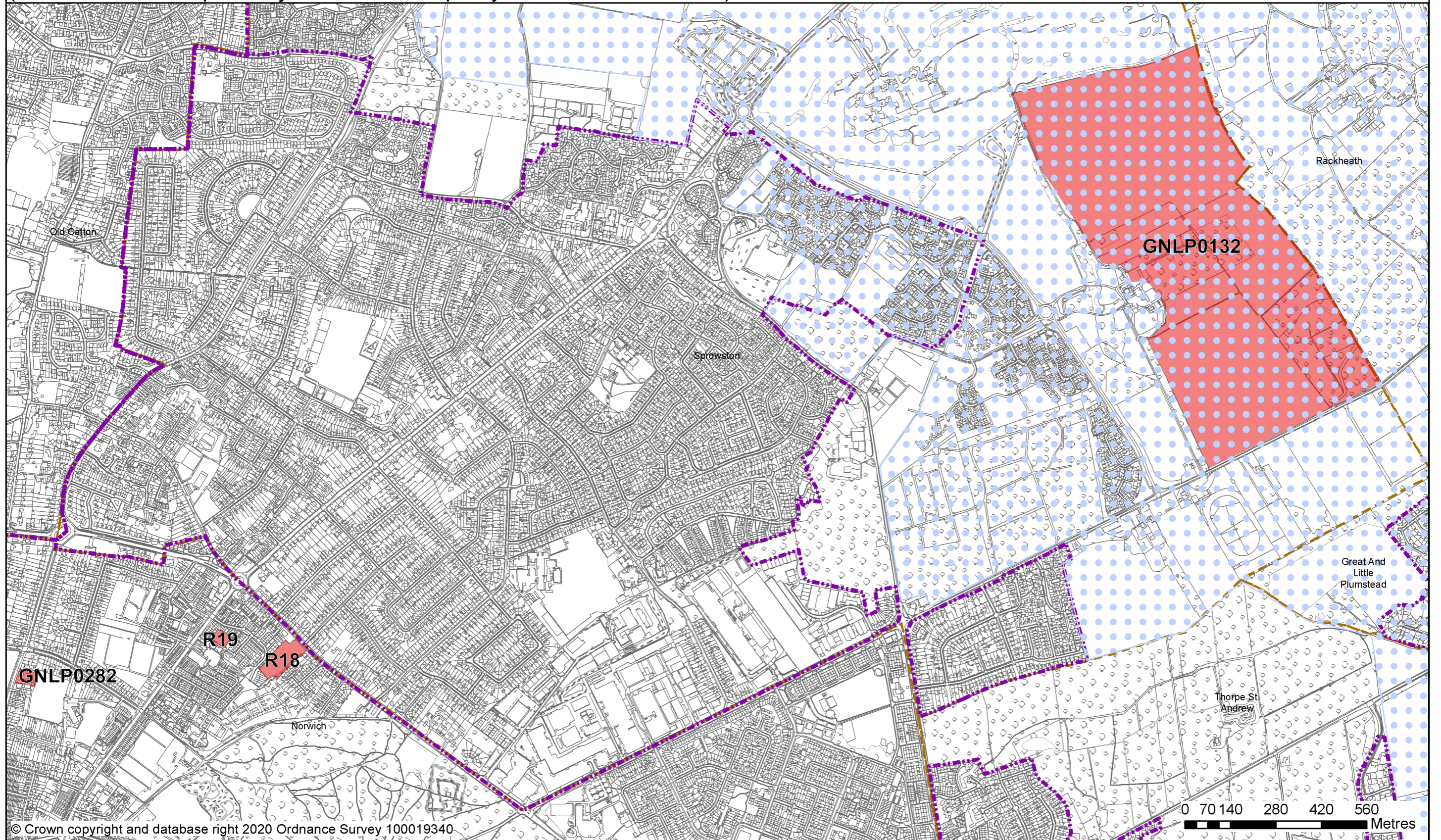
- 3.61 Sprowston is an urban fringe town under policy 7.1. Part of the settlement is within the (OSRT) Old Catton, Sprowston, Rackheath Thorpe St Andrew Growth Triangle Area Action Plan (AAP) boundary, and so it is set for continued development in coming years. The suburban character of the area mainly comprises 20th century semi-detached and detached properties often set in large plots with mature planting. The most significant historic building in Sprowston is the Grade I listed Church of St Mary and St Margaret. In recent decades there has been more estate-scale development but prior to that Sprowston grew along the radial routes out from Norwich. As to services and facilities, a focal point is the retail at Blue Boar, as well as smaller parades of shops, examples being along the Wroxham Road, and at Cannerby Lane. As to landscape features, there are several plantation woodlands, such as Cottage Plantation, Harrison's Plantation, Boar Plantation and the Breck. Sprowston Manor and its grounds, which are used as a hotel and golf course, also form a significant landscape feature. Amongst existing development commitments, several schemes are under construction in the vicinity of White House Farm, to the east of Blue Boar Lane. There is also the Beeston Park development of circa 3,500 homes that encompasses land from the A1151 Wroxham Road, crosses the B1150 North Walsham Road, and will join the Buxton Road (in the neighbouring parish of Old Catton).
- 3.62 The Sprowston Neighbourhood Plan was 'made' in May 2014 and covers the period to 2026. The vision for the Neighbourhood Plan is by 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people's needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.
- 3.63 ~~There is one site allocation for housing in Sprowston providing for 1,200 additional new homes. There are 26 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Sprowston of 1,246 homes between 2018—2038 in this plan. High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the GNLP—779 homes have been delivered in Sprowston between the base date of 1st April 2018 to 31st March 2022. There is one site allocation for housing in Sprowston providing for 1,200 additional new homes. There is an existing commitment of 4,468 dwellings. This gives a total deliverable housing commitment for Sprowston of 6,447 homes between 2018-2038 in this plan. High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the GNLP.~~
- 3.64 All allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements,

safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

SPROWSTON

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Growth Triangle Area Action Plan Boundary

Scale at A3:
1:10,750

N



Date: 28/10/2020

New allocation

POLICY GNLP0132: Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston

The policy and supporting text for the land off Blue Boar Lane/Salhouse Road, White House Farm allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.65 This is a large strategic scale greenfield site off Salhouse Road adjacent to a major existing allocation within the North East Growth Triangle AAP. There are no major constraints to make the site unsuitable for development, therefore the site is allocated subject to an acceptable masterplan incorporating the requirements set out in the policy below.~~

STRATEGIC ALLOCATION

POLICY GNLP0132

~~Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. An area of approximately 66.78 ha is allocated for residential development. The site is expected to accommodate approximately 1,200 homes, open space and a new high school~~

~~The arrangement and interrelationship of different land uses resulting from the development of the site will be established through a participative masterplanning process. The development of the site will be in accordance with the resulting masterplan, which shall be submitted as part of the planning application for the site.~~

~~The masterplan should clearly demonstrate how the development has been designed to respond to the particular characteristics of the site and to interact and function appropriately with adjacent development sites. The masterplan should demonstrate how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services, provision for private vehicles and green infrastructure.~~

~~Development will not be commenced until a phasing plan indicating the orderly sequence of development has been approved. The phasing plan will need to show how infrastructure (including green infrastructure) and services are to be co-ordinated with the development of the site.~~

~~The masterplan should include:~~

- ~~1. Vehicular, pedestrian and cycle access to the site via Salhouse Road and Atlantic Avenue.~~
- ~~2. A new link road from Salhouse Road to Atlantic Avenue which includes footway and cycleway provision.~~

- ~~3. The provision of a footway and cycleway along the southern boundary of the site adjacent to Salhouse Road, continuing provision delivered through the development of adjacent land.~~
- ~~4. Off-site improvements to the highway network as necessary to address the impact of development.~~
- ~~5. Up to 12 ha of the site should be safeguarded to incorporate a well-located High School. An off-site drop-off area for buses and coaches to serve the school should be incorporated as part of the highway infrastructure for the development. Community use of open space associated with the school should be facilitated.~~
- ~~6. Appropriate protection of, and mitigation for, impact on trees and woodland (established through an Arboricultural Impact Assessment). This should include safeguarding the ancient woodland of Bulmer Coppice and historic Rackheath parkland to the east of the site.~~
- ~~7. The delivery of Green Infrastructure to ensure connections between Harrisons Woodland Park and Bulmer Coppice/Rackheath Park~~
- ~~8. Provision of formal recreation in the form of sports pitches and children's' play space in accordance with the adopted policies of the development plan to be located adjacent to ancient woodland~~
- ~~9. An ecological assessment will be required to show how impacts on ecology, including Great Crested Newts, have been minimised and mitigated as part of the development of the site.~~
- ~~10. Appropriate remediation of any land contamination and/or localised made ground deposits, including those related to an historic gravel pit and landfill to the east of the site.~~
- ~~11. This site intersects watercourses so a WFD compliance assessment will be required for the watercourse receiving the runoff. A buffer of 20 m will need to be maintained between the watercourse and gardens and opportunities for riparian habitat restoration should be secured.~~
- ~~12. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

Map moved to new Strategic Sites section

Existing allocations to be carried forward

3.66 High amounts of existing development commitment remain, as the allocations identified in the (OSRT) Growth Triangle Area Action Plan will not be superseded by the GNLP.

