

## 4. Main Towns

- Aylsham (clustered with Blickling, Burgh & Tuttington and Oulton)
- Diss, including part of Roydon
- Redenhall with Harleston
- Hethel Strategic Employment
- Long Stratton, including parts of Tharston
- Wymondham

~~(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/>)~~

## AYLSHAM (including Blicking, Burgh & Tuttington and Oulton)

4.1 Aylsham is classified as a Main Town under policy 7.2. The estimated population at mid-2019 for Aylsham ward, which also includes the nearby village of Marsham, was 8,567 people.

### Homes in Aylsham

Homes at <a href="#">2020-2022</a>	Completed units 1 April 2018 to 31 March <a href="#">2020</a> <a href="#">2022</a>	Local Plan Allocations remaining at 1 April <a href="#">2020</a> <a href="#">2022</a>	Other Planning Permissions at 1 April <a href="#">2020</a>	New Allocations
<a href="#">3,612</a> <a href="#">3,635</a>	<a href="#">174</a> <a href="#">210</a>	0	<a href="#">58</a> <a href="#">36</a>	GNLP0311/0595/2060 = 250  GNLP0596R = 300
(Parish of Aylsham)				

4.2 At the heart of the town is the Market Place that is well-known for its weekly [Monday and Friday markets](#), and regular [monthly](#) Farmers' markets. Important streets, for historic buildings and for trade in Aylsham, include Hungate Street, Penfold Street, and Red Lion Street. The extensive conservation area in Aylsham stretches from the Manor House on Norwich Road to Millgate at the north; but, also to the north-west of the town, the Blicking conservation area extends southwards to the north-west edge of the town. As to landscape matters, the River Bure flows to the north and around to the south-east of the town. To the south and east of the town, the B1145 Cawston Road and A140 Cromer Road are also important in defining the built edges of Aylsham. In terms of current development, both the Woodgate Farm scheme at the west of the town and the Bure Meadows scheme near the High School are well-advanced.

4.3 Aylsham Neighbourhood Plan was 'made' in July 2019 and covers the period to 2038. The vision for the Aylsham Neighbourhood Plan states that 'the market town of Aylsham is renowned for its individuality and historical importance. It is vital that these are protected whilst promoting its unique character, excellent location and strong sense of community.' The Plan seeks to do this through a series of objectives and policies that shape development within the neighbourhood area. The plan contains policies based on themes around housing, environment, economy, recreation and infrastructure.

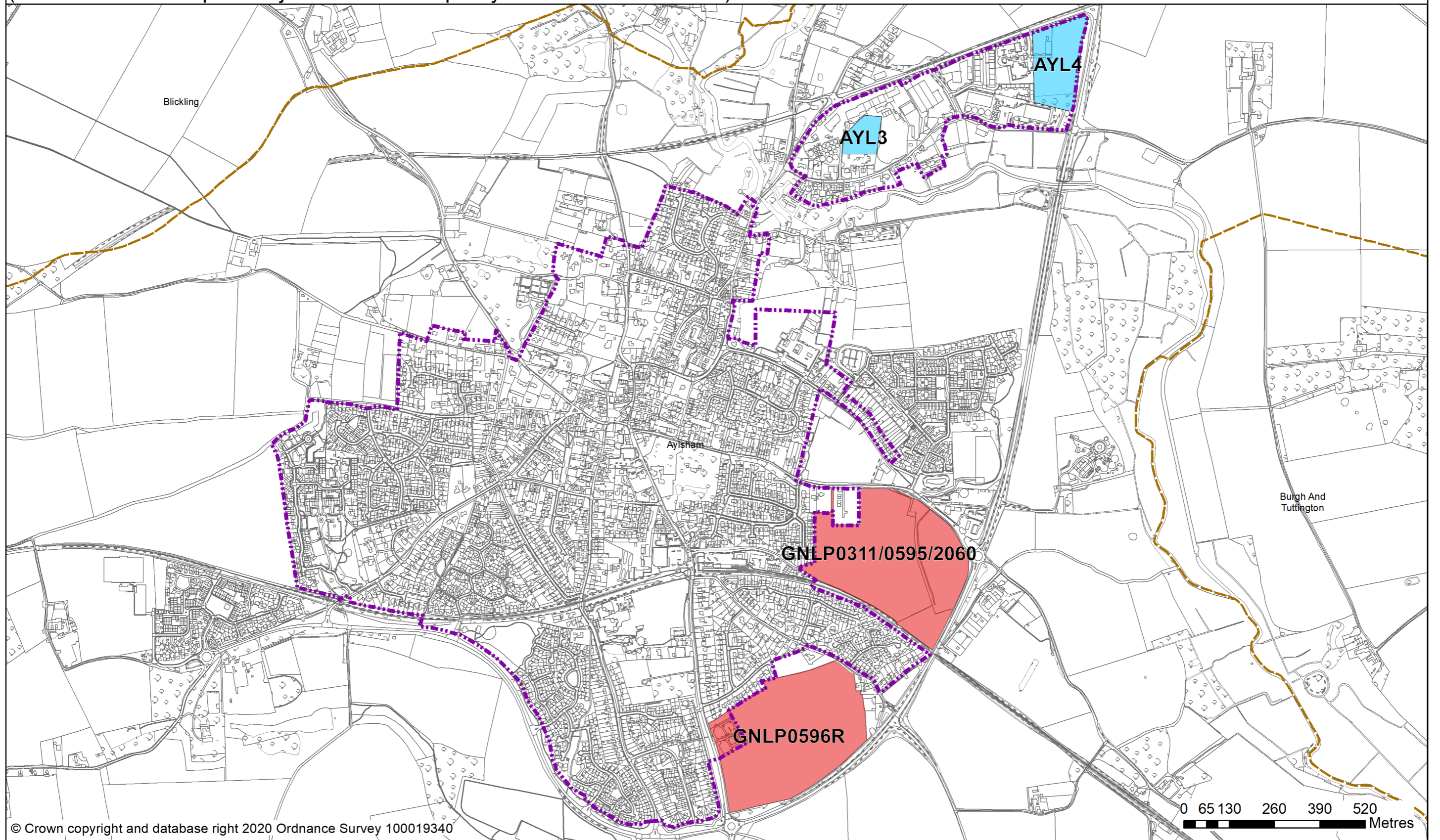
4.4 The GNLP allocates two sites in Aylsham providing for 550 new homes including a 90 bed care unit/extra care housing and a new primary school. Two existing allocations for employment are also carried forward for employment at the Dunkirk Industrial Estate. Each of these allocations are expected to address standard site specific 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.

- 4.5 ~~There are two new allocations for a total of 550 homes. There are no carried forward allocations but a total of 229 additional dwellings with planning permission (171 units completed 1 April 2018 to 31 March 2020, 58 units with extant consent at 1 April 2020). This gives a total deliverable housing commitment for Aylsham of 779 homes between 2018-2038. 210 homes have been delivered in Aylsham between the base date of 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022. There are two new allocations for a total of 550 homes. There are no carried forward allocations but a total of 36 additional dwellings with planning permission. This gives a total deliverable housing commitment for Aylsham of 779 homes between 2018-2038.~~

# AYLSHAM

(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

 Settlement Boundary

 Parish Boundary

Scale at A3:  
1:10,000  
Date: 11/11/2020

## New allocations

### **POLICY GNLP0311, 0595 and 2060: Land south of Burgh Road and west of the A140, Aylsham**

- 4.6 This site is located to the south-east of the town centre and is well-related to the high school. Two points of access are required from Burgh Road, plus various pedestrian footway improvements to aid connectivity into the nearby existing developments. The allocation also secures land for future education provision. Development offers opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140 and improvements alongside the Bure Valley Walk. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal. There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site. These should be taken into account in the design of development including safeguarding suitable access for maintenance.

#### **POLICY GNLP0311, 0595 and 2060**

**Land south of Burgh Road and west of the A140, Aylsham (approx. 12.86 ha) is allocated for residential development. The site is to accommodate approximately 250 homes, and new primary school.**

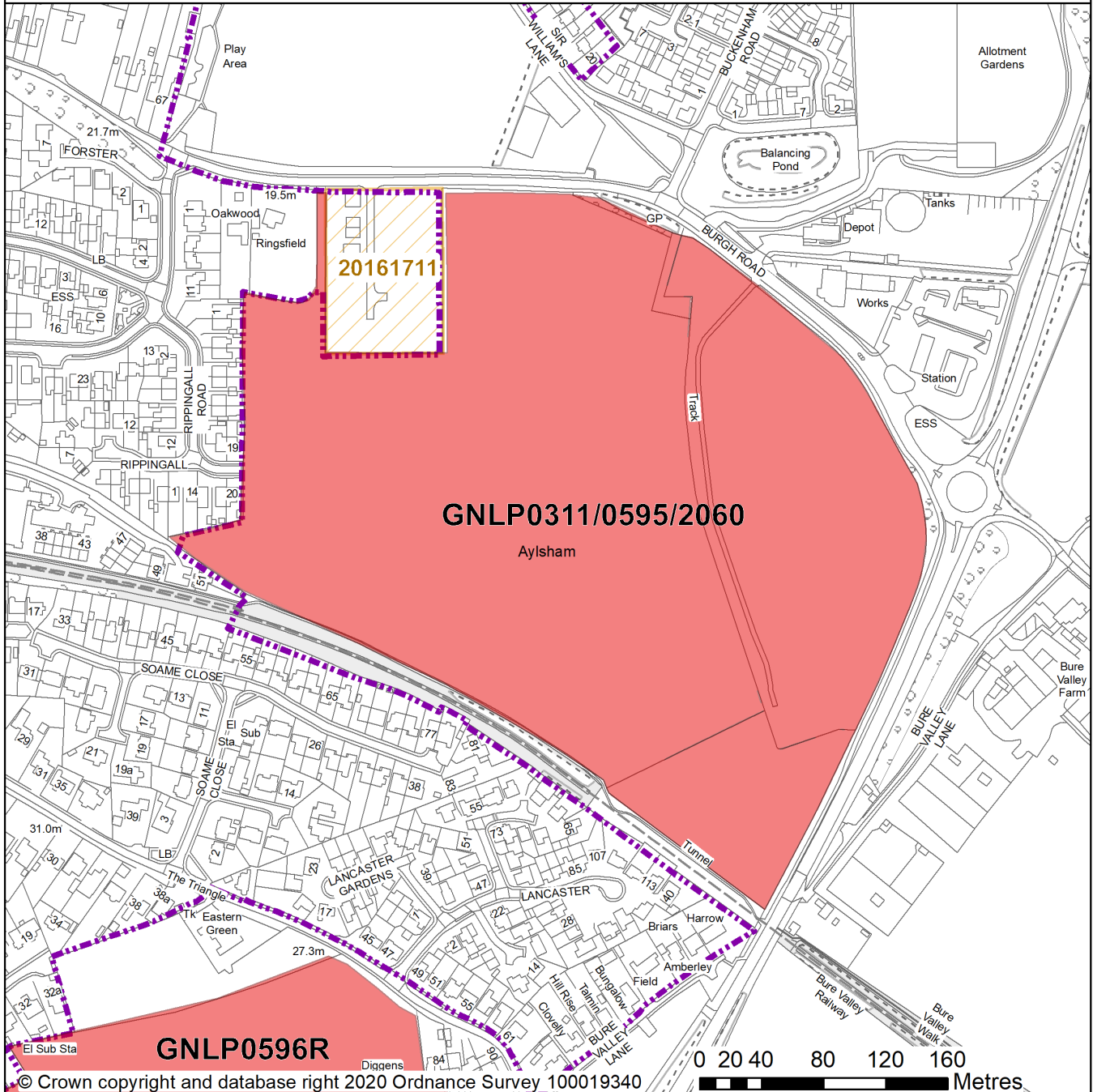
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Access should be via Burgh Road with two access points for vehicles.
2. Carriageway widening is required to achieve a minimum width of 6.0m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to the west.
3. Requires pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of the A140.
4. 2 ha of land at nil value to be provided for a new primary school on site.
5. Improved green infrastructure improvements alongside the Bure Valley Walk.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development ~~should~~ must conserve and, where opportunities arise, ~~appropriate~~ enhance the significance of the grade II listed Bure Valley Farmhouse, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and open space and design.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0311/0595/2060  
 LOCATION: Land to the south of Burgh Road  
 ALLOCATION: Residential development (250 dwellings)  
 SITE AREA: 12.86 ha



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

Scale at A4:  
1:3,500



Date: 11/11/2020

\*new and extant permission at 1st April 2020

## **POLICY GNLP0596R: Land at Norwich Road, Aylsham**

- 4.7 This site is to the south of the town centre and is significant in defining the 'gateway' to Aylsham. Both in terms of built form and transport provision. The site is located next to the main Norwich Road, A140, and B1145 roundabout serving the town.
- 4.8 Access into the development will be via two points of access from Norwich Road, plus providing pedestrian connectivity via Buxton Road [and Copeman Road](#). Development offers opportunity for landscape and green infrastructure enhancements, such as screening on the south-east boundary to the A140. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency and Anglian Water to agree options for foul waste disposal. [There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site. These should be taken into account in the design of development including safeguarding suitable access for maintenance.](#)
- 4.9 This allocation also secures land for the community's aspiration to promote better sustainable transport. An objective that is set out in the Aylsham Neighbourhood Plan 2018-2038, and has been expressed in consultation feedback during the GNLP's preparation. 0.25 ha is secured to be transferred at nil cost to the Town Council.
- 4.10 Use of the community land will be for promoting sustainable transport, with the exact outcomes to be the responsibility of the Town Council. Possibilities include, but are not limited to, 'park & ride', 'park & cycle', and 'park & walk', and will be for the benefit of local residents and businesses, as well as visitors and tourists to Aylsham. Surfacing, other structures, and buildings on the land are restricted to the operation of a sustainable transport 'hub' facility. The scheme should be delivered by 2038 or otherwise the land reverts to residential use.
- [4.10a For calculating strategic housing requirement, a 90 bed care unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for GNLP0596R is estimated at 300, and with GNLP0311, 0595 and 2060, the total new housing allocated for in Aylsham equals 550.](#)
- [4.10b 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 GNLP0596R**

Land at Norwich Road, Aylsham (~~approx.~~ 12.78 ha) is allocated for residential development. The site is to accommodate **at least approximately 255 homes**. The mix of uses is to include a 90 bed care unit/extra care housing<sup>‡</sup>, and 0.25 ha for community use to meet sustainable transport objectives.

~~The development will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan. To be submitted with or in advance of the first application for planning permission.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Access should be via Norwich Road with two access points for vehicles. 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit, plus cycle improvements at A140/B1145/Norwich Road roundabout.
4. Pedestrian and cycle access only from Buxton Road ~~and Copeman Road,~~ and Ssafeguarding of the existing Public Right of Way at the south of site.
5. 0.25 ha of land at nil value to the Town Council to meet neighbourhood plan objectives for out-of-town parking, and promotion of sustainable transport modes.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development ~~should~~ must conserve and, where opportunities arise, ~~appropriate~~ enhance the setting of the Grade II Diggins Farmhouse to the east of the site, including any contribution made to that significance by setting.

