

7. SOUTH NORFOLK VILLAGES NON-RESIDENTIAL SITES

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

Existing allocations to carry forward

POLICY BKE3: Brooke Industrial Estate, Brooke

7.1 The site was allocated in 2015 as part of the South Norfolk Local Plan. Brooke Industrial Park has experienced incremental growth over time and has now become an established employment site. There remains ~~some opportunity~~ around 1.2 hectares available for growth, which this policy seeks to promote. It is important that the site remains as an employment site and that other uses, such as residential development, are resisted given its location removed from established settlements such as the villages of Brooke and Poringland.

7.1a 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 BKE 3 Brooke Industrial Estate, Brooke (approx. 4.8ha) is allocated for employment use.

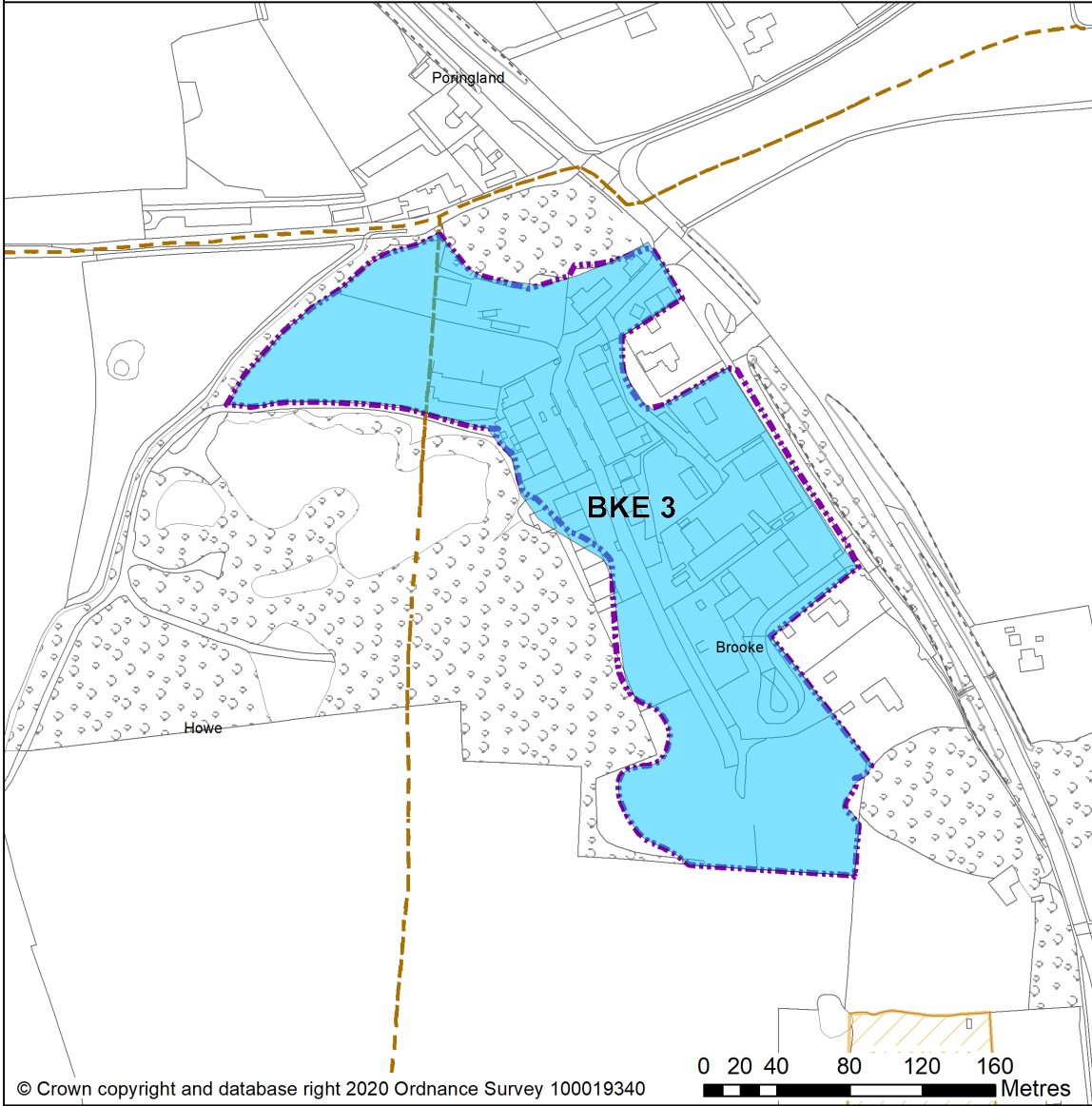
The development ~~will be expected to~~ should address the following specific matters:

1. New development on the site shall be limited to E(g), B2 and B8 uses;
2. Adequate landscaping and boundary treatments are to be provided on the southern and north eastern boundaries to ensure development does not have an adverse impact.
3. Any development must conserve and, where opportunities arise, enhance the significance of the grade II listed Arlington Hall to the east of the site, including any contribution made to that significance by setting.
4. ~~Significant information will be required at a planning stage to mitigate heavy flood constraints~~ A Flood Risk Assessment will be required at planning application stage.
5. ~~Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits if extracting the minerals, if feasible will be taken into consideration.~~

BROOKE

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: BKE3
LOCATION: Brooke Industrial Park
ALLOCATION: Employment
SITE AREA: 4.8 ha



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

Scale at A4:
1:3,000



*new and extant permission at 1st April 2020

Date: 03/11/2020