TAVERHAM (including Ringland)

- 3.67 Taverham is identified as a fringe parish in policy 7.1. There is a good range of services in the parish including a library and recreation facilities on Sandy Lane; some retail and a pub along the Fakenham Road and Taverham High School on Beech Avenue. ~~Planning permission exists for a~~ [A](#) new supermarket and other retail on Fir Covert Road to complement the existing garden centre [have recently been completed](#). The A1067 Fakenham Road offers good public transport connections to Norwich, and to the north the A1270 Broadland Northway has improved transport connectivity more generally. In terms of the built form and landscape setting of Taverham there are significant blocks of woodland across the parish. The Marriott's Way, the former railway (and now long-distance footpath), takes a north-west to south-east direction, through the parish, defining the landscape, and dividing Taverham from Drayton on its eastern boundary. Of ecological importance, the River Wensum has the status of a Special Area of Conservation (SAC), and also marks Taverham's western and southern boundaries. A neighbourhood plan for Taverham ~~is ready for referendum (at the time of writing)~~ [was made in July 2021 and covers the period up to 2040](#).
- 3.68 The parish of Ringland is on the western side of the River Wensum valley and in contrast to Taverham the parish is rural. The settlement of [Ringwood](#) [Ringland](#) is small, consisting of mainly ribbon development along The Street. Facilities are limited, but include parish rooms and a pub. As well as farmland there are several large blocks of woodland, a number of County Wildlife Sites, and an area of Ancient Woodland (Jennis Wood).
- ~~3.69 There are two site allocations proposed in Taverham providing for 1,417 new homes as well as additional facilities such as, a new school and a local centre offering a medical clinic as well as, protection to the Marriott's Way. There are no carried forward allocations but a total of 121 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 1,538 homes between 2018—2038 67 homes have been delivered in Taverham between the base date of 1st April 2018 to 31st March 2022. There are two site allocations proposed in Taverham providing for 1,425 new homes as well as additional facilities such as; a new school and a local centre offering a medical clinic as well as, protection to the Marriotts Way. There are no carried forward allocations but a total of 59 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of 1,551 homes between 2018-2038.~~
- 3.70 There are no sites allocations Ringland, no carried forward allocations and one dwelling with planning permission.
- 3.71 All [site](#)-allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include

mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Map update:

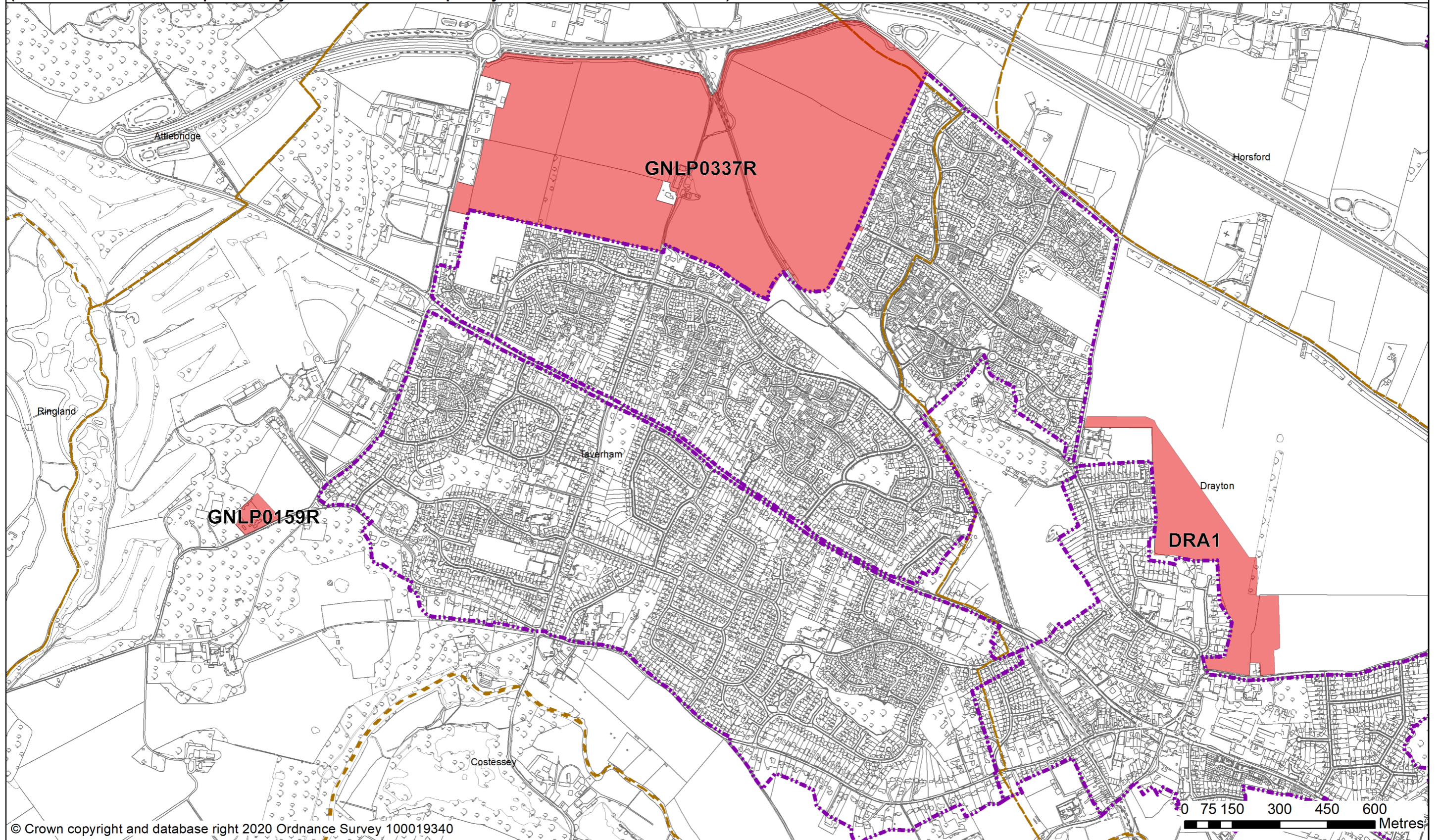
Modifications to the Taverham Settlement Map:

Amend the map to reflect amended boundary to sites GNLP0159R and GNLP0337R

TAVERHAM

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A3:
1:11,000

N



Date: 28/10/2020

New allocations

POLICY GNLP0337R: Land between Fir Covert Road and Reepham Road, Taverham

The policy and supporting text for the land between Fir Covert Road and Reepham Road allocation can be found in the strategic sites section at the beginning of the Sites Plan.

~~3.72 This is a strategic scale site well related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide a local centre, community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road.~~

STRATEGIC ALLOCATION

POLICY GNLP0337R

~~Land between Fir Covert Road and Reepham Road, Taverham (81.69ha) is allocated for residential development. The site will accommodate at least 1,400 homes including specialist care housing and older persons housing units, associated public open space, local centre, primary school and local medical centre.~~

~~More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.~~

~~The development will be expected to address the following specific matters:~~

- ~~1. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.~~
- ~~2. Provision of on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.~~
- ~~3. 2ha safeguarded for provision of primary school.~~
- ~~4. Land safeguarded for provision of medical care facility.~~
- ~~5. A local centre at the heart of the development, easily accessible to surrounding residential areas~~

~~The masterplan should demonstrate:~~

- ~~6. Detailed arrangements for access (vehicular and pedestrian) such as from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue.~~
- ~~7. The distribution of land uses across the site. The school and medical care facility should be centrally located on the site.~~
- ~~8. Off-site improvements to the highway network which may include provision of a new roundabout on Reepham Road, and Fir Covert Road including proposed link road.~~
- ~~9. No adverse effect on the operation of the water treatment works.~~
- ~~10. Safeguarding landscape enhancements and buffer of the Marriott's Way.~~

- ~~11. The approach to phasing of development across the site.~~
- ~~12. Provision of a significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity.~~
- ~~13. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.~~
- ~~14. Submission of an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site.~~
- ~~15. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.~~
- ~~16. Mitigation of surface water flooding onsite.~~
- ~~17. Approach to infrastructure delivery on and off site.~~
- ~~18. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~

Map moved to new Strategic Sites section

POLICY GNLP0159R: Land off Beech Avenue, Taverham

3.73 This site off Beech Avenue is allocated with access via the adjacent site with planning permission (20191065) under the same land ownership. ~~The total area allocated reflects the mature trees on site as well as other buildings shown on the site map below.~~ The Site is currently under consideration (planning application 20211698) for twenty-five dwellings on the same boundary as the allocation.

3.73a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

POLICY GNLP0159R

Land off Beech Avenue, Taverham (0.97 2.00 ha) is allocated for residential development. The site will accommodate ~~up to 12~~ approximately 25 dwellings.