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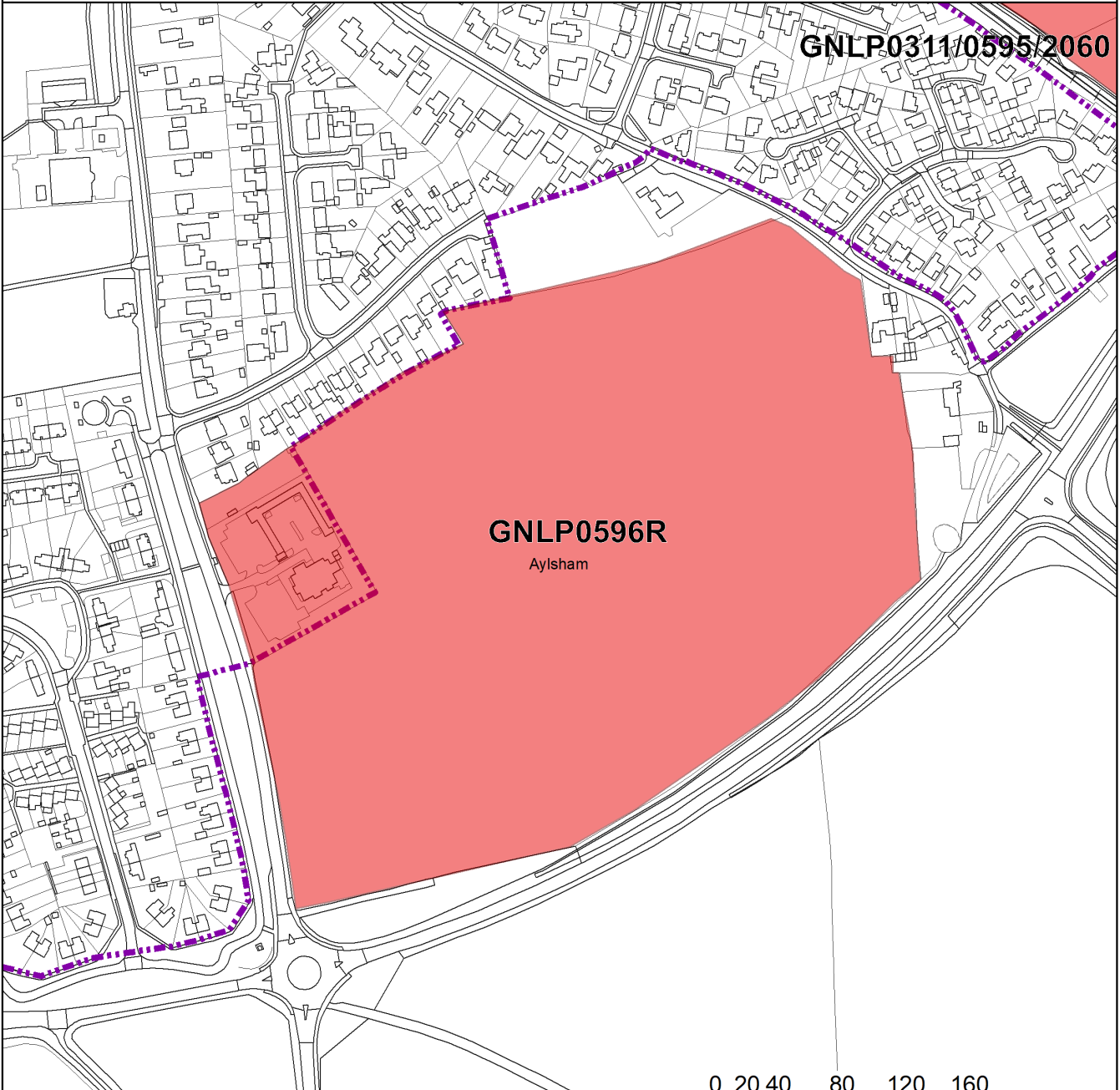
<sup>‡</sup> For calculating strategic housing requirement, a 90 bed care unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for GNLP0596R is estimated at 300, and with GNLP0311, 0595 and 2060, the total new housing allocated for Aylsham equals 550.



# AYLSHAM


## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP0596R  
LOCATION: Land at Norwich Road  
ALLOCATION: Residential development  
SITE AREA: 12.78 ha



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0 20 40 80 120 160  
Metres

-  Housing Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:3,500



Date: 11/11/2020

\*new and extant permission at 1st April 2020

## ~~Existing allocations to be carried forward~~

### **POLICY AYL3: Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham**

4.11 This site ~~is an existing~~ allocation from the Broadland Local Plan ~~but~~ is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within the new local plan time-period up to 2038.

4.11a Norfolk Minerals and Waste Core Strategy Policy SC16 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 AYL3**

**Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (~~of approx. 0.95 ha~~) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

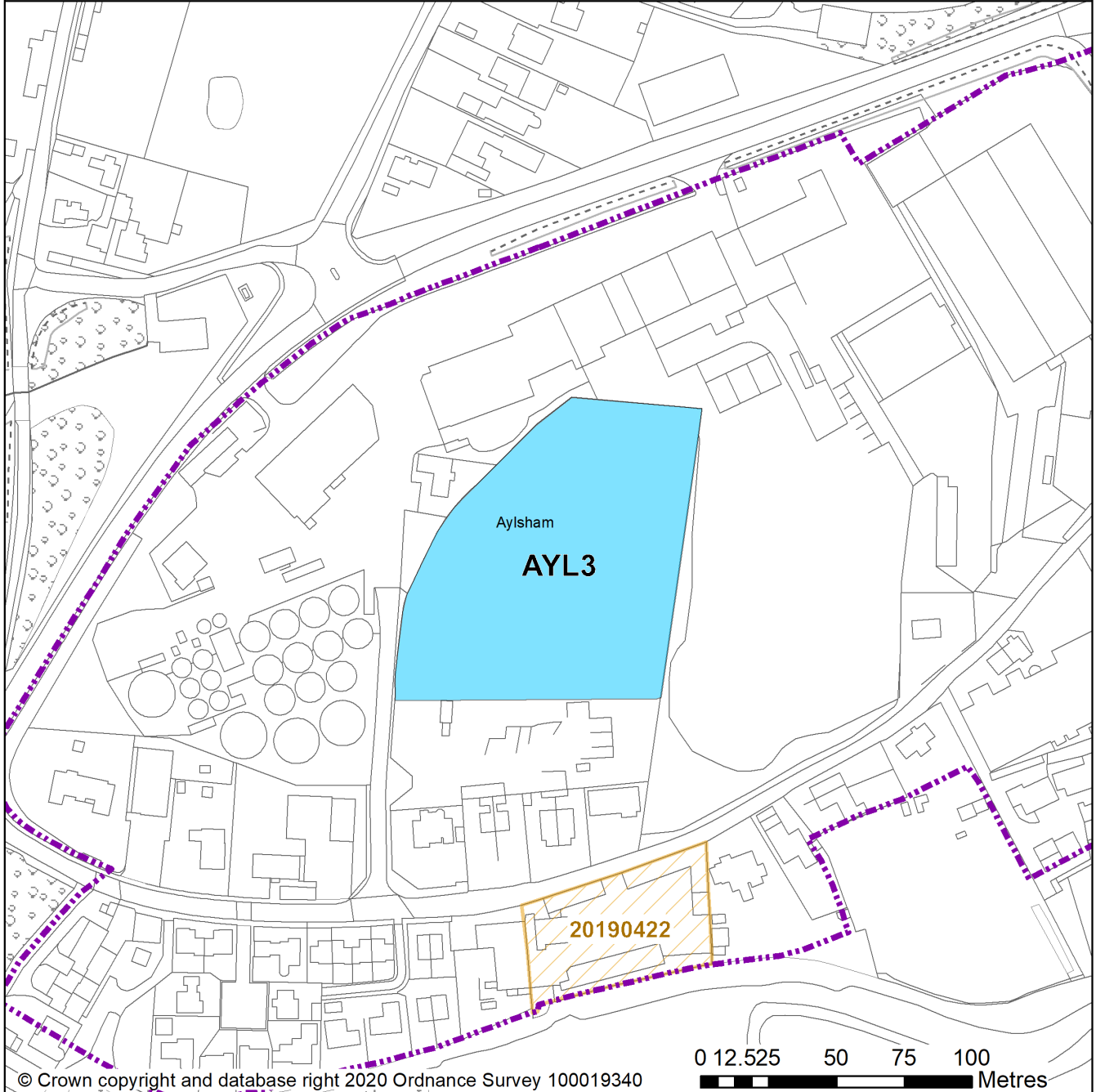
~~The development will be expected to address the following specific matters~~ The development will achieve the following site specific requirements:

1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: AYL3  
LOCATION: Land at Dunkirk Industrial Estate (west)  
ALLOCATION: Employment  
SITE AREA: 0.95 ha



-  Employment Allocation
-  Commitment\*
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:2,000



Date: 03/11/2020

\*new and extant permission at 1st April 2020

**POLICY AYL4: Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham**

4.12 This site ~~is an existing~~ allocation from the Broadland Local Plan ~~but~~ is yet to be developed. Nevertheless, the Dunkirk Industrial Estate remains an important area for employment and industry in Aylsham. It is expected that development can come forward within the new local plan time-period up to 2038.

4.12a 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 AYL4**

**Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (~~of approx.~~ 3.2 ha) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

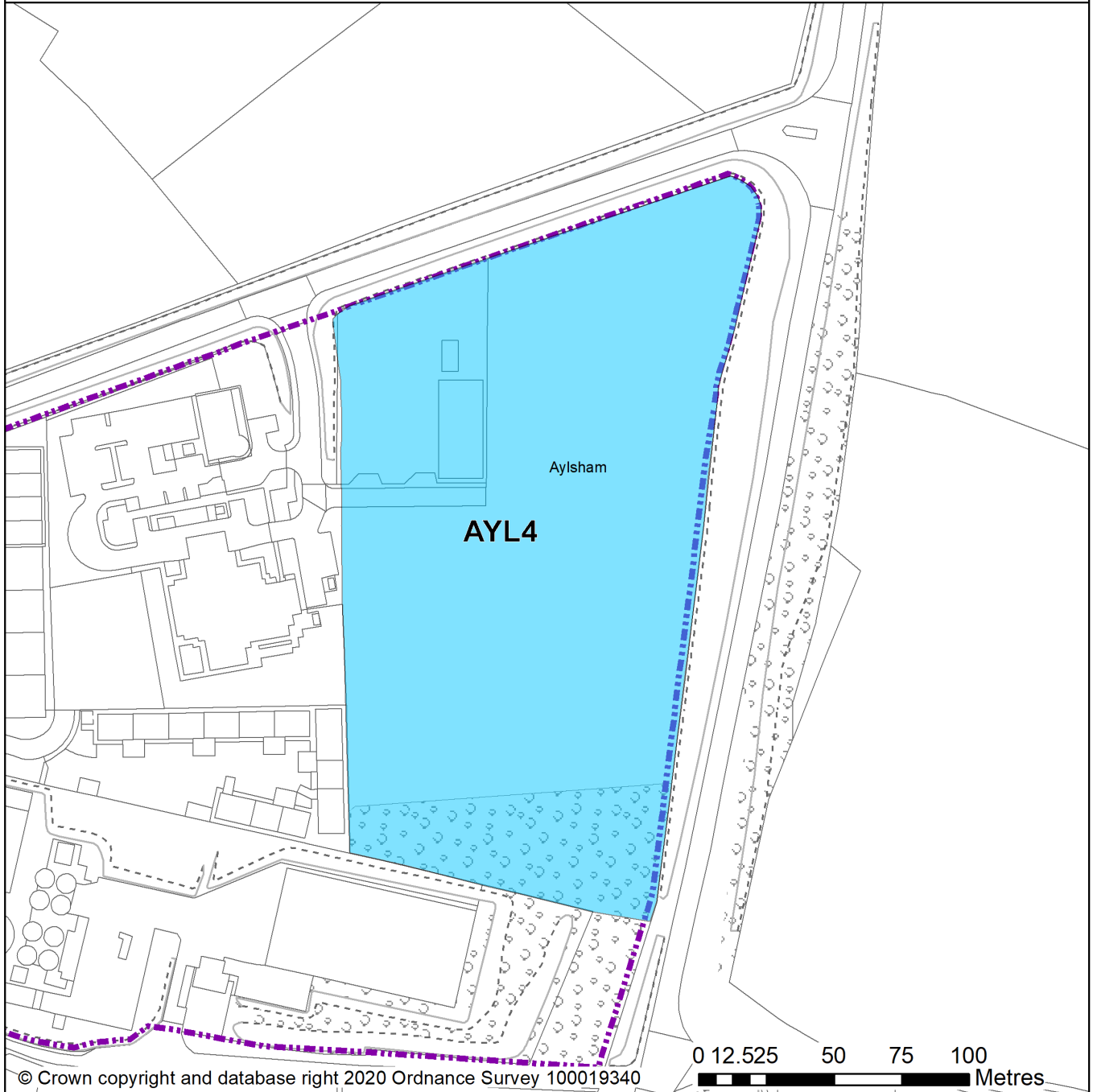
The development will be expected to address the following specific matter: [The development will achieve the following site specific requirements:](#)




1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

# AYLSHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: AYL4  
LOCATION: Land at Dunkirk Industrial Estate (east)  
ALLOCATION: Employment  
SITE AREA: 3.2 ha



-  Employment Allocation
-  Parish Boundary
-  Settlement Boundary

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## DISS (including part of Roydon)

- 4.13 Diss is identified as a Main Town under policy 7.2. The town has a strong local employment base and supports three main supermarkets, a wide range of local shops and services in the town centre, and a full range of facilities (including secondary school, GPs, leisure centre, library, a variety of sports clubs etc.).
- 4.14 The estimated population of Diss Town Council Area at mid-2019 was 8,604 people. However, parts of the settlement of Diss, i.e. the continuous built up area of the town, fall within Roydon Parish and several of the 2,595 estimated population in Roydon Parish will be within this built-up area, making the town closer to 10,000 people. Sites have been allocated in the 2003 and 2015 South Norfolk Local Plans which have maintained the growth of the town over recent years.

### Homes in Diss:

Homes at <a href="#">2020-2022</a> (ONS)	Completed units April 2018 to March <a href="#">2020-2022</a>	Local Plan Allocations remaining at 1 April <a href="#">2020-2022</a>	Other Planning Permissions at 1 April 2020	New Allocations
<a href="#">4,243</a> <a href="#">4,268</a>	<a href="#">137</a> <a href="#">206</a>	<a href="#">122</a> <a href="#">78</a>	<a href="#">95</a> <a href="#">193</a>	150 – GNLP <a href="#">250</a> <a href="#">234</a> – Diss and District Neighbourhood Plan
(Diss Town Council area only)		(Including mixed-use allocations <a href="#">DIS1: 14</a> <a href="#">DIS2: 10</a> <a href="#">DIS3: 42</a> <a href="#">DIS7: 12</a> )		

- 4.15 Diss is located to the north west of the junction of the A140 and A143 and is on the main Norwich-Ipswich-London rail line, meaning that the town ~~is~~ [is](#) less than 20 minutes from Norwich and Stowmarket and approximately 90-100 minutes from London. There is also a small bus station just outside of the town centre, with services linking to Norwich, Bury St Edmunds and other local towns and villages. These good transport connections, including to a range of key regional settlements, makes Diss a sustainable location for new housing, particularly on sites with good access to these transport links,
- 4.16 In addition to having a good range of shops and facilities in the town centre, many of which are within the pedestrianised area, there is a concentration of commercial and industrial businesses to the east of the town (located either side of the railway), [which are](#) home to a wider range of employers, ~~with further land allocated for expansion~~. Further afield, approximately three miles from the town, adjacent to the A140 near Eye, is the Mid Suffolk Business Park which also offers significant employment opportunities.

- 4.17 There are particular vehicular pressures on the A1066 Victoria Road and B1077 Denmark Street as they pass through the town, with congestion considered a barrier to more significant growth.
- 4.18 There is an attractive historic town centre within an extensive conservation area, that extends to Sunnyside at the north and Park Road to the south. The historic core of Diss is formed by the Market Place, Market Hill, and St Nicholas Street and the town includes an exceptional concentration of listed buildings. A number of open spaces are located within the heart of the town, including The Mere and adjacent park, as well as private open land that contributes significantly to the character ~~and which are protected as Important Local Open Spaces under the 2015 Local Plan.~~
- 4.19 In terms of the environmental and landscape considerations, the River Waveney is to the south and the Frenze Valley landscape lies to the east and southeast; meaning the town is surrounded by River Valley landscape, which also includes several County Wildlife Sites. The River Waveney marks the administrative boundary with Mid-Suffolk and Suffolk County Council.
- 4.20 With the exception of one site, decisions on the allocation or reallocation of development land in Diss are devolved to the neighbourhood planning process. The proposed Diss & District Neighbourhood Plan is a cross boundary plan covering parishes located within both the South Norfolk and Mid-Suffolk districts. The parishes included in the production of the Neighbourhood Plan are: Brome and Oakley, Burston and Shimpling, Diss, Palgrave, Roydon, Scole and Stuston. Progress on the neighbourhood plan is good. During Summer 2020 an Issues and Options consultation took place, and in ~~2024~~ ~~2023~~ the Plan is timetabled to progress towards examination, referendum, and (if successful) to eventually be 'made' and become part of the adopted Development Plan.
- 4.21 The one allocation to be made in Diss via the GNLP is the Frontier Agriculture site on Sandy Lane. This is an established business that has expressed its long-term ambition to relocate, most likely towards the end of the plan period. The brownfield status of the land along with its proximity to the town centre, railway station, and local bus routes, makes it an exceptional opportunity for higher density brownfield redevelopment. Such brownfield sites are prioritised in national planning policy to make effective use of land, particularly where they are well located in relation to public transport and within walking and cycling distance of a good range of employment, services and facilities.
- 4.22 ~~In addition to existing commitments, a housing requirement of at least 400 new homes is set by the GNLP for the town of Diss, part of which is fulfilled by the allocation of Frontier Agriculture for 150 homes. The Diss & District Neighbourhood Plan will have to fulfil the remaining overall housing requirement, but otherwise has freedom within the statutory framework to make its own choices. In addition to the strategic requirement for 400 new homes, there are three carried forward allocations providing for 122 new homes, 137 homes were delivered April 2018 to March 2020 and a total of 95~~

additional dwellings with planning permission.<sup>2</sup> This gives a total deliverable housing commitment for Diss (including part of Roydon) of 754 homes between 2018-2038. 206 homes have been delivered in Diss and parts of Roydon between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There is one new allocation at Frontier Agriculture for 150 homes. The Diss & District Neighbourhood Plan will have to fulfil the remaining overall housing requirement and this is forecast to deliver 234 homes. There are a total of 229 additional dwellings extant commitment. This gives a total deliverable housing commitment for Diss (including part of Roydon) of 819 homes between 2018-2038.

4.22a 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), highway improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity and landscape intrusion.

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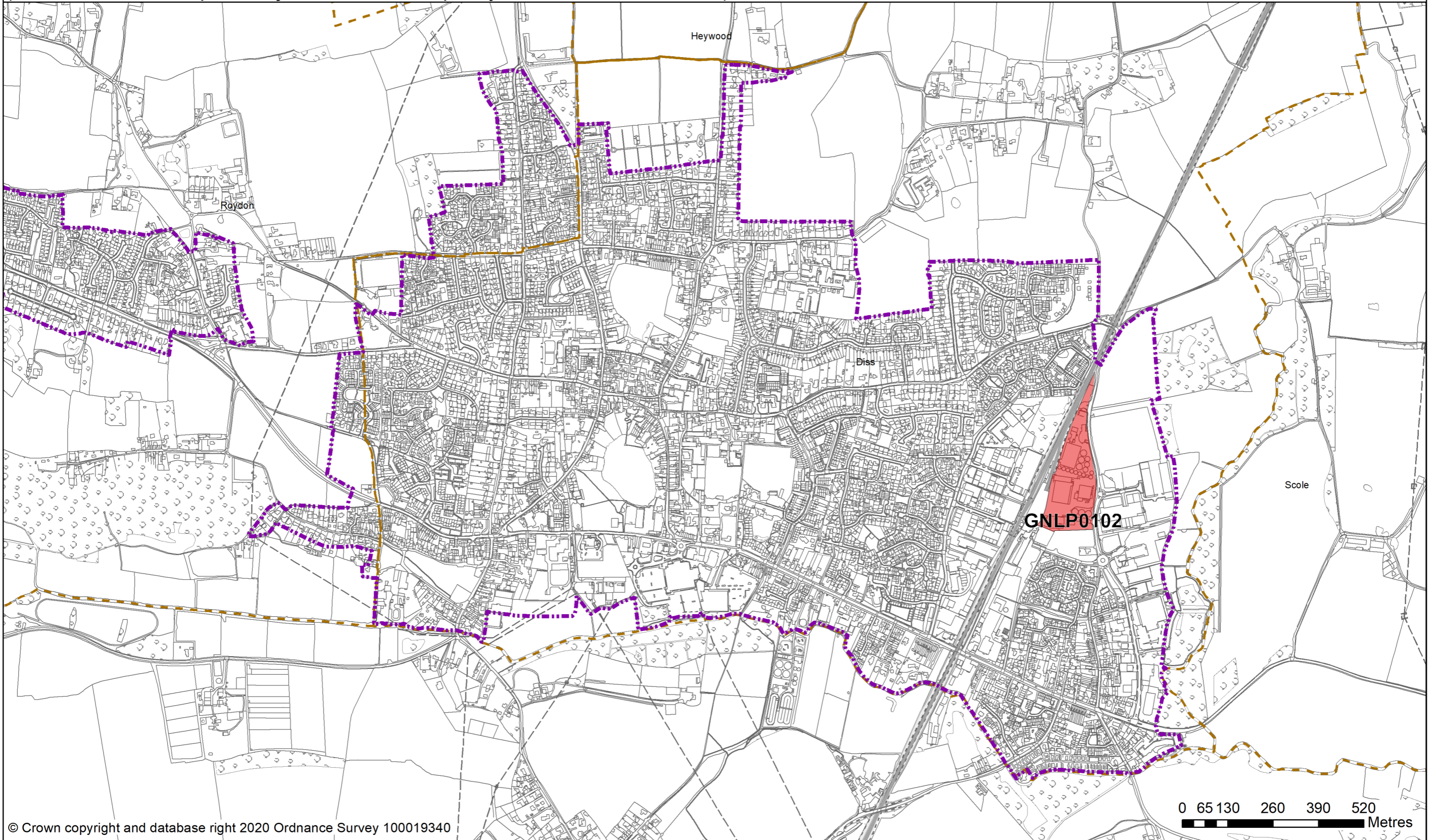
<sup>2</sup> For the purposes of calculating housing commitment it is assumed existing allocations from the South Norfolk Site Allocations DPD 2015 will be carried forward, but this is a matter for the Neighbourhood Plan to decide upon.



# DISS

(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

N  
Scale at A3:  
1:10,000  
Date: 23/11/2020

## New Allocation

### **POLICY GNLP0102: Land at Frontier Agriculture Ltd, Sandy Lane, Diss**

4.23 This site is located to the east of the railway in an area historically characterised by employment premises. Nevertheless, this is an area in transition. In recent years residential development has come forward to the south in the vicinity of Nelson Road. To reflect the land's brownfield status and surroundings policy requirements reference considerations of land contamination, noise from the railway, and surface water flood risk. Various highway, pedestrian and cycle requirements are also required of a future development scheme. The number of homes sought is set at 150 due to the highly sustainable town centre location but the exact figure will be subject to detailed design and viability considerations.

4.23a Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

#### **POLICY GNLP0102**

**Land at Frontier Agriculture Ltd, Sandy Lane, Diss (~~approx.~~ 3.61 ha) is allocated for residential development. The site is likely to accommodate approximately 150 homes.**

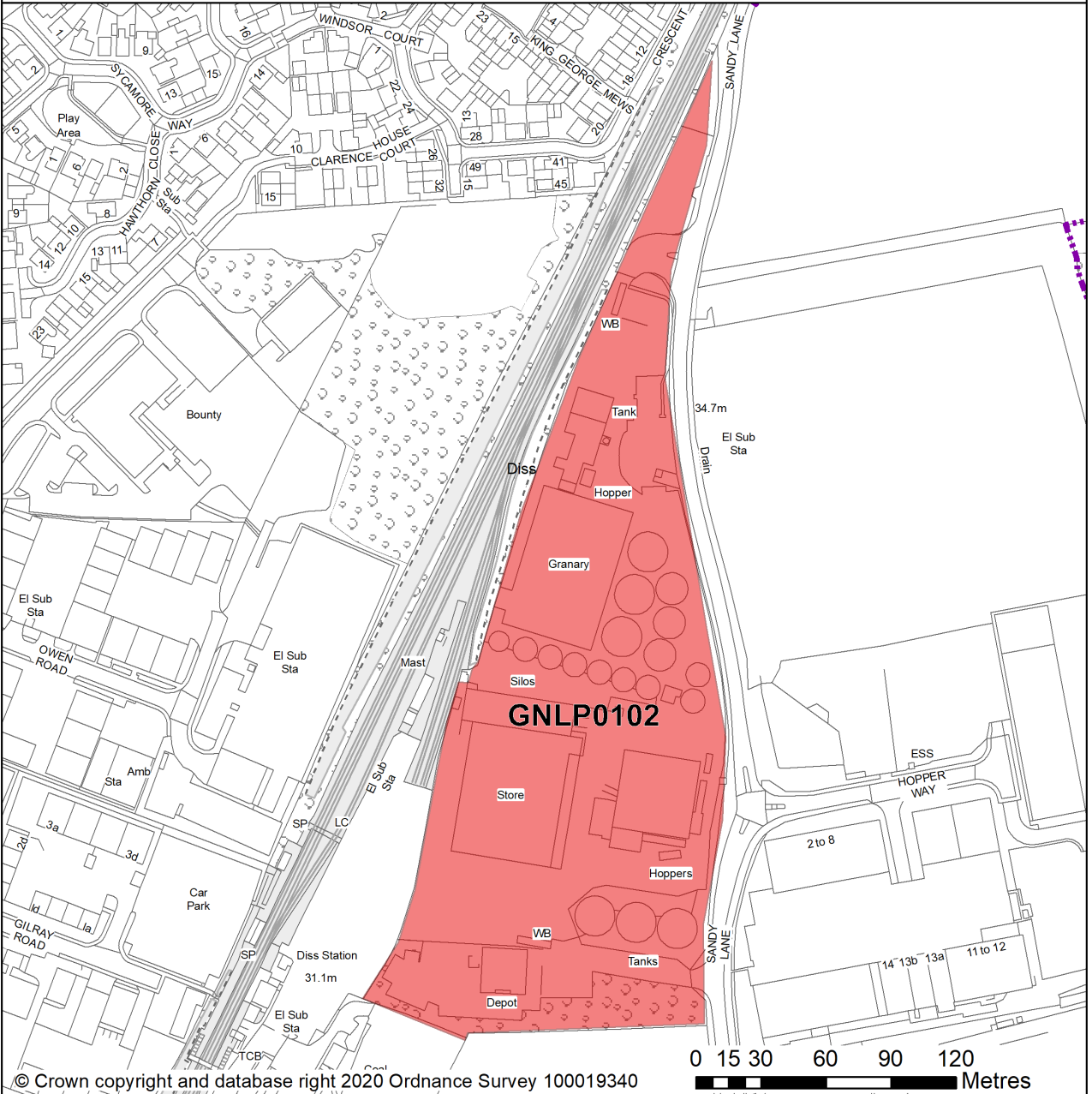
The development will be expected to address the following specific matters. The development will achieve the following site specific requirements:

1. Assessment of site contamination with subsequent mitigation and considerations of development viability if required.
2. Assessment and mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity.
3. Consider and mitigate surface water flood risk.
4. Road widening of Sandy Lane to a minimum of 6.0 metres for the extent of frontage.
5. Provision of a 3.0m wide cycle/footway at the site frontage to link to Nelson Road.
6. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
7. An archaeological assessment will be required prior to development. ~~Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.~~

# DISS

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

**SITE REFERENCE:** GNL0102  
**LOCATION:** Land at Frontier Agriculture Ltd, Sandy Lane, Diss  
**ALLOCATION:** Residential development (150 dwellings)  
**SITE AREA:** 3.61 ha



- Housing Allocation
- Settlement Boundary
- Parish Boundary

Scale at A4:  
1:2,500



\*new and extant permission at 1st April 2020

Date: 23/11/2020

## REDENHALL WITH HARLESTON

4.24 Harleston is identified as a Main Town under policy 7.2. The town has a good range of speciality shops, a local supermarket and a full range of local services (including GPs, secondary school, leisure centre and library). In mid-2019 the estimated population of Harleston was 5,226 people.

4.25 Several brownfield sites have been redeveloped over the past two decades and the largest allocation in the 2015 South Norfolk Local Plan has already been completed, meaning the town has experienced a steady level of growth, as part of its function as a rural hub.

Homes in Harleston:

Homes at <a href="#">2020-2022</a>	Completed units April 2018 to March <a href="#">2020-2022</a>	Local Plan Allocations remaining at 1 April <a href="#">2020-2022</a>	Other Planning Permissions at 1 April <a href="#">2020-2022</a>	New Allocations
<a href="#">2,515</a> <a href="#">2,524</a>	<a href="#">44</a> <a href="#">61</a>	95	<a href="#">33</a> <a href="#">106</a>	555

4.26 Whilst Harleston has good access to the A143, which links Gt Yarmouth to Bury St Edmunds, via Diss, the most direct route to Norwich is on rural 'B' roads to the north; therefore it is important to continue to support, and where possible enhance, the services and facilities serving the town and its rural catchment. A variety of local bus services use these routes. The rural catchment of the town not only includes the surrounding villages in South Norfolk, but also extends into Suffolk, and cross-border use of facilities works in both directions, with Harleston Magpies (one of the premier sports clubs in the area), based at Weybread.

4.27 The town is compact in form and sits on a plateau between Starston Beck to the north and the River Waveney to the south, meaning the town is surrounded by River Valley landscape.

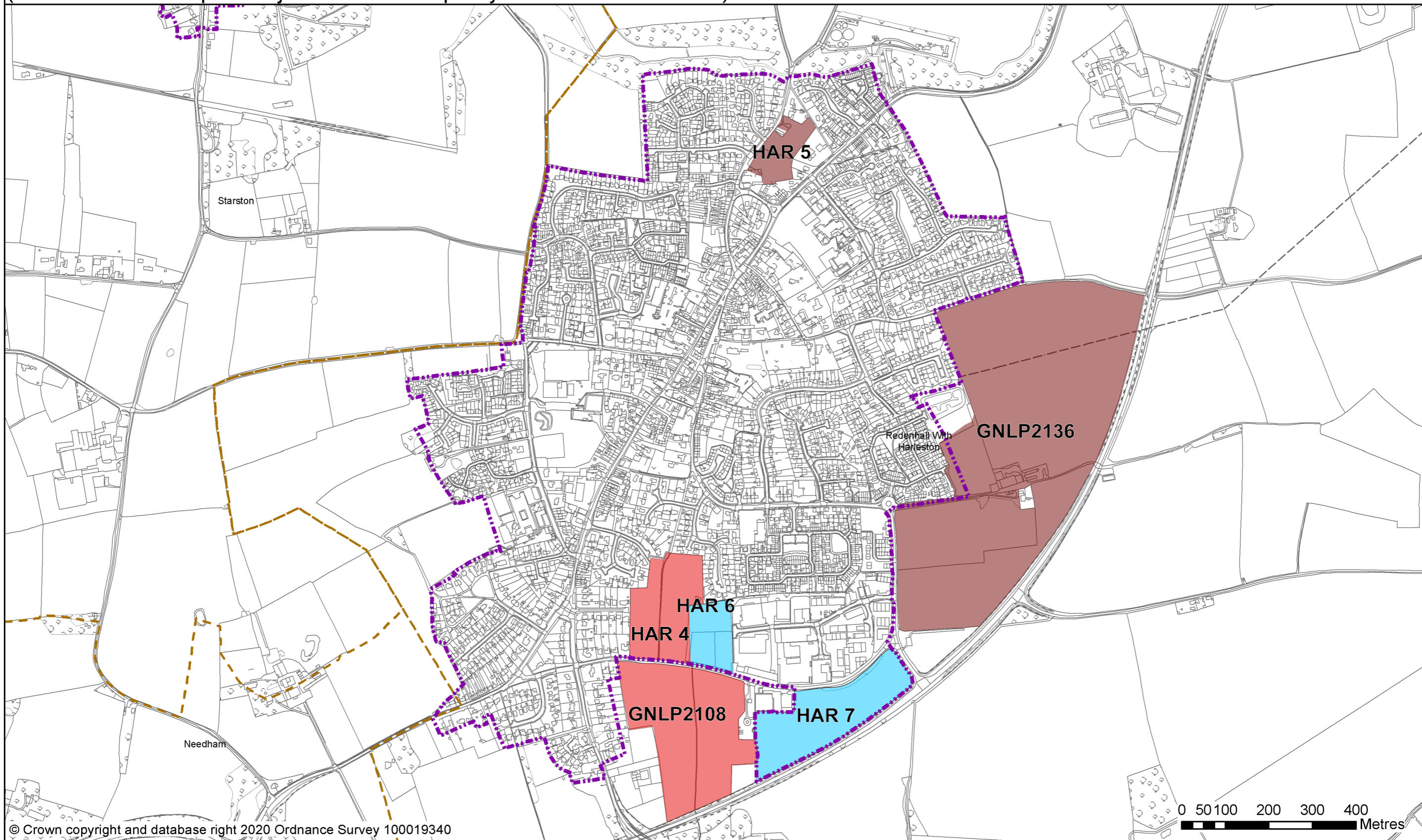
4.28 The town centre, which has a designated Conservation Area, has many historic buildings and is based on a triangle of roads comprising The Thoroughfare, Broad Street, The Old Market Place and Exchange Street. This [makes means](#) the potential for expansion of the town centre is physically limited, therefore limited new retail may be appropriate as part of further housing development. Constraints on town centre parking mean that it will continue to be important to have new housing located within walking distance of the town centre (and other facilities). The compact nature of the town and a choice of sites that facilitates walking to the town centre and other facilities, make it a good location [for](#) older people's accommodation.