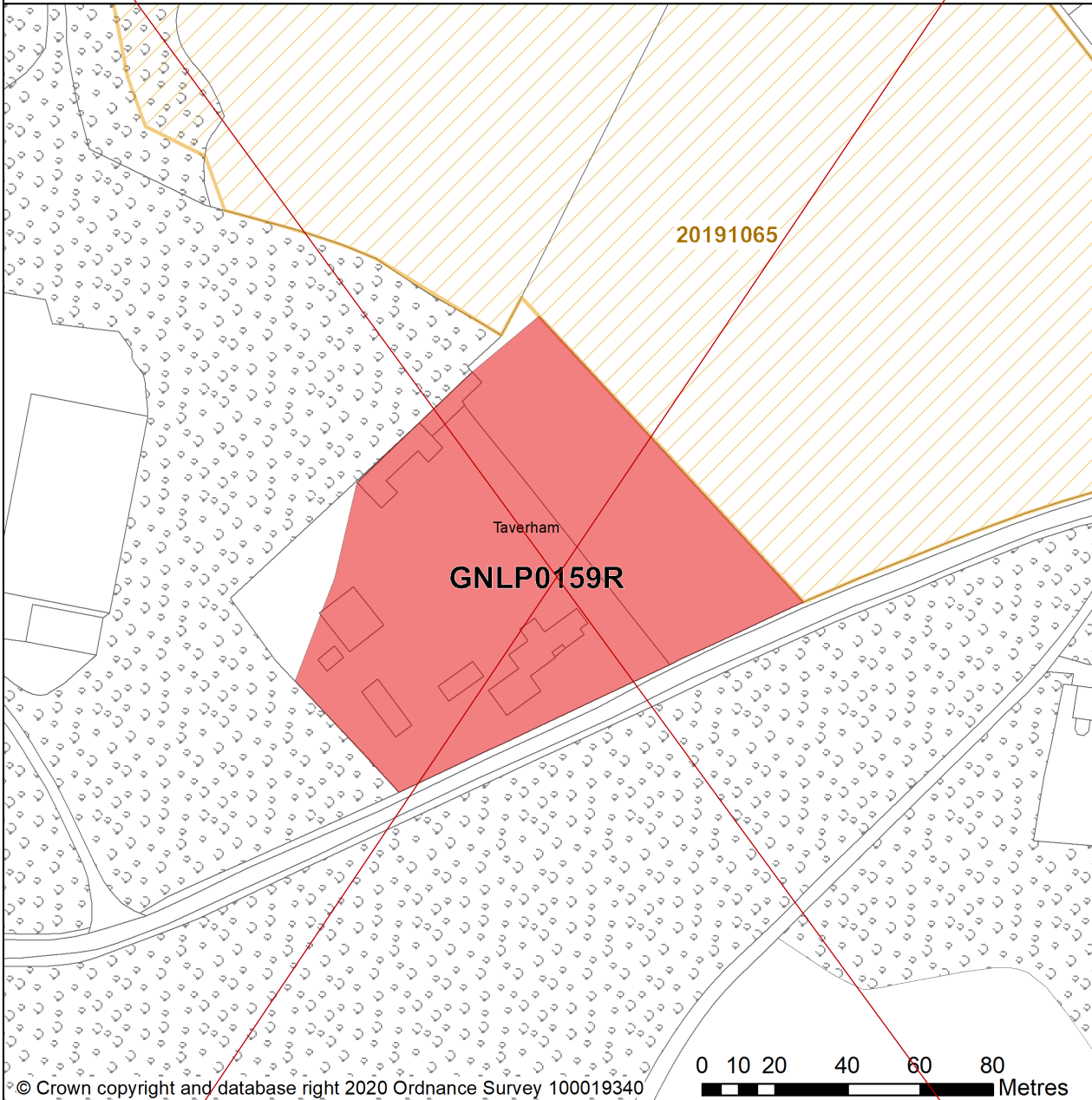
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Vehicular and pedestrian access through the site to the east.
2. Mitigation for impact on trees and woodland (established through an Arboricultural Impact Assessment).
3. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
- ~~4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration~~

TAVERHAM

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL159R
LOCATION: Land off Beech Avenue
ALLOCATION: Residential development (12 dwellings)
SITE AREA: 0.97 ha