- 4.29 To the south of the town is the main employment area which benefits from good access to the A143. Following the loss of some brownfield employment sites to residential development, there has been some subsequent take up of the existing employment allocations, including the majority of HAR6. However, there remains a need to have land available for employment development to retain the balance of uses within the town and to serve the local catchment (see carried forward allocations, for the remainder of HAR6 and HAR7).
- 4.30 Existing sewerage infrastructure and surface water flooding are constraints in Harleston, including in the town centre. As a result, all allocated sites will need to show how they will address surface water drainage and sewerage infrastructure constraints to the satisfaction of Anglian Water, the Lead Local Flood Authority and the Environment Agency. A new water supply will be required to provide for the proposed level of growth in Harleston.
- 4.31 ~~There are two sites allocated in Harleston providing for 555 new homes. The remaining commitment of 172 homes includes one carried forward residential allocation of 95 homes, 44 units completed between April 2018 & March 2020, and 33 units with extant consent at 1 April 2020. This gives a total deliverable housing commitment for Harleston of 727 homes between 2018-2038. 61 homes have been delivered in Redenhall with Harleston between the base of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There are two sites allocated in Harleston, one for 150 homes and one for approximately 360 homes of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90 unit extra care housing scheme. Together this provides the equivalent of 555 new homes for housing delivery calculation purposes. There is one carried forward residential allocation of 95 homes and remaining commitment of 145 homes. This gives a total deliverable housing commitment for Redenhall with Harleston of 817 homes between 2018-2038. A Neighbourhood Area for the preparation of a Neighbourhood Plan covering the Redenhall and Harleston Town Council area was confirmed in September 2020 was made in October 2022.~~
- 4.32 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.

# REDENHALL WITH HARLESTON

(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
- Employment Allocation
- Settlement Boundary
- Parish Boundary

Scale at A3:  
1:8,000  
Date: 03/11/2020

## New allocations

### POLICY GNLP2108: Land South of Spirketts Lane, Harleston

4.33 This site is located to the south of the town with access from Spirkett's Lane. Development would require two points of vehicular access from Spirkett's Lane with pedestrian and cycling improvements. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road, as well as the Public Right of Way through the site to the River Waveney. Consideration will be needed to the design layout and landscaping, reflecting the River Waveney location and to recognise surrounding existing development. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal. There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

4.33a Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

#### **POLICY GNLP2108**

**Land South of Spirketts Lane, Harleston (7.18 ha) is allocated for residential development. The site is likely to accommodate at least approximately 150 homes and open space.**

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

1. Two points of access (vehicular and pedestrian) to be from Spirkett's Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Safeguarding of existing Public Right of Way (PROW) to River Waveney.
4. Layout and landscaping to take account of the listed buildings to the west, River Valley location and the potential to mitigate noise from the adjacent A143.
5. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Design and layout to take account of existing residential development on Spirketts Lane and Shotford Road to the north and west, and employment development/allocations to the northeast and east, to protect the amenity of existing and future residents.
7. 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.~~

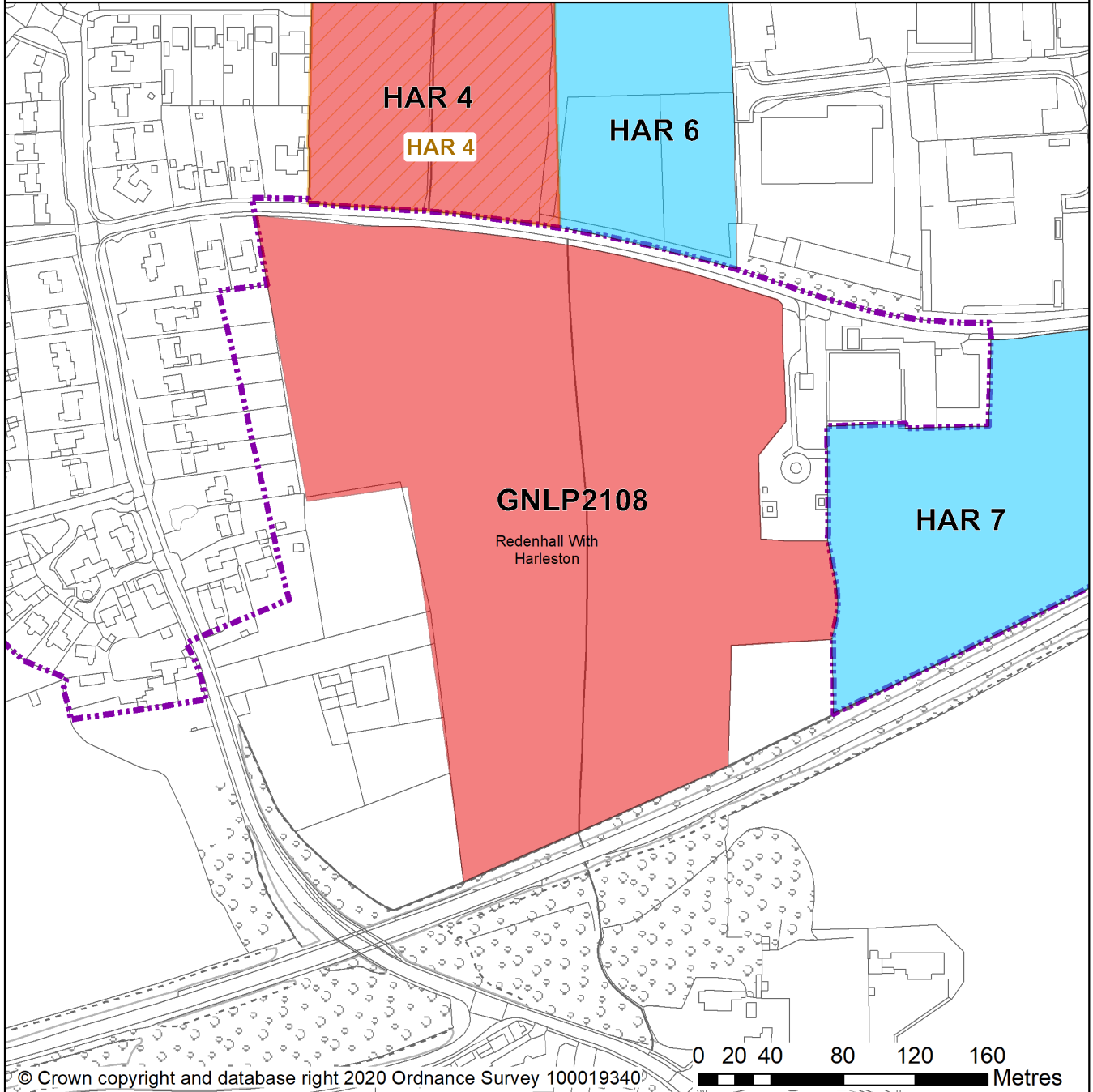
8. A proportionate contribution towards a new public water supply to help meet the requirements of the development.
9. A suitable drainage strategy.



# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2108  
 LOCATION: South of Spirketts Lane  
 ALLOCATION: Residential development (150 dwellings)  
 SITE AREA: 7.18 ha



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

Scale at A4:  
1:3,000



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## **POLICY GNLP2136: Land at Briar Farm, Harleston**

4.34 This site is located to the south of the town with access from Mendham Lane. A masterplan and transport assessment are necessary for the site. Amongst the considerations for the masterplan is the relationship between the different uses of development proposed and the impact on adjacent existing development, provision of vehicular accesses, pedestrian and cycle access, the connectivity of the Public Right of Way through the site, green infrastructure, and landscaping. A Transport Assessment is required also to address amongst other issues the Shotford Road junction with London Road.

4.35 Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency, the Lead Local Flood Authority and Anglian Water to agree options for water supply, surface water flood risk, and foul waste disposal. The importance of early and continued engagement with local residents and groups in the town is also emphasised. The purpose being to ensure the design and long-term maintenance of open space and land for community use is affectively achieved. [There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.](#)

[4.35a For calculating strategic housing requirement, a 90 unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for GNLP2136 is calculated at 405, and with GNLP2108, the total housing on newly allocated sites in Harleston equals 555.](#)

### **POLICY GNLP2136**

**Land at Briar Farm, Harleston (approx. 27.04 ha) is allocated for mixed-use development. The site is likely to accommodate approximately 360 homes, of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90 unit extra care housing scheme<sup>3</sup>, 0.8 ha of retail or employment land, 1.6 ha for community use, allotments, and public open space.**

[The development will address all the following specific matters The development will achieve the following site specific requirements:](#)

1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.

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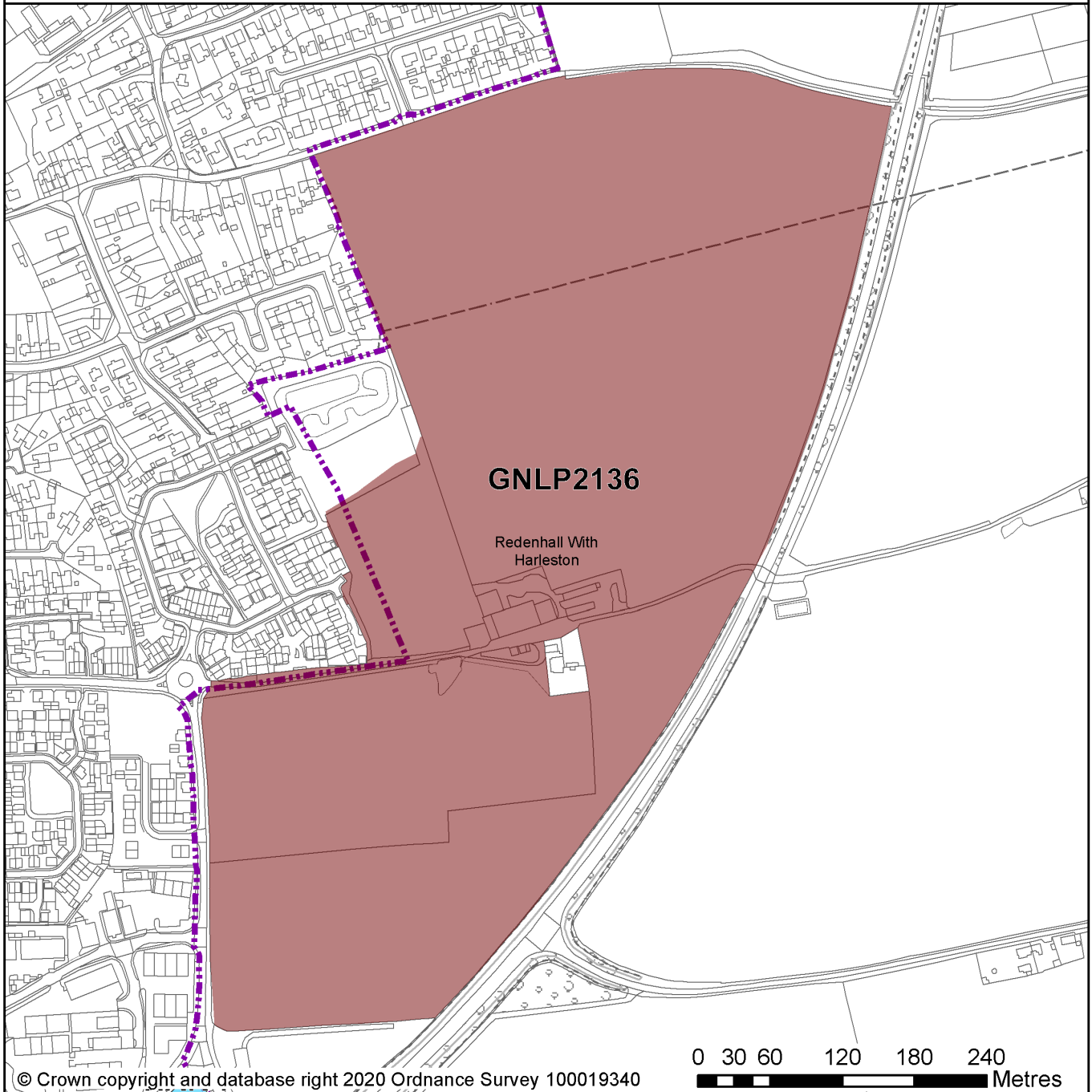
<sup>3</sup> [For calculating strategic housing requirement, a 90 unit/extra care housing scheme is estimated as equivalent to 45 dwellings. An estimate based on the number of homes made vacant by a person/household moving from general accommodation into specialist accommodation. The overall housing number for GNLP2136 is calculated at 405, and with GNLP2108, the total housing on newly allocated sites in Harleston equals 555.](#)

2. Transport assessment with implementation of any agreed highway mitigation measures.
3. At least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit.
4. A new footpath connection to the existing Public Right of Way to the north of the site, creating a new link to the proposed open space to Angles Way.
5. Safeguarding of existing Public Right of Way east of Mendham Lane.
6. Design and layout to take account of the existing residential and employment development to the west, northwest and north of the site, to protect the amenity of existing and future residents.
7. Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143.
8. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
9. Appropriate investigation works and mitigation measures to address the surface water flooding to the north east of the site will be required.
10. A proportionate contribution towards a new public water supply to help meet the requirements of the development.

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP2136  
LOCATION: West of A143  
ALLOCATION: Mixed use  
SITE AREA: 27.04 ha



-  Mixed Use Allocation
-  Employment Allocation
-  Settlement Boundary
-  Parish Boundary

Scale at A4:  
1:4,500



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## Existing allocations to be carried forward

### POLICY HAR 4: Land at Spirketts Lane, Harleston

4.36 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

4.36a There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

#### **POLICY HAR 4**

**Land at Spirketts Lane, Harleston (~~approx.~~ 3.31 ha) is allocated for residential development. This will accommodate approximately 95 homes.**

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

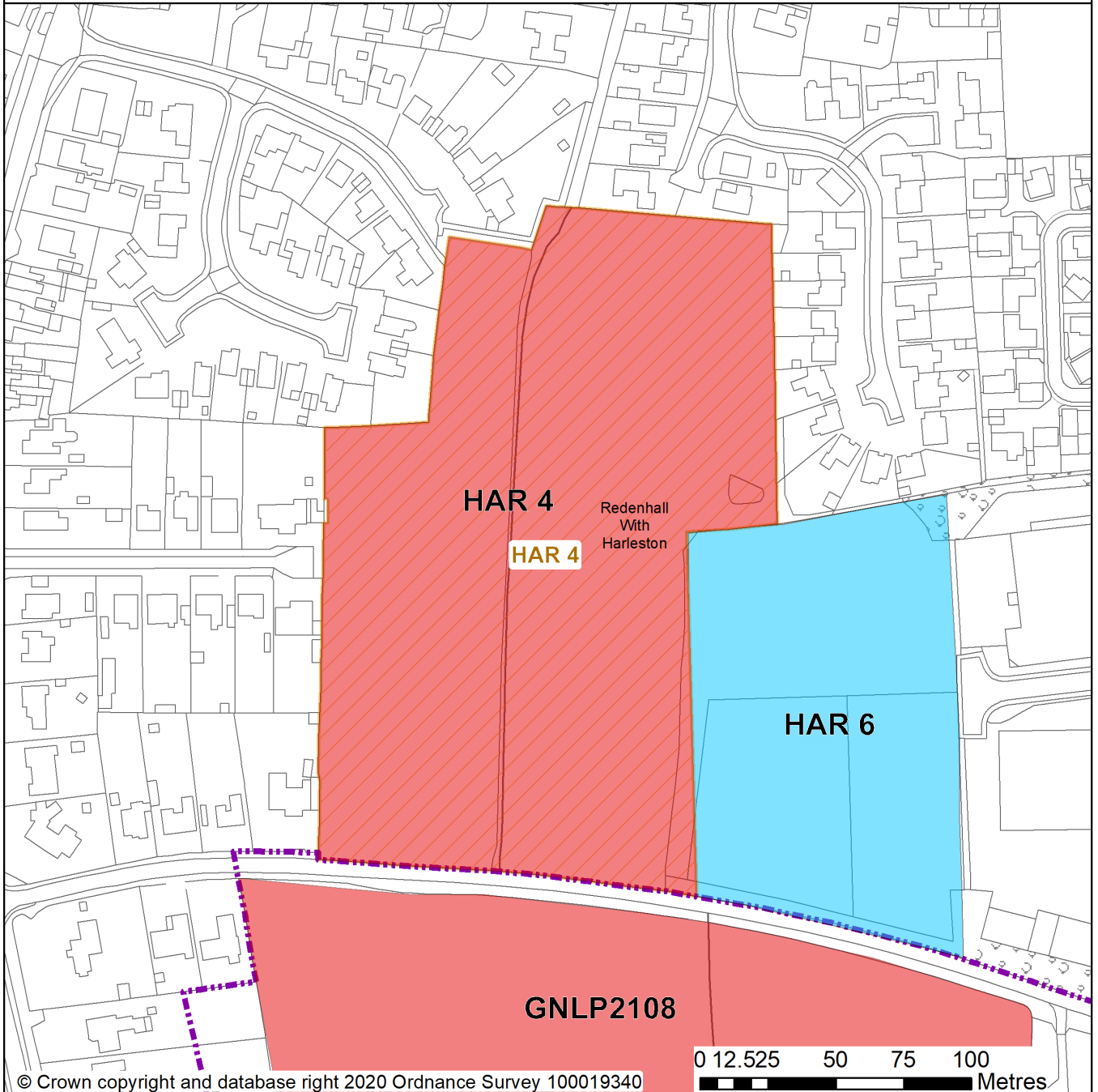
~~The development will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites;<sub>2</sub>
2. Provide highways access via Spirketts Lane;<sub>2</sub>
3. Provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas;<sub>2</sub>
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;<sub>2</sub>
5. Implement a suitable drainage strategy where practicable;<sub>2</sub> **and,**
- ~~6. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR4  
LOCATION: Land at Spirketts Lane  
ALLOCATION: Residential development (95 dwellings)  
SITE AREA: 3.31 ha



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0 12.525 50 75 100  
Metres

Scale at A4:  
1:2,000

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



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## **POLICY HAR 5: Land off Station Hill, Harleston**

4.37 This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. Notably, however, a planning application exists for residential use and so the allocated commercial/community uses may not come forward. ~~As at early November 2020~~ In March 2022, application 2019/2115 ~~is awaiting determination~~ was approved for up to 40 dwellings.

4.37a Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

4.37b There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

### **POLICY HAR 5**

**Land off Station Hill, Harleston (approx. 1.23 ha) is allocated for mixed use. Employment uses will include class E(g) office, research and development, and industrial processes that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities.**

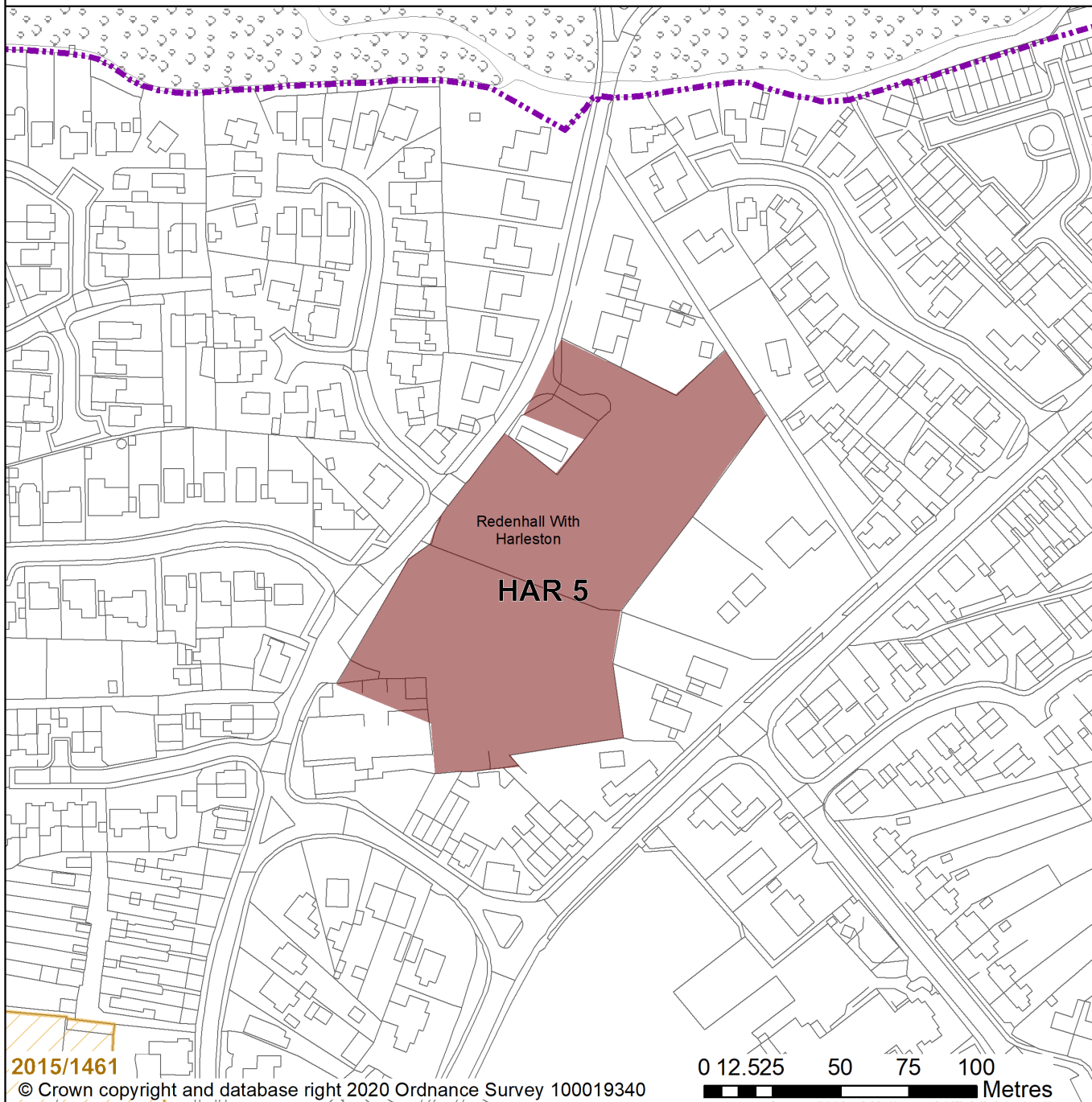
~~The development will address the following specific matters~~ The development will achieve the following site specific requirements:

1. Will be limited to any food store provision to a single site of 270m<sup>2</sup> net floorspace, to be run by a single operator.
2. Will not be allowed for development of any dedicated non-food retail, E(c) financial and professional services, E(b) food and drink establishments, pubs, or take-aways.
3. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public).
4. Will be restricted to E(g) employment uses (B2 general industrial and B8 storage distribution uses will not be permitted).
5. Must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development.
6. Must ensure the layout, form and character of development relates well to the adjacent housing, listed building setting and ex-railway station buildings.
- ~~7. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~8. 7. 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.~~

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR5  
LOCATION: Land off Station Hill  
ALLOCATION: Mixed use  
SITE AREA: 1.23 ha



Scale at A4:  
1:2,000

- |  |   |
|--|---|
|  Mixed Use Allocation |  Commitment*     |
|  Settlement Boundary  |  Parish Boundary |



\*new and extant permission at 1st April 2020

Date: 03/11/2020



## **POLICY HAR 6: Land north of Spirketts Lane, Harleston**

4.38 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Fuller Road. The site's location is recognised for commercial uses and the land is **partially substantially** developed as premises for a retail wholesaler **and a lorry park for a haulage company**. **0.22ha remains available and it is** expected that the remainder of the site will build out over the plan period up to 2038.

4.38a There is an existing water mains and surface water sewer in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of development including safeguarding suitable access for maintenance.

### **POLICY HAR 6**

**Land north of Spirketts Lane, Harleston (~~approx.~~ 1.48 ha) is allocated for employment uses in Class E(g)/B2.**

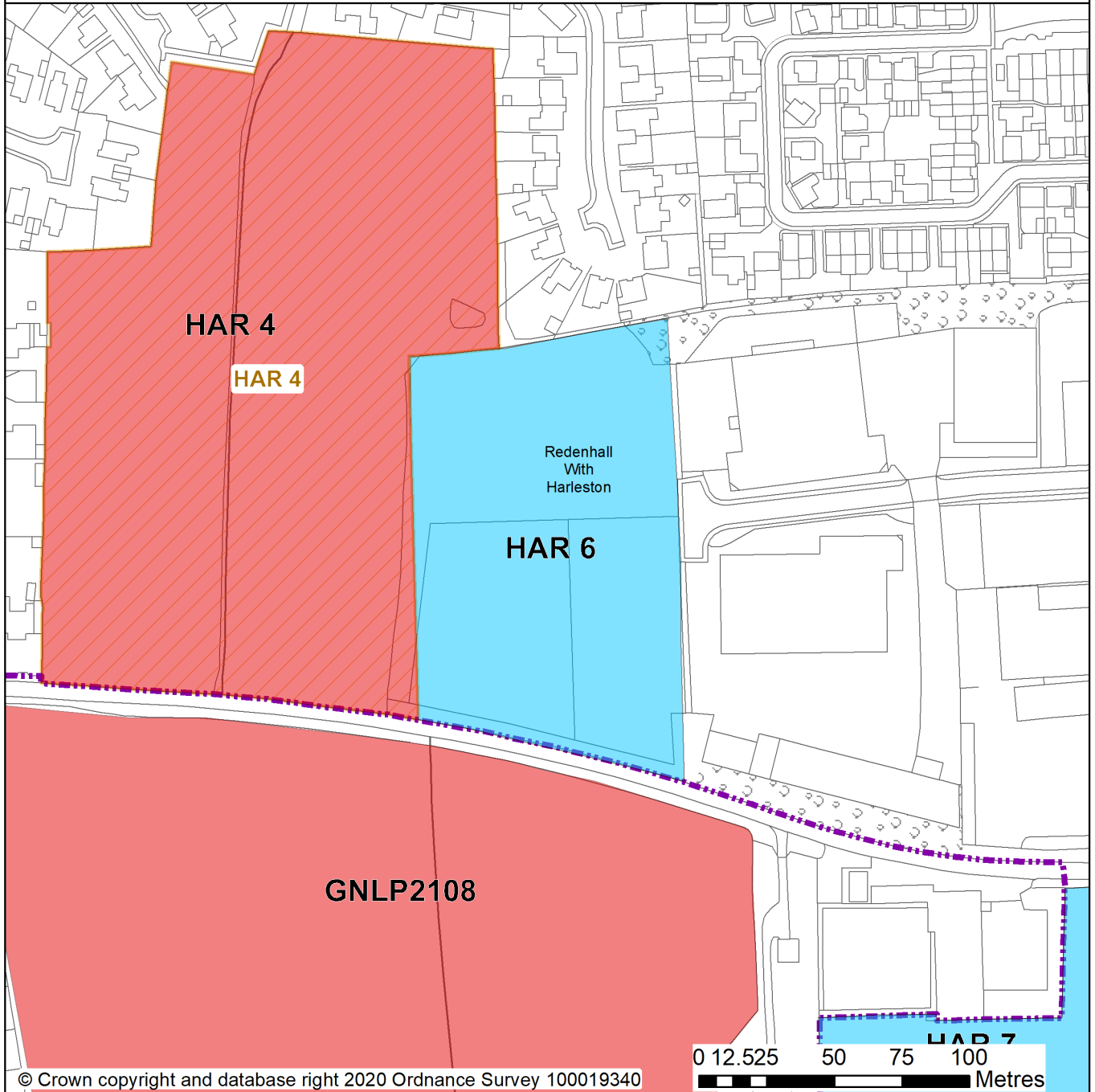
~~The development will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Restrict employment uses to ensure that amenity impacts on adjacent housing are not unacceptable.
2. Deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west.
3. Provide enhanced landscape screening on western and northern boundaries of the site.
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
5. Deliver a suitable drainage strategy (SuDS where practicable).
- ~~6. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HAR6  
 LOCATION: Land north of Spirketts Lane  
 ALLOCATION: Employment  
 SITE AREA: 1.48 ha



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0 12.525 50 75 100 Metres

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

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## **POLICY HAR 7: Land south of Spirketts Lane, Harleston**

4.39 This site was allocated in 2015 as part of the South Norfolk Local Plan. It is located to the south of the town with vehicular access from Spirkett's Lane. This is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.