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0 10 20 40 60 80 Metres

 Housing Allocation

 Parish Boundary

 Commitment*

Scale at A4:
1:1,500

N



Date: 30/10/2020

*new and extant permission at 1st April 2020

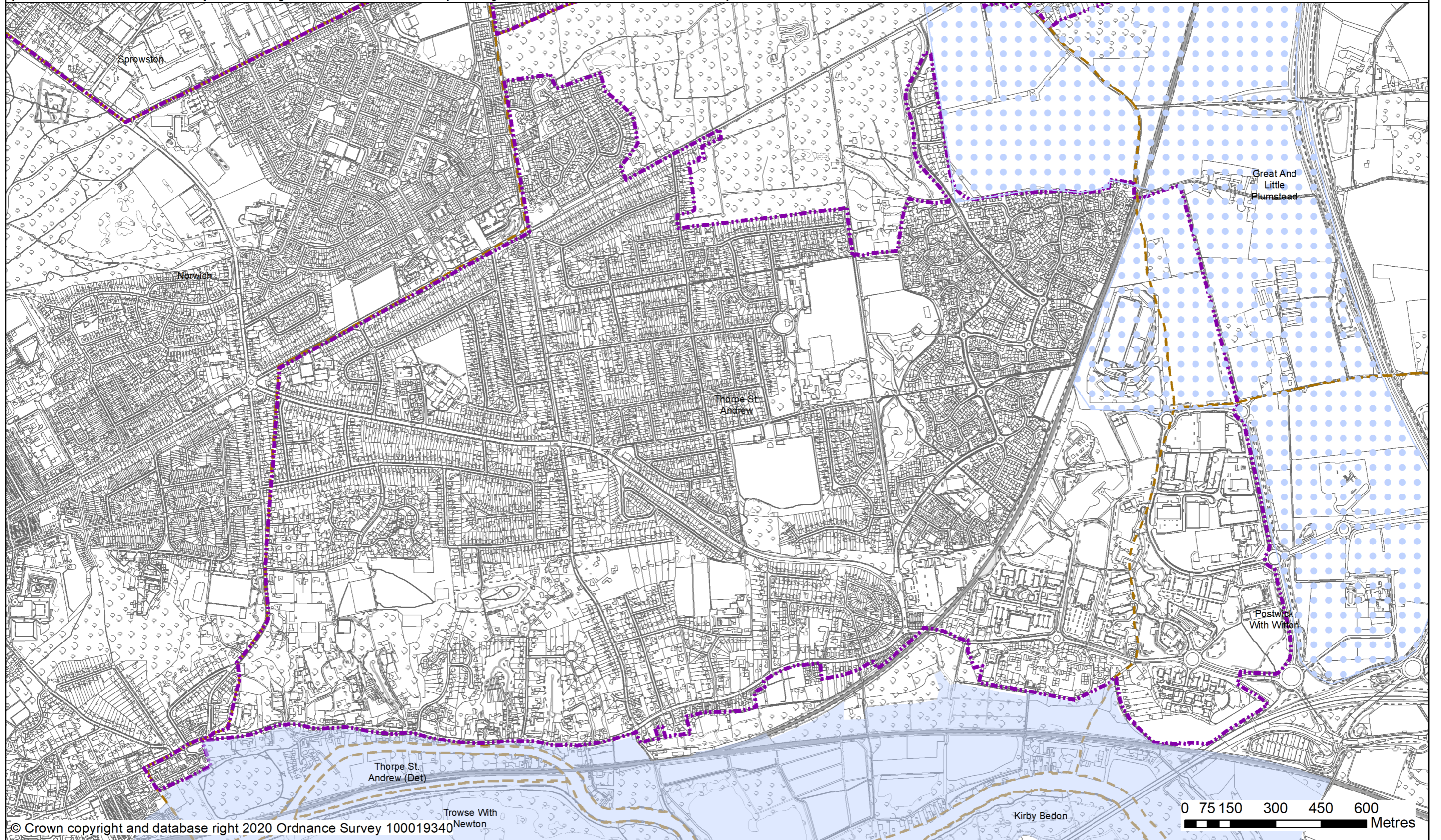
THORPE ST ANDREW

- 3.74 Thorpe St Andrew is an urban fringe parish under policy 7.1 and is within an area identified for significant development as part of the (ORST) Old Catton, Racktheath, Sprowston, Thorpe St Andrew Growth Triangle Area Action Plan which will not be superseded by this plan. The suburban character of Thorpe St Andrew comprises mainly 20th Century semi-detached and detached properties often set in large plots with mature planting. The Thorpe St Andrew Conservation Area extends northwards from the River Yare up the valley side to the top of Thorpe Ridge.
- 3.75 Thorpe St Andrew also benefits from a good range of services and facilities, principally based around the district centre at Pound Lane that is anchored by a Sainsbury supermarket. There is primary school provision within the town council area and Thorpe St Andrew High School has approximately 1,700 students, including a sixth form. Historically, Thorpe St Andrew developed along the Yarmouth Road parallel to the north bank of the River Yare. Historic listed buildings line the Yarmouth Road, including the Grade II* Thorpe Hall and ~~the ruins to~~ the Church of St Andrew [and its ruins](#).
- 3.76 Thorpe St Andrews has Draft Neighbourhood Plan in progress at the time of writing but this has not been made.
- 3.77 ~~There are no site allocations identified in Thorpe St Andrew. There are no carried forward allocations but a total of 386 additional dwellings with planning permission. This gives a total deliverable housing commitment for Thorpe St Andrew of 386 homes between 2018—2038 in the GNLP. 22 homes have been delivered in Thorpe St Andrew between the base date of 1st April 2018 to 31st March 2022. There are no site allocations identified in Thorpe St Andrew. There is an existing commitment of 1,253 dwellings in Thorpe St Andrew. This gives a total deliverable housing commitment for Thorpe St Andrew of 1,275 homes between 2018-2038 in the GNLP.~~

THORPE ST ANDREW


(Please use this map in conjunction with the policy text for this settlement)


GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Settlement Boundary

 Parish Boundary

 Broads Authority Area

 Growth Triangle Area Action Plan Boundary

Scale at A3:
1:11,500

N



Date: 28/10/2020

~~Existing allocations to be carried forward~~

3.78 Thorpe St Andrew is covered by the (OSRT) Growth Triangle Area Action Plan (AAP) which will not be superseded by this plan.