4.39a Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

### **POLICY HAR 7**

**Land south of Spirketts Lane, Harleston (approx. 4.47 ha) is allocated for employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution.**

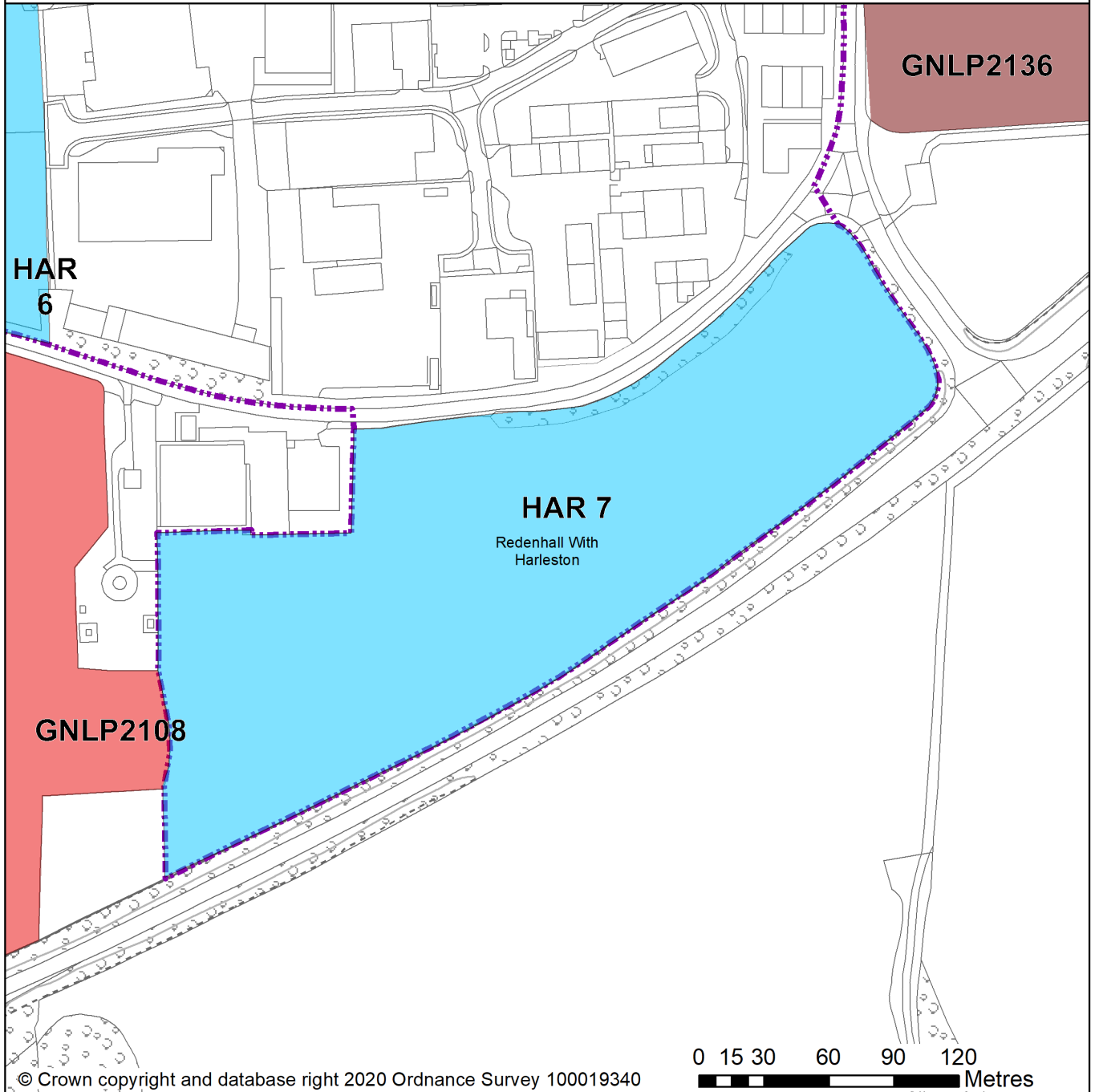
The development will address all the following specific matters The development will achieve the following site specific requirements:

1. Provide road access from Spirketts Lane (rather than directly off the A143).
2. Provide footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4.
3. Provide enhanced planting along all site boundaries.
4. Protect the mature tree belt along the Spirketts Lane frontage. If the loss of trees is unavoidable to secure a safe and suitable vehicular access to serve the site then compensatory planting will be required.
5. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Deliver a suitable drainage strategy (SuDS where practicable).
- ~~7. Wastewater infrastructure capacity must be confirmed prior to development taking place.~~
- ~~8.~~ 7. 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.

# HARLESTON

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP






SITE REFERENCE: HAR7  
LOCATION: Land south of Spirketts Lane  
ALLOCATION: Employment  
SITE AREA: 4.47 ha



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0 15 30 60 90 120 Metres

Scale at A4:  
1:2,500

- |  |   |   |
|--|---|---|
|  Housing Allocation   |  Employment Allocation |  Parish Boundary |
|  Mixed Use Allocation |  Settlement Boundary   |   |



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## HETHEL (Strategic Employment Area)

4.40 Hethel is a small village within the parish of Bracon Ash and Hethel. It is predominately rural in character, comprising isolated housing and farm buildings. However, it is also a strategic employment location and is home to Lotus Cars and the Hethel Engineering Centre. The settlement has a very limited range of services other than those provided by the existing businesses and consequently housing potential is limited. General employment is also not appropriate in this location. Instead, the strategic objective is to reinforce the continued growth of advanced engineering and technology-based businesses [in land-use terms](#).

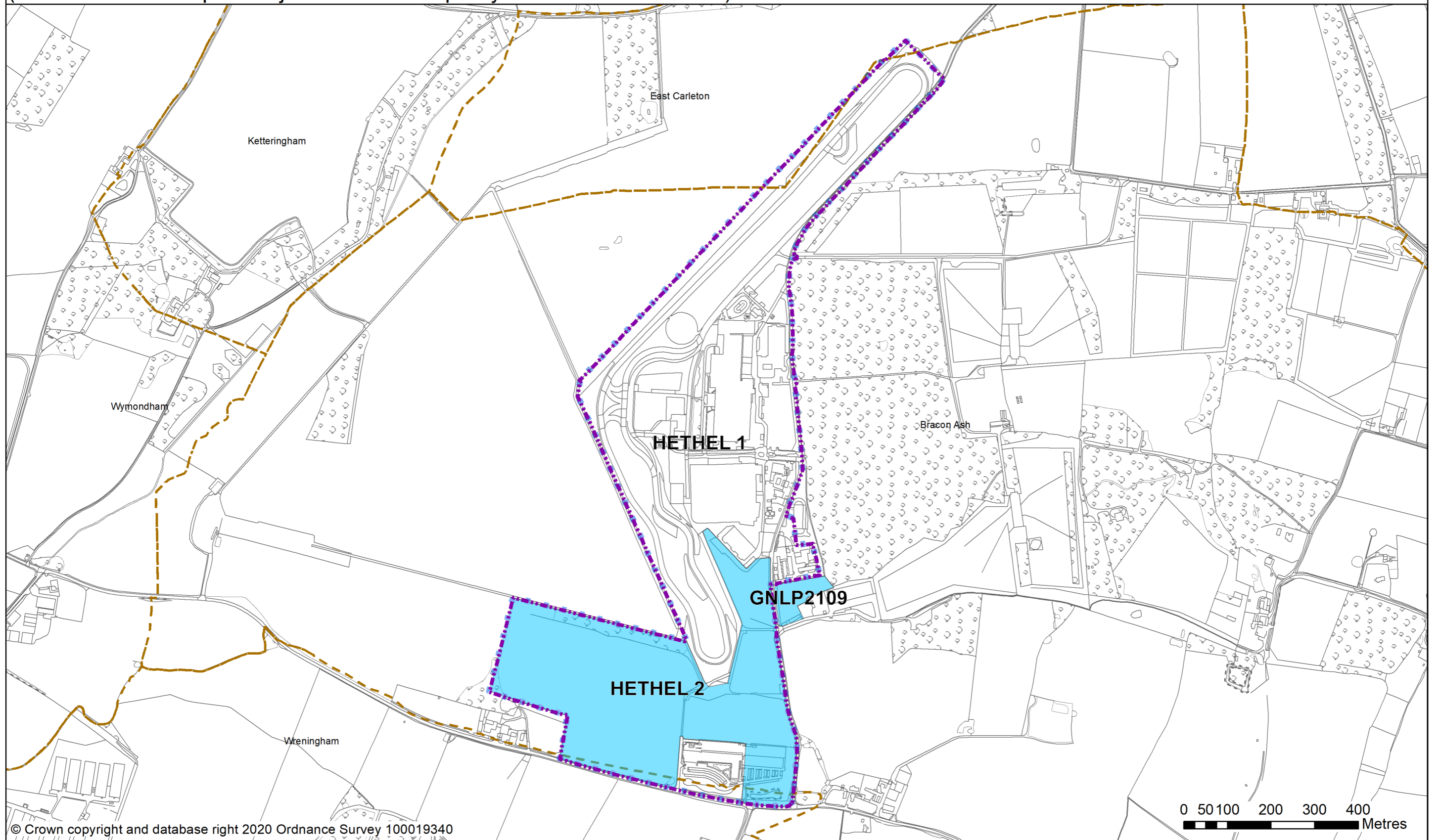
4.41 Hethel has been home to the head office and factory of Lotus Cars since the 1960's. The Lotus factory is located on the former RAF Hethel airbase, with the test track using sections of the old runway. More recently the Hethel Engineering Centre has been developed in a prominent position on Wymondham Road, and a number of other employment uses have been developed immediately to the east. The Engineering Centre is dedicated to supporting the growth and success of high-performance engineering and manufacturing and offers business incubation space, specialist business support, engineering consultancy and conference/training facilities.

[4.41a 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 \(as well as SUDs\), highway improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity and landscape intrusion.](#)

# HETHEL STRATEGIC EMPLOYMENT

(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
- Redevelopment of Existing Uses within Settlement Boundary
- Settlement Boundary
- Parish Boundary

N  
Scale at A3:  
1:8,000  
Date: 03/11/2020

## New allocation

### **POLICY GNLP2109: South of Hethel Industrial Estate, Hethel**

4.42 This site has access from Potash Lane and is located adjacent to industrial premises to the north and east. As a relatively small site GNLP2109 adds diversity to the land options for employment growth and it is anticipated that development can come forward within the local plan time-period up to 2038. Within the policy wording regard is given to the residential amenity and heritage value of nearby Brunel House to the south-east. Various requirements are set too for providing landscaping, highways improvements, mitigating surface water flood risk, and ecological impact assessment.

#### 4.42a Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

#### **POLICY GNLP2109**

**South of Hethel Industrial Estate, Bracon Ash (~~approx.~~ 0.79 ha) is allocated for employment uses associated with, or ancillary to, advanced engineering and technology-based business.**

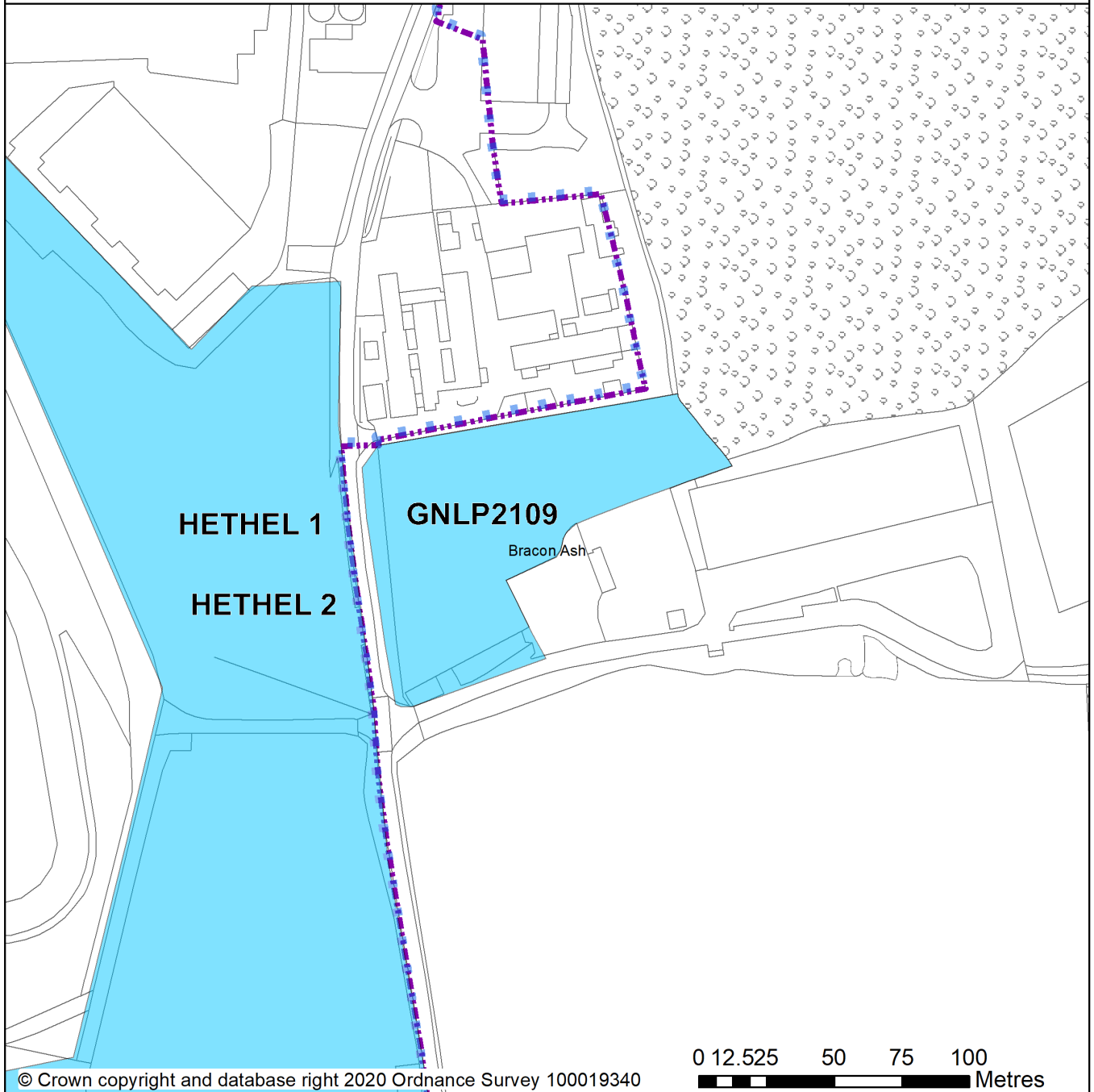
~~Development of this site will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Limited to uses associated with or ancillary to advanced engineering and technology.
2. ~~Submission of a master plan supported by utilities/infrastructure plan which accords with~~ Design and layout to have regard to any approved master-planning of on the adjoining HETHEL 2 site.
3. ~~Any necessary off-site improvements, as required by the Highway Authority.~~
4. Layout, height and design to protect the residential amenity and conserve and enhance the significance of nearby Grade II Little Potash (Brunel House).
5. Adequate landscaping and green infrastructure to be provided.
6. Ecological Impact Assessment is required.
7. 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.~~
8. A site-specific Flood Risk Assessment is required.

# BRACON ASH

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP





SITE REFERENCE: GNLP2109  
LOCATION: South of Hethel Industrial Estate  
ALLOCATION: Employment  
SITE AREA: 0.79 ha



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0 12.525 50 75 100  
Metres

Scale at A4:  
1:2,000

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



Date: 03/11/2020

\*new and extant permission at 1st April 2020



~~Existing allocations to be carried forward~~

**POLICY HETHEL 1: Restriction of employment uses at Hethel**

4.43 A development boundary is drawn for the promotion of advanced engineering and technology based businesses.

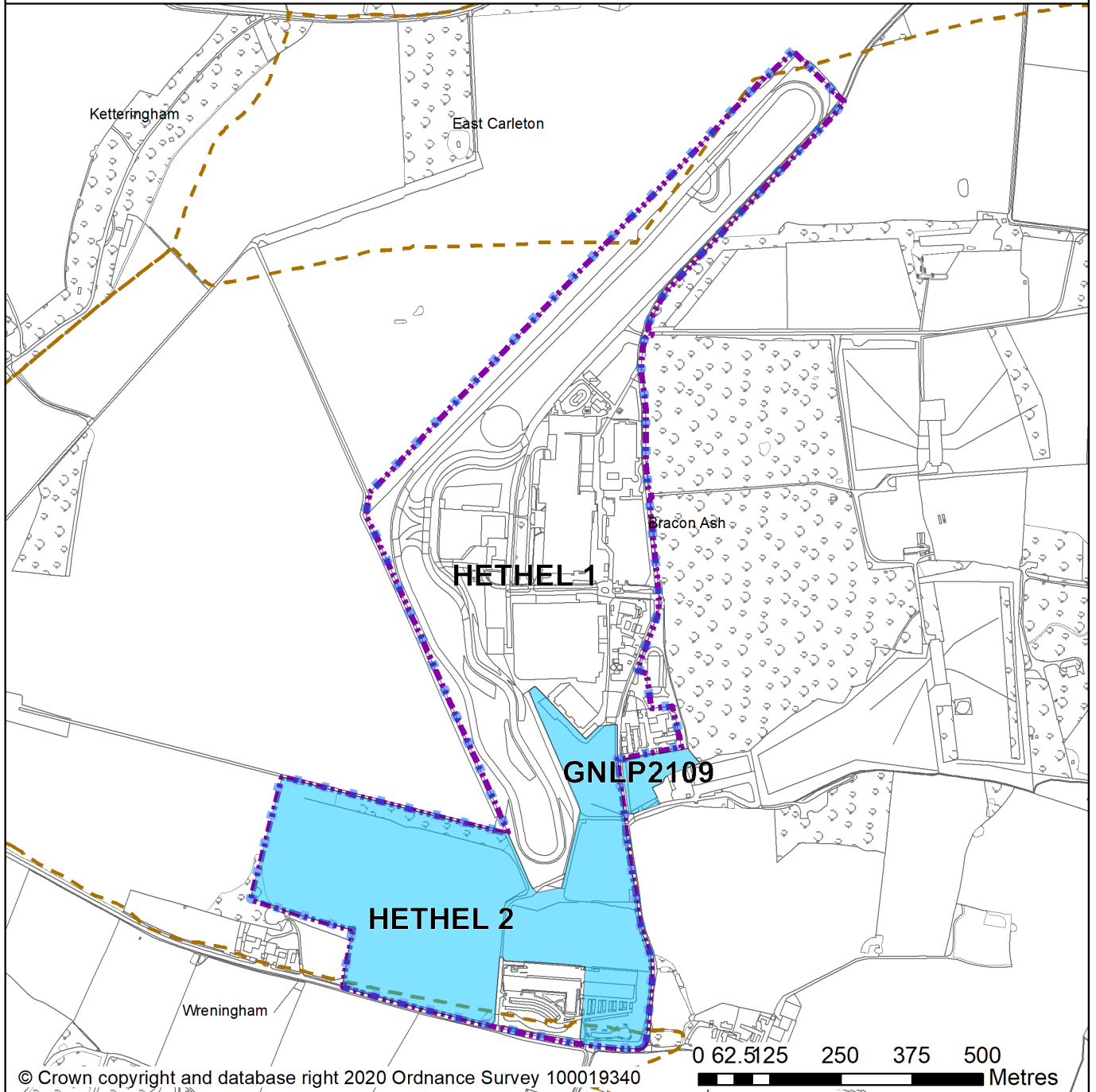
**POLICY HETHEL 1  
Restriction of employment uses at Hethel**

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology-based businesses.

# HETHEL

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: HETHEL1  
 LOCATION: Hethel Settlement Boundary  
 ALLOCATION: Redevelopment of existing uses within Settlement Boundary



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

Scale at A4:  
1:9,500



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## **POLICY HETHEL 2: Land South and South West of Lotus Cars, Hethel**

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

~~4.44 This site was allocated in the South Norfolk Local Plan but has not yet been developed. Nevertheless, this is a key strategic employment location for Greater Norwich. Interest in development remains high and it is expected that development can come forward within the new local plan time period up to 2038.~~

### **STRATEGIC ALLOCATION**

#### **POLICY HETHEL 2**

~~Land South and South West of Lotus Cars, Hethel (approx. 20.98 ha) is allocated for uses associated with, or ancillary to, advanced engineering and technology-based business.~~

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

- ~~1. A masterplan for the whole site. The site to be planned in a way that would enable access to adjacent land for future development if required. Ancillary uses may be permitted to serve the allocation and surrounding employment uses.~~
- ~~2. Suitable and safe access.~~
- ~~3. Layout and landscaping to protect the residential amenity of nearby White Gables Farm.~~
- ~~4. Improved accessibility and cycleway links to Wymondham.~~
- ~~5. Improvements to the local footpath network.~~
- ~~6. Historic Environment Service to be consulted to determine any need to archaeological surveys prior to development.~~
- ~~7. As part of the site is within a Hazardous Installation Consultation Zone the level of public risk will need to be assessed by the Council in consultation with the Environment Agency and the Health and Safety Executive.~~
- ~~8. Water main crossing the site may affect the final layout.~~
- ~~9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.~~

Map moved to new Strategic Sites section

## LONG STRATTON (including part of Tharston and Hapton parish)

- 4.45 Long Stratton is a large village which is set to grow into a small town, with Long Stratton having recently become a Town Council, and it is therefore identified as a Main Town under policy 7.2. This is in line with the Vision in the 2016 Long Stratton Area Action Plan, which is not being replaced by the GNLP.
- 4.46 Long Stratton has a good range of services and facilities that are mainly located along The Street/Ipswich Road (A140). On the western side of the town there are primary and secondary schools, GP surgery, library, and a leisure centre. Long Stratton has a strong employment base, ~~with the main offices of South Norfolk Council and Saffron Housing Trust,~~ along with a wide variety of businesses at Tharston Industrial Estate.
- 4.47 The estimated population at mid-2019 for the wider Long Stratton area (including the neighbouring villages of Tharston, Hapton and Wacton) was 5,897 people. Parts of the settlement of Long Stratton, i.e. the continuous built up area, fall within Tharston and Hapton Parish therefore the vast majority of this population will be within the settlement of Long Stratton.

### Homes in Long Stratton:

Homes at <a href="#">2020-2022</a>	Completed units April 2018 to March <a href="#">2020-2022</a>	Local Plan Allocations remaining at 1 April <a href="#">2020-2022</a>	Other Planning Permissions at 1 April <a href="#">2020-2022</a>	New Allocations
<a href="#">2,443</a> <a href="#">2,452</a>	<a href="#">89</a> <a href="#">113</a>	1,800 <a href="#">LSAAP allocation</a>	<a href="#">25</a> <a href="#">7</a>	None
(inc. Tharston and Hapton parish)	(Including <a href="#">54</a> <a href="#">64</a> in Tharston and Hapton parish)	( <a href="#">consent granted for 1,875</a> )	( <del>Including 5</del> <a href="#">No other planning permissions</a> in Tharston and Hapton parish)	

- 4.48 The historic core of Long Stratton evolved north-south along the A140, which is a main arterial route between Norwich and Ipswich. Whilst the A140 provides good connectivity for Long Stratton, including regular bus services between Diss and Norwich, the volume of traffic and the proportion of HGVs, means it also has a detrimental impact on the environmental quality and attractiveness of the centre.
- 4.49 In recent decades estate development has been added away from this central area; whilst those to the west have excellent walking and cycling opportunities to access the main services and facilities, the current A140 is more of a barrier to housing to the east.
- 4.50 In terms of the landscape and environment, the Tas Valley is to the west and various designated common lands are to the east and south. The sensitivity of these landscapes, both to intrusion by development and local visitor impact, is

recognised in the level of green infrastructure required in the Area Action Plan. A number of listed buildings can be found along the A140, with the core of Long Stratton being a designated Conservation Area.

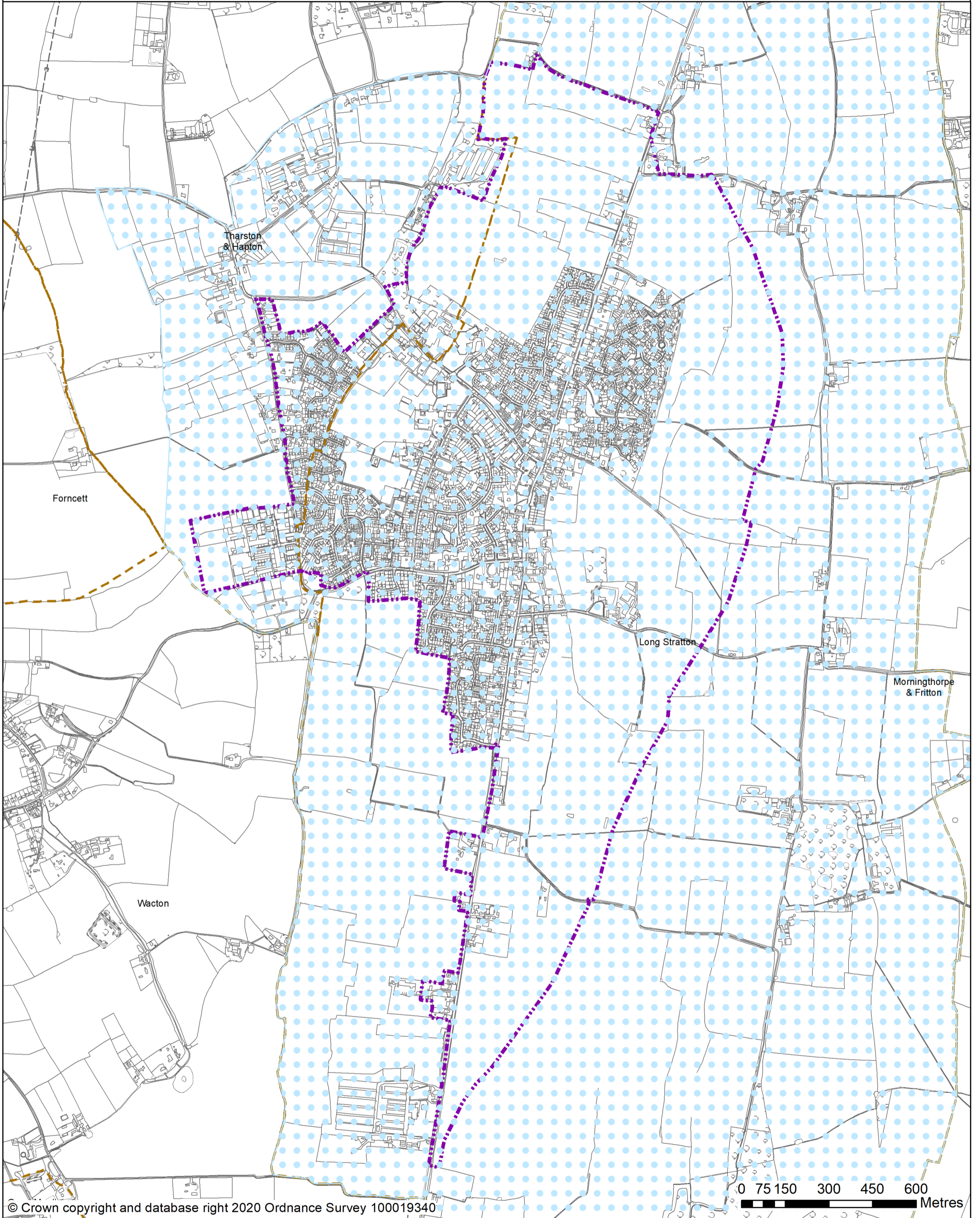
- 4.51 Current plans for Long Stratton, including parts of Tharston and Hapton parish, are set out in [the Long Stratton Area Action Plan \(LSAAP, May 2016\)](#), which allocates a minimum of 1,800 new houses, 12 hectares of employment, an enhanced town centre and supporting infrastructure, most significantly including a by-pass on the eastern side of the settlement. The bypass in particular is designed to benefit the whole community. These plans will grow Long Stratton from a well-served large village, to a small town, with the bypass facilitating a better-quality environment for the town centre. The growth also aims to maintain a balance between housing, employment and the necessary supporting infrastructure.
- 4.52 At December 2020 the bulk of the LSAAP proposals were being taken forward in two parallel planning applications. [Government funding had also been secured to complete the business case for the bypass. The Long Stratton bypass has been identified as a regional Major Road Network priority and given conditional approval for Government funding. Construction of the Long Stratton bypass could commence in Spring 2024.](#)
- 4.53 In 2016 a Neighbourhood Plan area for Long Stratton was agreed that covers the same extent as the LSAAP. The Neighbourhood Plan [is currently being progressed, reaching its pre-submission stage in December 2019 was made in October 2021](#). Within the Plan are various proposals for housing types, design and character, the town centre, green infrastructure, outdoor recreation, and community infrastructure; but the Neighbourhood Plan does not make any additional site allocations.
- 4.54 The Long Stratton Area Action Plan (or any successor document) remains the primary document for site allocations, but regard should be given to the strategic policies and requirements of the GNLP and it is expected that standard requirements are met. 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 minimise landscape intrusion.
- 4.55 [There are no new sites identified as preferred options in Long Stratton. The GNLP is also not carrying forward the LSAAP allocations, as the GNLP does not replace the AAP. 1,800 homes in the Long Stratton Area Action Plan, 89 homes completed April 2018 to March 2020 \(including 54 in Tharston & Hapton Parish\) and 31 additional dwellings with planning permission \(including 5 in Tharston and Hapton parish\); this gives a total deliverable housing commitment for the Long Stratton and part of Tharston & Hapton of 1,914 homes between 2018-2038. 113 homes have been delivered in Long Stratton \(including 64 in Tharston & Hapton parish\) between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There are no new sites identified for allocation in Long Stratton. The GNLP is also not carrying forward the LSAAP allocations, as the GNLP does not replace the AAP. 1,800 homes in the Long Stratton Area Action Plan](#)

as well as an uplift of 75 in the planning consent for this site and 7 additional dwellings with planning permission gives a total deliverable housing commitment for Long Stratton and part of Tharston & Hapton of 1,995 homes between 2018-2038.

# LONG STRATTON

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

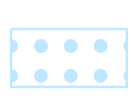
# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



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 Settlement Boundary

 Parish Boundary

 Long Stratton Area Action Plan Boundary

N  
Scale at A3:  
1:11,600  
Date: 03/11/2020



## WYMONDHAM

4.56 Wymondham is classified as a Main Town under policy 7.2. The town is the largest settlement in South Norfolk with an estimated population at mid-2019 of 17,325 people (this includes the area now forming the separate parish of Spooner Row).

4.57 The town has a wide range of services and facilities, including primary and secondary schools, GP surgeries, leisure centre, library, extensive outdoor recreation facilities, as well as a variety of commercial and employment opportunities. Reflecting this, the town received the largest allocation in South Norfolk in the Joint Core Strategy (2014), of at least 2,200 new homes. Many of these homes have been, or are in the process of being, delivered. ~~Reflecting the need to balance growth with protecting the historic character of Wymondham and the sensitive landscape setting, current growth is allocated in Wymondham Area Action Plan (WAAP, October 2015), which sets out a Vision for the town.~~

Homes in Wymondham:

Homes at <del>2020-2022</del>	Completed units April 2018 to March <del>2020-2022</del>	Local Plan Allocations remaining at 1 April <del>2020</del> 2022	Other Planning Permissions at 1 April <del>2020</del> 2022	New Allocations
7,948 <del>8,292</del>	617 <del>1,094</del>	20	1,828 <del>1,413</del>	150

4.58 Wymondham is strategically well placed for development, being on the Cambridge/Norwich Tech Corridor, which follows the route of the A11 and the Norwich/Cambridge rail line. However, only a relatively small level of new growth is proposed in Wymondham due to the scale of recent development and the existing commitment.

4.59 The town has a long and rich history. The Abbey was founded in 1107, and the 17th Century Market Cross remains the focal point of the town. Within the town itself there are over 200 listed buildings and the quality of the built environment helps support the continued success of retail and business activity in Wymondham. Wymondham continued to grow during the 20th century, particularly with development to the north, as shown by various residential areas accessed from the B1135 Tutttles Lane West.

4.60 During the 1990s and 21st century, development continued: north-east of Tutttles Lane East (either side of Norwich Road towards Hethersett); east of Harts Farm Road off the B1172; and, at the south of the town, east of Silfield Road. Recent allocations in the 2015 Area Action Plan have focussed on

rebalancing development to the south of the town, between the Norwich/Cambridge rail line and the A11 bypass, and around the station, which also give good access to the town centre.