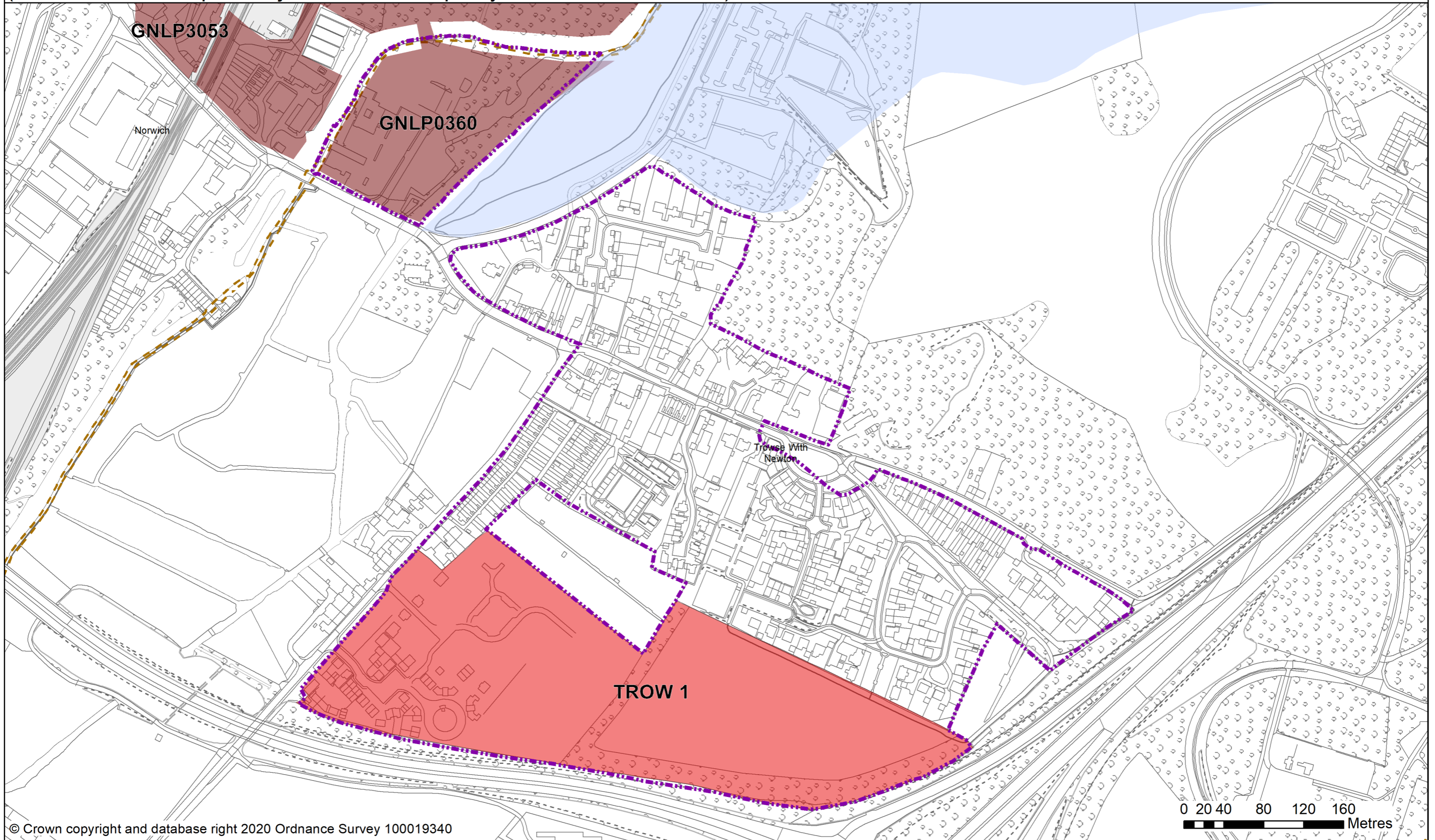
TROWSE (Including non-residential at Bixley and Whitlingham)

- 3.79 Trowse and Newton is identified as urban fringe parish under policy 7.1. Facilities in the village include a primary school, a small convenience store, two pubs, and a community building. Trowse village enjoys the benefits of being next to Whitlingham Country Park and close to employment opportunities within Norwich City.
- 3.80 There are various historic buildings, the most notable being the Grade I Church of St Andrew. An important part of the village's history is its connection to the Colman's family. Trowse is an example of a model village and that history is still evident in the workers' terraced cottages. There are existing allocations and planning permissions in place for development in Trowse, which includes ~~plans to construct~~ a 210-pupil primary school. In addition, part of the Deal Ground site (former industrial land) falls within the Trowse parish boundary, with the majority in Norwich City Council's boundary. A Neighbourhood Plan Area was submitted in November 2019.
- 3.81 ~~There are no site allocations identified in Trowse. However, there is one carried forward allocation providing for 181 new homes. This gives a total deliverable housing commitment for Trowse of 181 homes between 2018—2038 91 homes have been delivered in Trowse between the base date of 1st April 2018 to 31st March 2022. There are no new site allocation identified in Trowse. However, there is one carried forward allocation which has consent and is in the process of being delivered. 90 new homes remain extant on this site. There is extant consent for 90 homes on the Deal Ground and Former May Gurney Site which forms part of the East Norwich Strategic Regeneration area. This gives a total deliverable housing commitment for Trowse of 271 homes between 2018-2038.~~
- 3.82 All [site](#) allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.






TROWSE

(Please use this map in conjunction with the policy text for this settlement)

GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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-  Housing Allocation
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary
-  Broads Authority Area

Scale at A3:
1:3,500

Date: 05/11/2020

Existing allocation to be carried forward

POLICY TROW 1: Land on White Horse Lane and to the rear of Charolais Close & Devon Way

3.83 This site comprises a first phase including a total of 98 dwellings and a primary school ~~which are under construction~~. The primary school was delivered in 2020 and this phase of housing is nearing completion in 2022/23. The second phase of development ~~is pending completion of the Section 106 agreement at the time of writing and which has detailed consent and has commenced on site in 2023~~ comprises 83 dwellings and 0.4ha of land set aside to facilitate expansion of the primary school site.

3.84 The principle of development on the site has already been accepted and it is expected that the development will be completed within the time-period of this local plan to 2038. As an existing allocation it has been considered in the calculation of the housing requirement for 181 homes.

3.84a Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

POLICY TROW 1

Land on White Horse Lane and to the rear of Charolais Close & Devon Way (~~approx.~~ 9.37 ha) is allocated for residential development with new primary school. This will accommodate approximately 181 new homes.

~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

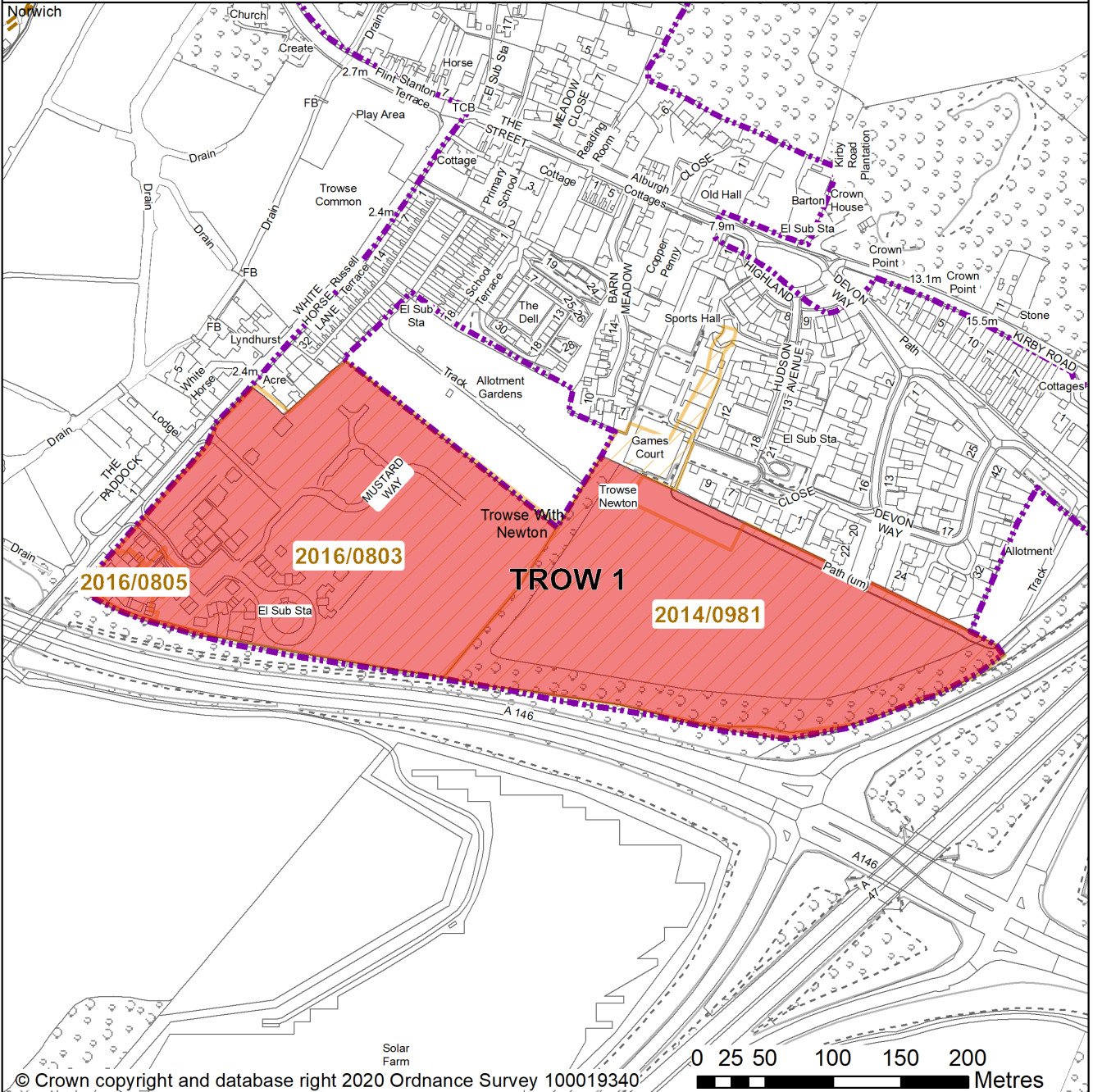
- ~~1. Development of the site to be masterplanned to provide a cohesive development.~~
- ~~2. 1. Development will~~ The need to conserve, and where opportunities arise, enhance the significance of the Trowse Conservation Area. Development will need to be sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage.
- ~~3. 2.~~ Provision of a site of at least 1.4 hectares for a new primary school within the site.
- ~~4. 3.~~ Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.

- ~~5.~~ 4. Primary vehicular access from White Horse Lane with some very limited access from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the Conservation Area.
- ~~6.~~ 5. Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
- ~~7.~~ 6. An extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre.
- ~~8.~~ 7. The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
- ~~9.~~ 8. Anglian Water advice regarding foul sewerage capacity.
- ~~10.~~ Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

TROWSE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: TROW1
 LOCATION: Land at White Horse Lane
 ALLOCATION: Residential development
 SITE AREA: 9.37 ha



- Housing Allocation
- Commitment*
- Settlement Boundary
- Parish Boundary

Scale at A4:
1:4,000



*new and extant permission at 1st April 2020

Date: 05/11/2020