- 4.61 On the edge of town, the Gateway 11 Business Park is well-established, and the town also has good access to high quality employment opportunities at Norwich Research Park and Lotus/Hethel Engineering Centre. Additional employment allocations were made in the WAAP, predominantly either side of Browick Road.
- 4.62 To the west of the town the River Tiffey Valley remains a largely intact rural landscape. Likewise, to the south-west, undeveloped views remain of the Abbey from a considerable distance. Despite substantial development pressure in the A11 corridor, planning policies have helped protect the separate identities of Wymondham and the nearby settlements of Hethersett and Spooner Row. The requirements of the AAP also seek significant elements of green infrastructure to support the level of development allocated to the town.
- 4.63 The new allocations in this plan should be read in the context of the extant Wymondham Area Action Plan (or any successor document). 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. [A Neighbourhood Plan area was submitted in March 2020.](#)

[4.63a The Wymondham Neighbourhood Plan was 'made' in July 2023 and covers the period to 2038. The vision for the Wymondham Neighbourhood Plan is for 'One Wymondham'; a traditional and vibrant market town in the Norfolk countryside, with an inclusive community that values its heritage and greenspaces whilst embracing the future.](#)

- [4.64 There are two new sites allocated in Wymondham providing for 150 new homes. There are no carried forward allocations but a total of 2,465 additional dwellings with planning permission and existing Area Action Plan sites \(consisting of 617 homes completed April 2018 to March 2020, 1828 units with extant planning permission at 1 April 2020, and 20 units on Area Action Plan site WYM1\). This gives a total deliverable housing commitment for Wymondham of 2,615 homes between 2018-2038. 1,094 homes have been delivered in Wymondham between the base date of 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2022. There are two new sites allocated in Wymondham providing for 150 new homes. There are no carried forward allocations but a total of 1,433 additional dwellings extant commitment. This gives a total deliverable housing commitment for Wymondham of 2,677 homes between 2018-2038.](#)

**Map update:**

Modification to Wymondham Settlement Map:

Remove rogue reference to site GNLP0525

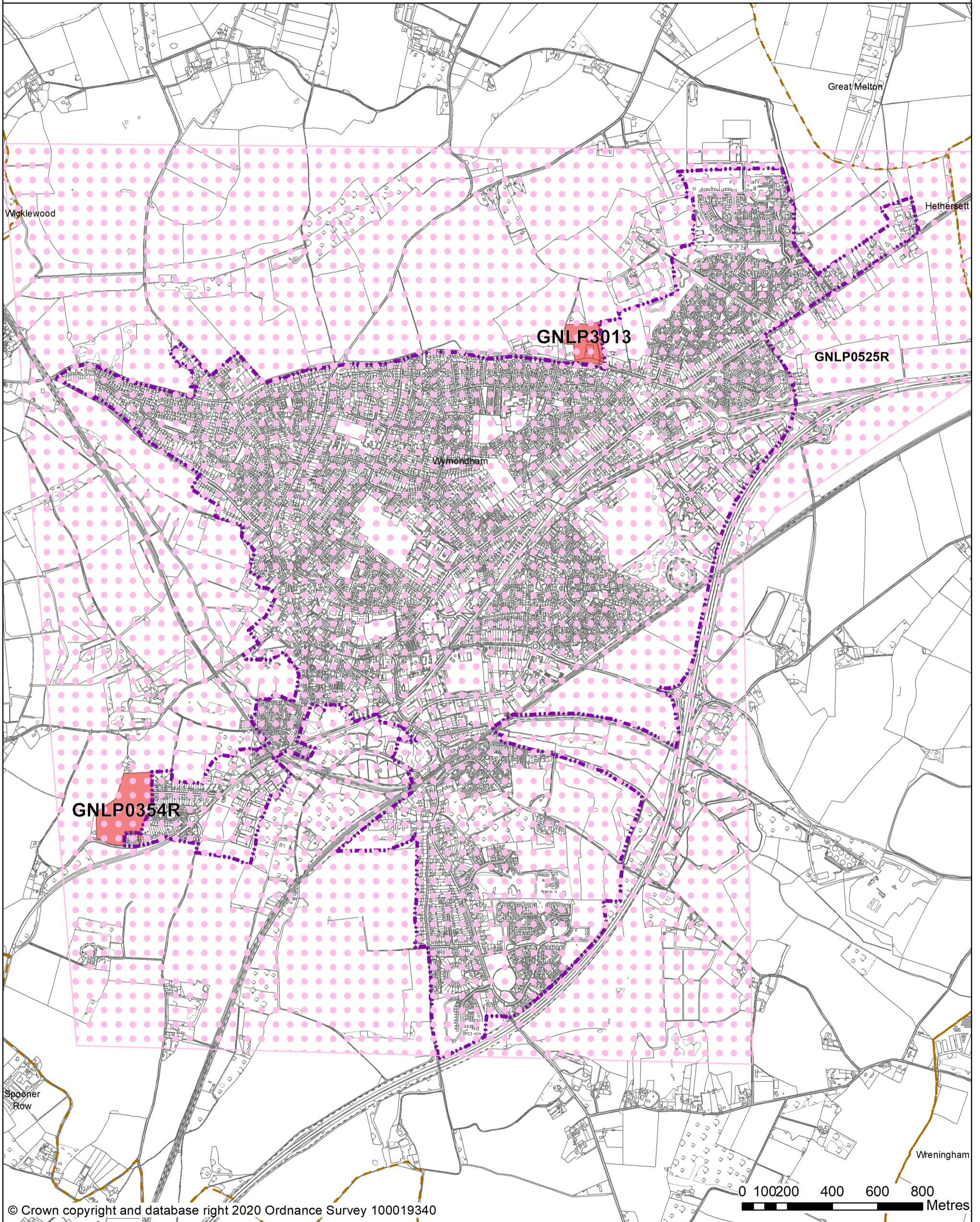
Include Gypsy and Traveller sites GNLP5028A and B

±

# WYMONDHAM

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


# GREATER NORWICH LOCAL PLAN SETTLEMENT MAP



 Housing Allocation

 Settlement Boundary

 Parish Boundary

 Wymondham Area Action Plan Boundary

N  
Scale at A3:  
1:15,000

Date: 03/11/2020

## New allocations

### POLICY GNLP0354R: Land at Johnson's Farm, Wymondham

4.65 This site is located to the south-west of the town with vehicular access proposed from London Road. Pedestrian access improvements are required to aid connectivity back to the town centre via Preston Avenue. Landscape and green infrastructure enhancements are a key priority too, particularly given the Grade I listed Wymondham Abbey and also Grade I listed Cavick House to the north.

#### **POLICY GNLP0354R**

**Land at Johnson's Farm, Wymondham (~~approx.~~ 5.39 ha) is allocated for residential development. The site is likely to accommodate approximately 100 homes.**

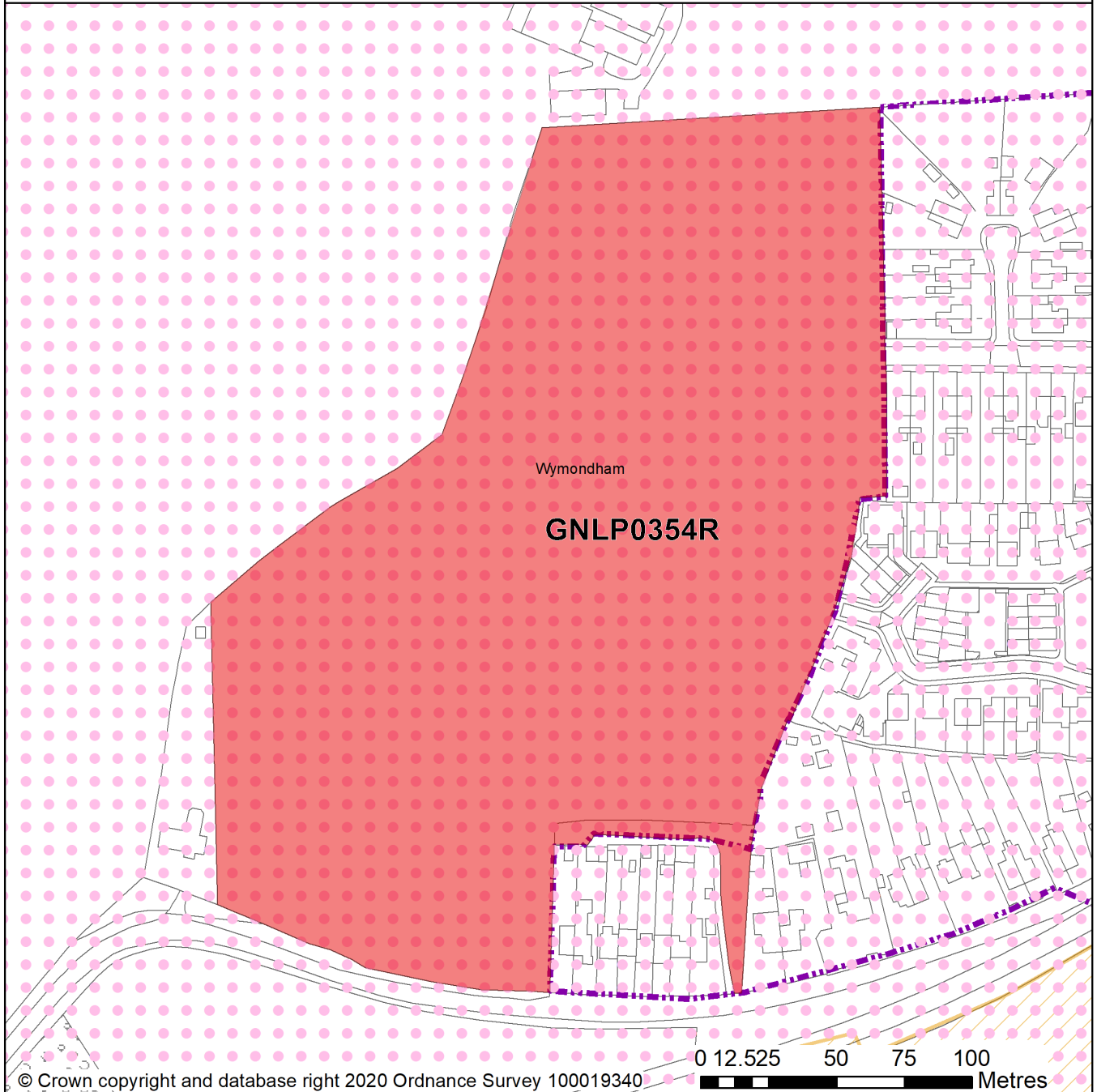
~~The development will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Submission of a masterplan and transport assessment with or in advance of the first application for planning permission with implementation of ~~agreed~~ approved measures.
2. Vehicular access via London Road with a minimum 5.0 metre carriageway width, and 2.0 metre footway provision across the site frontage.
3. Provision of a 2.0 metre wide pedestrian/cycle access via Preston Avenue.
4. Mitigation of the impact of development on the Conservation Area and listed buildings to the north of the site.
5. The trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme, acknowledging that ~~an access to Abbey Road or~~ pedestrian/cycle access at Preston Avenue will be required.
6. Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

# WYMONDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNL0354R  
LOCATION: Land at Johnson's Farm  
ALLOCATION: Residential development (100 dwellings)  
SITE AREA: 5.39 ha



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0 12.525 50 75 100 Metres

Scale at A4:  
1:2,000

-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Wymondham Area Action Plan Boundary
-  Commitment\*



\*new and extant permission at 1st April 2020

Date: 03/11/2020

## **POLICY GNLP3013: Land North of Tuttlles Lane, Wymondham**

4.66 This site is located to the north-east of the town with vehicular access from Tuttlles Lane East. Various requirements are set on providing landscaping, mitigating surface water flood risk, and retaining trees and hedgerows on the site. Early engagement with statutory consultees is always recommended, but in this case most particularly the Environment Agency to address impact on the River Tiffey and its tributaries.

### **POLICY GNLP3013**

**Land North of Tuttlles Lane, Wymondham (approx. 2.54 ha) is allocated for residential development. The site is likely to accommodate at least approximately 50 homes.**

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

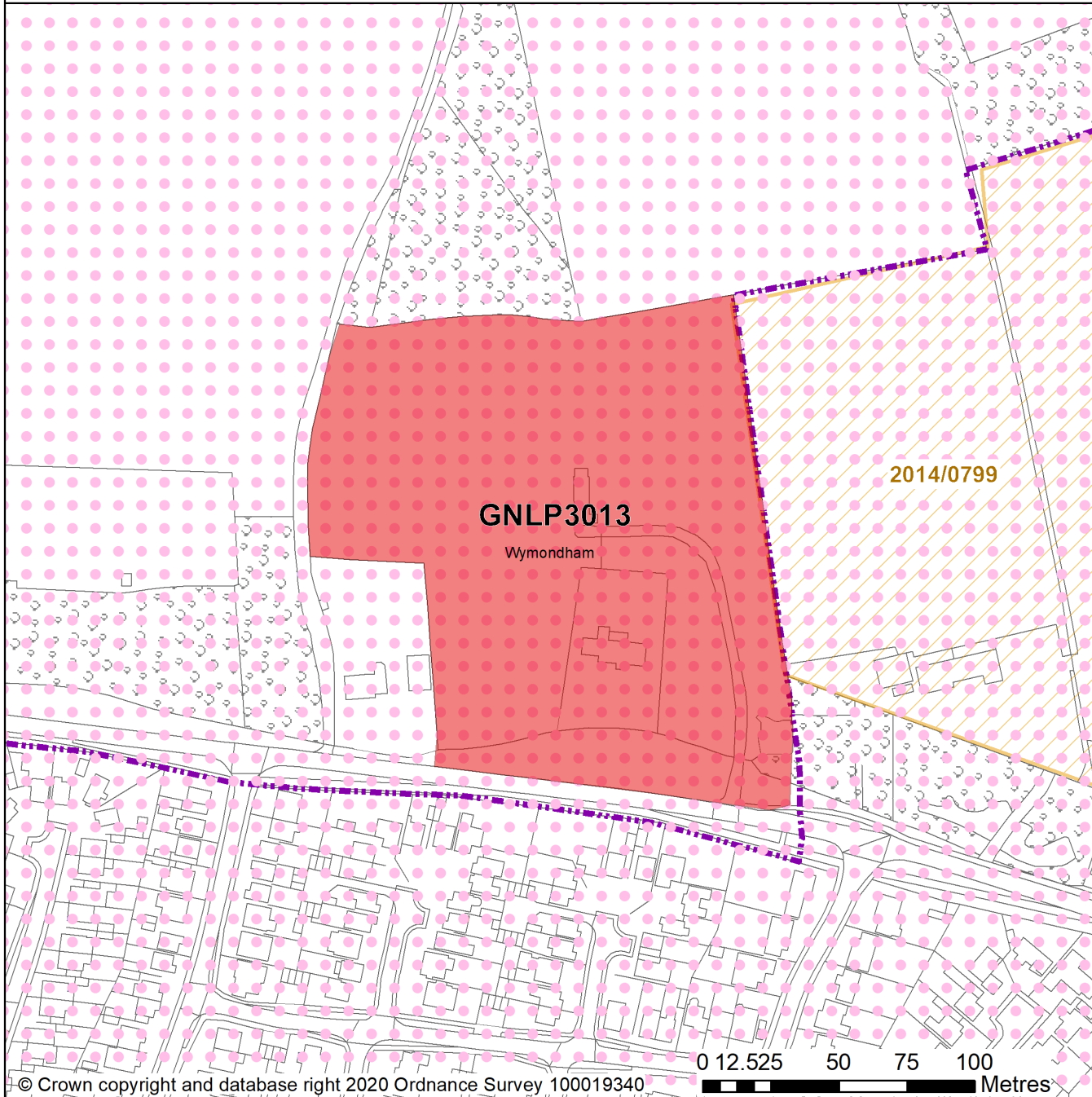
~~The development will address all the following specific matters~~ The development will achieve the following site specific requirements:

1. Provision of an appropriate visibility splay and frontage footways that link with existing connections.
2. Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
3. Consideration and mitigation of surface water flood risk.
4. The trees belts and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
5. Provide an ecological assessment ~~Environment Agency to be consulted~~ to determine any need for mitigations to address impact on the River Tiffey and its tributaries.

# WYMONDHAM

## GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: GNLP3013  
LOCATION: North of Tuttle Lane  
ALLOCATION: Residential development (50 dwellings)  
SITE AREA: 2.54 ha



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-  Housing Allocation
-  Settlement Boundary
-  Parish Boundary
-  Wymondham Area Action Plan Boundary
-  Commitment\*

Scale at A4:  
1:2,000



\*new and extant permission at 1st April 2020

Date: 03/11/2020